

## BARRACK(S) FARM, WELLSWAY, BATH: THE ESTATE AND ITS HOLDERS

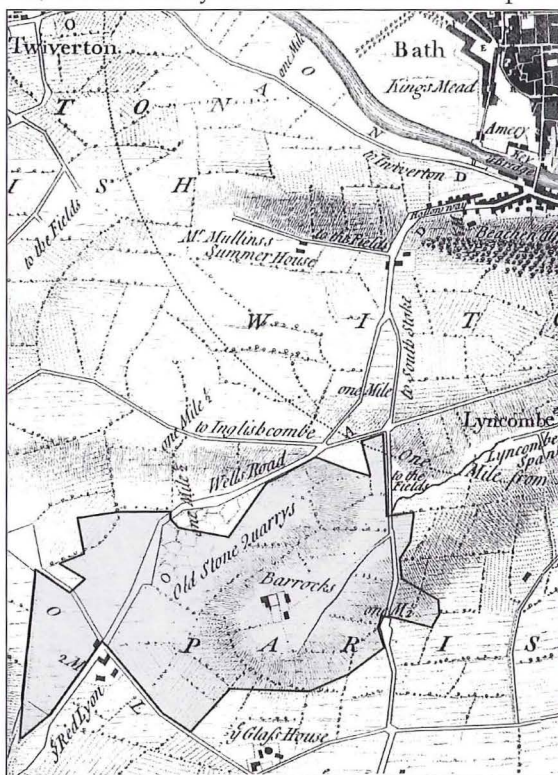
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Barrack(s) Farm provides a rare and interesting example of a medieval freehold tenement, held of an important ecclesiastical establishment (Bath Abbey) by knight service, which survived as a farm into the third quarter of the twentieth century. It lay some 1½ miles south of the River Avon and the historic city of Bath, in a well-watered pastoral valley that climbs up to the oolitic limestone plateau of Odd Down. Here, above 500 feet, there was good arable land.

The earliest map to show this area is Thomas Thorpe's *Survey of a Five-mile radius of the city of Bath*, 1742, which clearly delineates the farm complex.

Labelled 'Barrocks', it consisted of two farmhouses, a large walled barton, and a barn (fig.1), and lay almost mid-way between the former Wells Road (now Bloomfield Road) and Entry Hill, roads which converged at the Bear Flat before descending through Holloway into the city of Bath. When the present Wellsway was constructed as the new Turnpike Road to Wells in the first decade of the nineteenth century,

1. Location of 'Barrocks' estate on Thorpe's map of the Bath area of 1742. The area outlined is shown in fig.2.





it cut straight through the middle of the farm complex, leaving the barton on the western side, and the two farmhouses on the eastern side, of the road (fig.2).<sup>1</sup> Although the core of the farm had probably existed on this site for several centuries, gas-main laying operations in the new Wells Road or Wellsway, in 1955, revealed evidence of a much earlier, long occupied, habitation site, nearer the top of the hill. Part of a substantial stone wall, as well as both Roman and medieval pottery, etc were discovered. It was suggested that 'a large building, possibly part of the deserted village of Berewick, occupied this area in medieval times' and that 'there was a Roman building in the vicinity'.<sup>2</sup> This may represent the earliest centre of the estate (see fig.2).

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## 2 (left). Upper and Lower Barracks, Eighteenth Century



Upper Barracks (sold by Ann Smith to James Parkes, 1755)



Lower Barracks (left by Richard Bushell to his mother, Ann Bushell, 1717), including unenclosed strips in part of 30-acre remnant of open West Field of Lyncombe at Odd Down

### Key to Letters


- A site of old *Red Lion*
- B Bloomfield Crescent (built late eighteenth century)
- C (old) Lower Barracks Farmhouse
- D (old) Upper Barracks Farmhouse
- E barton (called 'upper barton' after c1803)
- F Entry Hill Bridge
- G The Ash (Magdalen Hospital), 1/2-acre, including 'Totterdell's Folly', built late eighteenth century
- H part of Culverhouse Close (Magdalen Hospital)
- J cottage (ruinous in 1794) and adjoining close at Odd Down
- K probably 'Barwicks Slade' belonging to Walter Robbins in 1737; shown as 'Land late Robin's' on Master's Plan, 1787; and as the fee farm estate of Walter Robbins in schedule to Bruton Hospital map, 1799
- \* approximate position where, in 1955, a trench for a gas main cut through a 'substantially built wall of large blocks of Bath stone'. Fragments of Roman and medieval pottery and other artefacts were also discovered there, in a thick layer of black occupation earth
- 118b unenclosed strip (number from the Tithe map), leased for lives from Magdalen Hospital by the possessors of Lower Barracks Farm since at least 1694 (given as 2 1/2 acres in 1768)







3 (left). Re-allocation of lands between Upper and Lower Barracks, resulting from early nineteenth-century sales

-  grounds purchased in entirety by J. Grant Smith in 1824
-  the new Upper Barrack(s) Farm, purchased by Thomas Hansford in 1831
-  the new Lower Barrack(s) Farm, purchased by Richard Price in 1831
-  part of old Lower Barrack(s) Farm purchased by Charles Davis, 1827 & 1829

#### Key to Letters

- A former site of *Red Lion* (some of the old structure remains, with the chemist's shop fronting the road)
- B Bloomfield Crescent (as in fig.2)
- C site of former Lower Barrack(s) Farmhouse (in ruins by 1809; gone by 1827)
- D former Upper Barrack(s) Farmhouse, renamed Lower Barrack(s) Farmhouse in 1831
- E Upper Barton, containing (*inter alia*) house called Upper Barrack Farmhouse by 1831
- F Entry Hill Bridge (as in fig.2)
- G The Ash (as in fig.2). 'Totterdell's Folly', destroyed by the construction, from 1803, of the present Wellsway, through Barracks Farm
- H (as in fig.2)
- J (as in fig.2)
- K (as in fig.2)
- L 'Devonshire Cottage' (built c1799, on part of 'Lower Ashes', then belonging to Thomas Jones)
- M 'Westfield House'
- N present site of *Red Lion*
- P 'Barrack Farm Cottages' (two adjacent cottages at the top of Wellsway)
- a grounds, or parts of grounds, of pre-1831 Lower Barrack Farm, left on the upper (western) side after the construction of Wellsway
- b original (early eighteenth-century) three closes of 'Collins Wells' (not strictly part of Barracks; a separate fee-farm rent was payable)
- c part of ground formerly called 'Woodcroft or Woodclose and adjacent coppice', belonging to old Upper Barrack Farm
- d 'Lower Orchard' (part of former orchard belonging to old Lower Barrack Farm, cut off by the construction of the present Wellsway)
- e part of former 'Coldcroft' belonging to old Lower Barrack Farm
- f two-acre close of meadow or pasture, called 'Berwick' in 1853, and purchased by the Corporation in 1936, to become part of new Lower Barrack Farm
- g both grounds labelled 'Long Orchard' in a plan of 1826, but formerly part of Woodcroft' belonging to old Upper Barrack Farm

Although the name 'Berewick' derives from the Old English *bere-wic* (barley-farm or barley-village), it seems that long before the Conquest it had come to refer to an outlying, sometimes detached, part of a manor, and that both before and after the Conquest these berewicks were not infrequently granted to knights and other professional men, who were not themselves directly involved in agriculture, but received the rents from the peasants who farmed the land.<sup>3</sup> It may be that 'Berewick' in the present case originated in the 4<sup>1</sup>/<sub>2</sub>-hide estate (within the 10-hide manor of Lyncombe), held, in the time of Edward the Confessor, by the thegn Oswald, who voluntarily restored it to the Abbey.<sup>4</sup>

The extent of the Lyncombe Berewick is difficult to determine. There is no evidence that Holloway was ever part of it, indeed, references in 1260 to two acres on the southern slope of Beechen Cliff (see 'Beachen Cliff', fig.1) as lying 'in the East Field, below Berewik, towards the east',<sup>5</sup> suggest the contrary. It is possible that the northern limit of Berewick was along the line of the present Hatfield Road (figs.2 & 3), and its continuation, Greenway Lane. The southern limits of Berewick are suggested by a reference of 1504, to 'one acre in the same (West) Field, above Berewyke', and another of c1600-19, to various plots, apparently also in this West Field, lying 'above Barwicks and Barwicks Lipyeit' (Leapgate).<sup>6</sup> In both cases, the grounds seem to have been in that part of the common West Field at Odd Down, south of the present Frome Road (fig.2), which may then have marked the southern limit of Berewick. No documentary indication of the western and eastern limits of Berewick has been found, although the district obviously lay in the western part of Lyncombe manor, and included the identifiable core of what was to become Barrack Farm, between Entry Hill and Bloomfield Road. From Saxon times, the manor of Lyncombe was virtually co-terminous with the early nineteenth century parish of Lyncombe and Widcombe, as is indicated by similarities between the Tithe map boundaries and key landmarks of 'Cliftune' (later to become known as 'Lyncombe'), in 970 AD.<sup>7</sup> If the northern boundary of Berewick has been correctly defined, excluding Holloway with its chapel, then the Berewick chapel mentioned in certain papers probably stood within the early habitation site, near the top of the present Wellsway. Here, as the Somerset historian Collinson has stated, 'according to tradition (there) was a church ... near the only remaining house called Barracks Farm'.<sup>8</sup> The church possibly fell into disuse when the village site became deserted.

## Early Freeholders

In February 1219, David de Berewike (whose name suggests he already held property there) was granted (among other similar transactions), by Alice, widow of Walter de Kareville, one-third of a virgate (10 acres) of her late husband's one-hide, free tenement, in Berewike, within the manor of Lyncombe.<sup>9</sup> In January 1233, Baldwin and Swein de Berewik were among the freeholders named in an agreement concerning the possessions of Bath Abbey. At Michaelmas 1256, David de Berewik (through William de Berewik, his son and heir) complained before the king's court that Prior Thomas had denied him common of pasture for his cattle in Lyncombe and the wood of Horsecombe, to which his free tenement in Berewik entitled him (the *Statute of Merton*, 1235, established such rights).<sup>10</sup> The prior not only conceded this right, but also allowed de Berewik to enclose, with a ditch and hedge, his three meadows of 'la Brodecrofte (possibly the later 'Broadclose' – below and see fig.2), Withegenemedede and Cherminesmede', and to cultivate them as he wished – a valuable privilege, taking them out of the open, two-field system which operated throughout the Bath Hundred, and required alternate years of cultivation and fallow, besides common of pasture on the fallow.

A false claim to the property, in October 1280, by a Thomas Roberd (as great-grandson of an Odierna de Berewyk, who had perhaps held a widow's interest), provides evidence of the size of the thirteenth century holding, for the jury agreed that John de Berewyk (quite lawfully) 'holds a messuage and two virgates (60 acres) in Berewyk'. In March 1303, it was stated that 'John de Berewyk holds one eighth part of a (knight's) fee in Berewyk' (ie two virgates).<sup>11</sup> Between c1250 and 1379, a David, John, William, and another John de Berewyk, in succession (possibly the holders of the Berewick tenement, as above), witnessed Corporation deeds, and were, therefore, almost certainly members of the commonalty. One of the family, John de Berewyck, was prior of Bath, in the late 1370s.<sup>12</sup>

Two other Priory tenants also held free tenements in Berewick in the thirteenth century. In 1272, John de Weston appears to have inherited from his father, Sir John, and he in turn from his father, Swein de Weston (bailiff of Bath, c1220), not only a tenement in Weston, but also a larger one, consisting of 'a capital messuage and half a hide (two virgates or sixty acres) of land in Berewyk', held by knight service.<sup>13</sup> However, a charter of Edward III, of 4 June 1347, allowed the prior to acquire lands and tenements 'which were of Sir John de Weston, knight (deceased), in Weston, Berewick and Walcot'.<sup>14</sup> This transaction was not an isolated purchase of property



by Bath Priory, for in July 1352, they acquired, with royal consent, a further £10 of lands and rents of Henry de Forde 'in Swainswick, Walcot and Lyncombe'.<sup>15</sup> Bath Priory was not alone in such acquisitions. For a time, from the late thirteenth century, Westminster Abbey repurchased freehold tenures, and earlier in the thirteenth century, during the high farming era, some ecclesiastical landlords bought out military tenants, to enlarge their demesnes.<sup>16</sup> It is possible that the de Berewyk and de Weston half-hide free tenements in Berewick had been inherited as equal half-shares of the de Karevile one-hide free tenement there (above), through intermarriage with heiress daughters of Walter de Karevile; certainly there is no evidence of a male de Karevile holding an estate in Berewick after Walter's death in 1219.

The other thirteenth-century holder of a free tenement in Berewick was John Wyssy (a member of the Corporations of both Bath and Bristol, and mayor of Bristol in 1272), who, c1270, gave 'to the Master of the Hospital of St Mary Magdalen in Holeweia without the city ... all his land of Berewyk which William de Attebere held in the same vill, for the souls of his parents and of the commonalties of Bristol and Bath ...'.<sup>17</sup> Unfortunately the size of this holding is not given, but a 1799 map shows that Magdalen Hospital freehold lands (not all correctly attributed) lay in the western half of the manor, several between and beside the lines of the present Bloomfield Road and Entry Hill – evidently within the former Berewick.<sup>18</sup>

Bishop John of Droxford's ordinance, 1322, concerning the vicarage of St Mary de Stalls in Bath and its dependent chapel of Widcombe, provides an indication of the economy of this area. It stated that the vicar was to have the tithe of all wool and hay, as well as the small tithes (milk, geese, vegetables, fruit, etc) of the parishioners of Lyncombe, Widcombe and Berwyk, while the prior and convent, as rectors of St Mary de Stalls, were to have not only the tithe of corn and hay from land of Sir John de Weston (as mentioned above), but also the tithes of all corn of the villeins and other parishioners of Lyncombe, and the tithe of all lambs at Lyncombe, together with the tithe of all wool from the Brethren of the Blessed Mary Magdalen, the Hospital in Holloway.<sup>19</sup>

The de Berewyks continued in succession to hold the free tenement in Berewick, consisting of a messuage and two virgates of land, until in 1428, it was stated that the 'heirs of William de Berewyk hold one-eighth part of a knight's fee in Berewyk which William de Berewyk formerly held'.<sup>20</sup> Later evidence (below) indicates that one of those heirs was a Henry Pyland (perhaps a son-in-law). He was a free tenant, 'in mercy' for failing to attend a Lyncombe halmote on 6 April 1437, and fined 3d. There were possibly two generations called Henry Pyland, followed by John Pyland

de Olveston (in Gloucestershire), succeeded by his daughter, Alice, who held the property with her husband, John Goodman (below). This man, also a free tenant, was similarly fined 3d for non-attendance at a Lyncombe halmote, on 14 March 1499.<sup>21</sup> The non-attendance may suggest that neither the Pylands nor Goodman lived locally, and found it difficult to attend.

A Priory rental of 28 September 1502 indicates that this John Goodman was then holding 'one messuage and (only) one virgate of land, as for one-twentieth part of a knight's fee, paying 2/- rent yearly and 1 lb of cumin'.<sup>22</sup> How and when the tenement had lost the other virgate (the de Berewyks having held two) is not clear, but a Priory cartulary memorandum confirms this situation, for it reveals that on 26 March 1507, 'Thomas West and his wife, Florence, with John Dyer and his wife, Agnes, daughters and heirs (*sic*) of Alice Goodman, daughter and heir of John Pyland de Olveston (Gloucestershire), did homage to Prior Birde for one virgate (30 acres) in Berwica, within the demesne of Lyncombe, which they hold of the prior by knight service, viz a quarter hide, whence they paid in chief as for one-twentieth of a knight's fee, 15/-'.<sup>23</sup> By January 1531 the tenement was apparently back in the hands of the prior, for he then leased to John Gay of Lyncombe, his wife, Joan, and son, Thomas, for their lives, the barn in Lyncombe manor, part of the oxhouse, the garner and the wainhouse, with named demesne lands, including 'Barwicks alias Pyland his ground' – the latter evidently the one-virgate (30 acres) part of William de Berewyk's two-virgate tenement, inherited in 1428 by Henry Pyland and his heirs.<sup>24</sup>

After the Dissolution of Bath Priory (1539), the whole manor of Lyncombe remained with the Crown until the beginning of the seventeenth century. John Gay, the bailiff of the manor under the prior, continued in that office. After his death, his son Thomas Gay obtained, on 6 August 1565, a Crown lease (for the lives of himself and sons, William and Richard – yearly rent £6 8s) of the capital messuage of Lyncombe with its property, including still 'Barwicks alias Pyland's grounds'. Gay was to collect the rents and entertain the Queen's steward twice yearly.<sup>25</sup>

## Lyncombe and Berewick in the Seventeenth Century

Hugh Sexey, a former Crown auditor, obtained the manor of Lyncombe (which included Berewick) from the Crown at the beginning of the seventeenth century. After his death, in 1619, his executors set up a trust to found a charity at Bruton, his home town. They established a Hospital school in 1638, the Feoffees of which continued to hold the manor.<sup>26</sup> On 14 October 1620, Walter Chapman, having already purchased a life interest

in the property (c1607) from William Gay (the last survivor of the life holders), obtained a lease of it (including 'all those lands called Barwicks otherwise Pylands ground') for 60 years or the life of his wife, Joan, plus 21 years, from the Feoffees of Hugh Sexey, Esq, deceased.<sup>27</sup> Walter Chapman died 1624.<sup>28</sup> On 20 September 1638, the Feoffees of Sexey's Hospital at Bruton enfeoffed Richard Gay, gent, of Newton St Loe (an executor of Walter Chapman's will), with the capital messuage of Lyncombe Farm, its lands etc, including 'Barwicks otherwise Pylands ground', at £22 9s 10d annual rent.<sup>29</sup> During the Commonwealth, Richard Gay was fined £180 for delinquency, his estate was sequestered, and by 1650, he was imprisoned for debt. By the intervention of an influential neighbour, on the petition of Gay's children, Lyncombe Farm was later restored to the family.<sup>30</sup> However, in 1677, when Richard Gay had 'defaulted in payment of rent for upwards of thirty years', the sheriff was directed to take possession of the capital messuage and premises.<sup>31</sup>

By a deed of 25 May 1681, the Governors of Sexey's Hospital enfeoffed the property in fee farm to Robert Chapman of Bath, apothecary, John Bushell of Bath, gent (his brother-in-law), and Margaret Child of Bath, widow (John Bushell's aunt). Robert Chapman died unmarried in 1692.<sup>32</sup> The surviving holders of the 1681 grant (John Bushell and Margaret Child), together with certain other relatives, conveyed Lyncombe Farm, with its capital messuage, barn, etc, on 9 February 1693, to John Gay and William Chapman, but later evidence makes it clear that 'Barwicks otherwise Pylands ground' remained in their hands. The nominal possessor was then apparently the father of John Bushell, Edward Bushell the Elder (Town Clerk of Bath, 1676; alderman, 1679; twice mayor). He died in 1700, and his son John in 1702/3, leaving an only child, Richard, by his second wife, Ann. Margaret Child died in 1716 without remarrying. Richard Bushell appears to have inherited the 'Barwicks otherwise Pylands' property. He died on 28 August 1717 (will proved PCC, 4 November 1718), leaving that part of his estate tenanted by George Clement (the former 'Barwicks otherwise Pylands ground') to his mother, Ann Bushell, for her life, and then equally among his six Collibee cousins (Richard, William, George, Benjamin, and Ann Collibee, and Mary Lewis).<sup>33</sup>

## Lower and Upper Barrack(s) Farms in the Mid-eighteenth Century

The names of Lower and Upper Barrack(s) Farms came to be used during the eighteenth century because of the relative positions of the sites of their respective farmhouses (see figs.2 & 3). A Widcombe parish survey



of 1737 distinguishes them for the first time, but without so naming them. The survey shows that the part of 'Widow Bushell's estate' tenanted by George Clement (identifiable as Lower Barrack Farm – fig.2) was worth £58 15s 0d yearly. There was also a 'Widow (Ann) Rob(b)ins's estate at Barracks', worth £50 yearly. It had apparently changed hands during 1737, as earlier in the same survey, it is shown as being held by the previous owner, Richard Smith (almost certainly son of Milo Smith, mayor of Bath, 1733).<sup>34</sup> Its listed lands are identifiable as those of Upper Barrack Farm (fig.2).<sup>35</sup> After purchasing this property from Richard Smith (probably in 1737), the widow Ann Robbins then married James Smith, yeoman of Bathwick, and settled the property on him. He bequeathed it to her, together with adjoining land he had bought ('Collins Wells', 8 acres altogether, formerly belonging to a Holloway tenement – see fig.2).<sup>36</sup> He was buried at Bathwick, 4 September 1749.<sup>37</sup>

Ann Bushell had died on 11 November 1741. Of the six Collibee cousins who should then each have inherited a 1/6th share of Richard Bushell's former estate (Lower Barrack Farm), three of the brothers had died. By inheritance and a division of shares, Edward Bushell Collibee (1707-95, apothecary, alderman, and four times mayor of Bath) became entitled to 3/18ths; his surviving uncle and aunts (Benjamin Collibee, Mary Lewis and Ann Dallimore) to 5/18ths each.<sup>38</sup>

On 23 October 1749, Edward Collibee 'of Lyncombe and Widcombe', and Dallimore (husband of Ann) 'of Broad Street, Bath', advertised to let what was apparently the whole of the former Richard Bushell's part of 'Barwicks' (Lower Barrack Farm), 'occupied by Farmer Clements near 35 years', and described as 'farmhouse etc with orchard, 4 acres, and 106 acres of arable, meadow and pasture'<sup>39</sup> – a greatly increased acreage from the one virgate (30 acres) of 1502, but similar acreage increases in notional half-hide (60 acre) estates have been noted elsewhere.<sup>40</sup> In the following February, another advertisement appeared: to let 'Barwicks estate ... good dwelling-house and barn, coach house, stables, barn (?), good gardens and orchard, with about 37 acres pasture and 23 acres arable; well water'd ... Apply to Thomas Gilbert or Ann Smith at Bathwick'.<sup>41</sup> This was clearly for that part of Barracks (Upper Barrack Farm) which Ann Smith, formerly Widow Robbins, had purchased, c1737, from Richard Smith (as above). Although, as advertised, it consisted of exactly 60 acres (two virgates – double the size of the 'missing' virgate of 1502), it probably included the 8 acres of Collins Wells, purchased c1740.

On 28 September 1751, Ann Smith (again a widow), mortgaged her Barracks property with certain minor exclusions for 500 years, to Lazarus

Salmon, tailor, to raise £700, later adding a further £50. Salmon died in 1754, the debt unpaid, so the property became absolute at law in his widow and William Gulledege (surviving trustee).<sup>42</sup> Ann Smith then sold her property, on 25 March 1755, to James Parkes, gent, of Bath, for £1620, out of which her mortgage debt plus interest was paid to Gulledege. Also included in her sale to James Parkes were the 'Collins Wells' pasture closes (8 acres). All the premises sold were 'in the several possessions of Mr John Dearling (evidently the tenant farmer) and Michael Chrisfield of Bath, coachman'. Only one 15-year lease, from 23 September 1754, of all the premises, to Chrisfield (rent £63 pa), passed with the sale.<sup>43</sup> Thus a veritable hierarchy of possession in four stages existed, from chief lords of the fee to tenant farmer. As legally required, Ann Smith assigned her premises mortgaged in 1751, for the residue of 500 years, as well as those mortgaged in 1681, for the residue of 1,000 years, to James Jarvis, a friend of Parkes, in trust for James Parkes and his heirs.<sup>44</sup>

On 30 October 1758, another advertisement in the *Bath Journal* provided details of Upper Barrack Farm, and indicated that Dearling was surrendering his tenancy of it:-

Barricks in the parish of Widcombe: to be lett immediately, a small convenient dwelling-house, genteelly furnished, three rooms on a floor, with proper offices, fit for a small family, situate in a rural valley under a hill sheltered from the north wind, 1½ miles from Bath; with 50 acres of land, pasture, arable and orchard; well water'd etc. Lease ten years to come and fifteen more on expiration of that at tenant's option. Rooms in an outbuilding that a farmer might live in and let the house for the summer season, being so near Bath etc ... and Mr Dearling (the tenant) has had so many offered every summer ... etc. Particulars: John Dearling at the house or James Parkes (the owner), Bath. NB Well situate for the wool trade ... ; large, roomy buildings and good conveniences already made for that business. No turnpike to pay to Bath.

James Parkes consolidated his purchase of Ann Smith's property at Upper Barrack Farm in 1755 by adding, on 13 April 1762, the 5/18ths of that part of Barracks (identifiable as Lower Barrack Farm – see fig.2), formerly the share of Benjamin Collibee (above), and on 24 June 1768, a further 5/18ths of Lower Barracks, formerly Ann Dallimore's (nee Collibee) share. The remaining 8/18ths of Lower Barracks was held by descendants of the Collibee family.<sup>45</sup>

James Parkes died, 1 April 1779, at his house in Gay Street. The *Bath Journal* noted that his '... zealous attention to the established church and diligent practice of Christian virtues made him greatly respected'. He

was buried at Bathford.<sup>46</sup> He left his property (will proved PCC, 26 April) in Lyncombe and Widcombe (ie the entirety of Upper Barracks and a 10/18th share of Lower Barracks), subject to his widow's life-interest, to his 'grand-nephew', James Palmer (son of his niece, Mary), for life, and afterwards (with various provisos), to be inherited in tail male.

### Agricultural Activity at Barracks Farm in the Eighteenth Century

Although only a single case, Barracks Farm provides a useful indicator of agricultural practice at this time.

In the mid-eighteenth century, the acreages of pasture and arable at Upper Barracks were 27 and 25 respectively; at Lower Barracks they were 41 and 60 respectively.<sup>47</sup> In 1755 the normally arable, Lower Barracks 'Five Acres' (alias 'Down Acre', later 'Three Acres') and 'Seven Acres' (figs.2 & 3) fields were each described as 'close of French Grass'. This was sainfoin – introduced from the continent in the seventeenth century, to provide better pasture. It was also sown as a ley crop, to improve worn-out arable land.<sup>48</sup> It was probably being sown earlier than the 1750s here indicated. The Upper Barracks arable ground, described in 1755 as 25 acres 'enclosed together out of the common West Field', was also sown to 'French Grass', probably before 1700 here, as elsewhere south of Bath.<sup>49</sup> Its division into three arable closes, called 'Leighs' (though 'Leys' may have been a more appropriate spelling), may suggest such a cropping rotation (see figs.2 & 3). Unfortunately, no 1801 crop return for Lyncombe exists, but limited returns, available for comparable areas south of Bath, suggest wheat as the likely principal crop.<sup>50</sup>

Fruit-growing, as elsewhere in north-east Somerset, was important. At Upper Barracks, an orchard was mentioned in an advertisement of 1758, and practically all the five-acre, former 'Woodcroft' close (pasture in 1755, see fig.2) – this large southern part later forming the 'Long Orchard' (subsequently divided into 'Long Orchard' and 'The Garden' – see fig.3) – was shown on a plan of 1787 as an orchard. Here, the popular 'Court of Wick (Yatton) Pippin', extolled by Billingsley for both table and cider qualities may have been grown.<sup>51</sup> At Lower Barracks, a probably long-established four-acre orchard (see 'Orchard', fig.2) is mentioned in a 1749 advertisement.

There is no hint of dairy-farming. At Lower Barracks Farm, cattle-sheds, possibly for fattening, are first mentioned in an advertisement of 1831 (below), Wool production at Upper Barracks was noted in a 1758 advertisement, and pig-rearing was referred to in a deed of 1762 at Lower Barracks.



Building-stone was an important asset (1782 advertisements and 1809 lease). Several 'Pitts' (ancient quarries) at Upper Barracks, and 'Upper and Lower Quarr Grounds' at Lower Barracks, are names indicating a history of quarrying there (see figs.2 & 3). The reference to 'Stabling for fifteen horses' in an 1831 advertisement suggests that other than the farm horses were also accommodated.

## Barracks Farm in the late Eighteenth Century

The *Bath Chronicle*, in March and April 1782, advertised an auction of the residue of a 21-year lease of Barracks Farm (dwelling-house etc and 'exceeding good land', 53 acres pasture, 28 arable), held (from September 1766) by William Somerton, now bankrupt (a carrier and sometime cheese factor of Bath, and also the inventor, patentee, and seller of a metal 'friction box' for wheeled transport etc).<sup>52</sup> After the sale, it was noted in the *Bath Chronicle* of 16 May 1782, that the purchaser of the lease of the Barracks estate was determined to let part of it for building. The benefit of building small, neat dwellings, each with a little spot of garden ground was mentioned, as 'nothing was wanting in the environs of Bath so much as these summer retirements'. Parcels of pasture, of 5 to 24 acres, were advertised to be let on very reasonable terms for building, with 'plenty of excellent stone on the premises' and 'delightful prospects'. At the time, scarcely any development took place. One of the few grounds acquired for building, and that not until 1799, was the 5 acres of 'The Ashes' ('Upper' and 'Lower', soon to be flanked by Wellsway), on which Thomas Jones, a Bath linen draper, built the present 'Devonshire Cottage' (see fig.3).<sup>53</sup>

The Collibee heirs (as above) sold the remaining 8/18th share of Lower Barracks, in 1794, to Charles Gunning, gent (an attorney of the Vineyards, Bath, and member of the city council). They also sold him the residue of their Magdalen Hospital lease. Charles Gunning died in 1796, bequeathing the 10/18ths to his widow, Frances, who, on 29 September 1798, also obtained a 21-year lease of the 10/18th share of Lower Barracks from James Palmer.<sup>54</sup>

In the last quarter of the eighteenth century there was a strong interest in agricultural improvements, which found its focus in this region in the setting up in Bath in 1777 of what was to become known as the Bath and West of England Agricultural Society. John Billingsley, whose *General View of the Agriculture of Somerset* went through two editions in the 1790s, was a founder member and a great supporter of experimental methods and machinery.<sup>55</sup> In Norfolk, already noted for agricultural improvements, the 'Norfolk Plough' had recently been introduced. A model had been

sent to the Bath Society whose founder secretary, Edmund Rack, was himself a Norfolk Quaker. Richard Clark, then the tenant farmer of Barracks, took up the making of this plough (drawn by two horses abreast, controlled by the ploughman), and offered instruction on its use.<sup>56</sup> A contest to discover the best type of plough took place on 'a field of strong old ley ground belonging to Barracks Farm', in March 1788 (postponed from 1787, owing to Edmund Rack's death).<sup>57</sup> The field chosen may have been 'the Five Acres' (otherwise 'Down Acre', later 'the Three Acres') or 'the Seven Acres' (later the site of Bath Workhouse, now of St Martin's Hospital), each described in 1768 as 'a close of French Grass' (figs.2 & 3).<sup>58</sup> Six contestants had entered for the trial, but three subsequently dropped out (one during the contest, having broken his plough against a submerged rock), including the ploughman of the single-handled 'Norfolk Plough', who, unused to working such stiff land, felt unequal to the task. At the end, the majority of the judges considered Mr Billingsley's double-coulter plough, drawn by six oxen, was to be preferred; not only had his ploughman finished in the shortest time, but the plough had laid the furrows better. The result completely vindicated Billingsley's advocacy of the double-coulter plough, and of using oxen rather than horses. Several of the spectators decided to work oxen, and ordered the making of double-coulter ploughs.<sup>59</sup>

It is ironic that alongside this drive for improvement, there existed some remnants of the old agricultural order, in the form of still-unenclosed plots of land. In 1799, Frances Gunning sold to James Smith, cornfactor of Twerton, her 8/18th share of Lower Barracks, as well as the residue of her 21-year lease of the remaining 10/18th share, of certain Odd Down parts of Lower Barracks. This was composed of a 'ruinous cottage' (at what is now known as 'Noad's Corner'), garden, stable, and close of arable ground adjoining, of 3a 2r 31p, and 'five several unenclosed pieces or parcels of arable ground containing 17a 0r 36p altogether, lying dispersedly in a certain field, formerly called the West Field, but now called Odd Down' (see fig.2). This field, a triangular piece of ground 30 acres in extent, in the extreme south-west corner of the manor, was the last remnant of the medieval open West Field of Lyncombe. It was bounded on the west by the present Old Fosse Road, an 800-yard fragment of the original two-mile stretch of the Fosseway, forming the manor's western boundary, between the Wansdyke at Odd Down and the river, its line recognisable until at least 1590.<sup>60</sup> The unenclosed strips and plots, many ranging from one, to two and a half acres in extent, were dispersed in various ownerships in the eighteenth century, some belonging to Lower Barracks, some to Magdalen Hospital, and some in other hands. Consolidation of certain Lower Barracks



plots had probably occurred, as one then contained fourteen acres, but only plots at two corners of the whole ground had become enclosed.

The unenclosed plots remained so during the nineteenth century,<sup>61</sup> and, after some re-division, even into the twentieth century, as the following account shows. By 1825, the Barracks land at Odd Down (sold to James Smith in 1799 – above), was evidently owned by Robert Saxty, gent (formerly a tailor of Broad Street, Bath), who, on 14 December 1825, purchased outright from James Palmer and his son, James, the remaining share of the Lower Barracks plots there (then 22a 3r 34p altogether).<sup>62</sup> On 17 December 1878, Saxty's grandson, William Wansbrough (presumably having inherited the property through his mother, Elizabeth, nee Saxty), sold the Lower Barracks property at Odd Down to E T Payne (clerk and receiver to Magdalen Hospital), who, in turn, sold it to Magdalen Hospital in 1880, together with some narrow strips verging Bloomfield Road, purchased from Bruton Hospital in 1879.<sup>63</sup> Magdalen Hospital, now in possession of most of the Odd Down land, continued to lease it in unenclosed strips (even the larger plots having now been sub-divided) to many individuals. Even as late as 1928, they leased a great many still unenclosed, numbered plots (from 18p to 5 acres in extent), but grouped in two blocks, to one person. On 11 June 1930, Magdalen Hospital sold the whole ground (apart from one or two small plots already sold and built upon) to Bath Corporation for housing.<sup>64</sup>

## Developments in the Nineteenth Century

In the first third of this century there were new entrants into Barracks, largely from the business and professional classes of Bath, followed, from the 1830s, by a major re-organisation of the Upper and Lower Barracks Farms. James Grant Smith was a member of a family of prosperous Bath brewers (with premises in Southgate Street), and leading local Baptists – the Temperance Movement not taking a strong hold among non-conformists until later in the century.<sup>65</sup> In February 1809, Smith (then residing at 'Westfield Cottage', but later, after his father, Opie's, death, at 'Westfield House', the large, still existing mansion in Bloomfield Road, then still called Wells Road – see fig.3) took a 21-year lease from James Palmer the Elder, of a large part of Barracks. It consisted of the farmhouse and all the property of Upper Barracks which the widow Ann Smith had sold to James Parkes in 1755, as well as the Lower Barracks property (formerly part of the estate of Richard Bushell, who died in 1717) lying north of Frome Road – except grounds lying east of Entry Hill. Smith was to keep the property



in proper repair 'except the messuage on the north-east of the farmhouse, which is now altogether uninhabitable'. This ruinous messuage (called the 'housefold' in the lease) had been the Lower Barracks farmhouse (figs.2 & 3). Palmer covenanted with Smith to erect a substantial cottage of at least four good rooms in the Upper Barton (separated from the Upper Barracks farmhouse of 1755 by Wellsway, constructed from 1803 – figs.2 & 3). The agreement allowed both Smith and Palmer to quarry stone on the land, with profits shared.<sup>66</sup> Before the 1809 lease expired, the Palmers sold J G Smith, on 24 March 1824, four pasture closes (Upper and Lower Pits and Upper and Lower Collins Wells), all then part of Upper Barracks. On 26 March 1824, the Palmers also conveyed to Smith their 10/18th share of certain Lower Barracks properties: the pasture closes called 'Cold Croft' and 'Long Ground', and 'the messuage called Barracks' (described as uninhabitable in 1809), with the close on which it stood (figs.2 & 3). As Smith then possessed the larger share of the Palmers' remaining Barracks property, he covenanted with them to produce, when necessary, the deeds given into his custody.<sup>67</sup>

On 25 March 1826, Catherine Purlewent (the unmarried sister of Frances Gunning) sold the Palmers her 8/18th share of the Lower Barracks grounds north of the Frome Road, except the 'Seven Acres' (sold separately) and 'Gallows Tynning' (fig.2). They covenanted with her to pay the chief rent of £8 2s 10<sup>1</sup>/<sub>2</sub>d payable to Bruton Hospital for the whole of Lower Barracks, the sum henceforth to be charged upon not only Lower Barracks lands which they now possessed in entirety (ie the 10/18th and 8/18th shares), but also upon their remaining parts of Upper Barracks, inherited in entirety (see above). Catherine Purlewent retained her 8/18th share of 'Gallows Tynning', and probably also purchased the 10/18th share from the Palmers, as in 1836, the ground belonged to 'Mr Purlewent' (possibly her nephew/heir).<sup>68</sup>

Between 1827 and 1829, about six acres (including the 'site and ruins' of the messuage and outbuildings of Lower Barracks, but excluding the western part of 'Coldcroft', sold separately) at the northern end of Barracks, east of Wellsway (see fig.3), were purchased from Purlewent, James Grant Smith, and Palmer, by Charles Davis, the painter (1769-1849). He was the son of the pastellist, Charles Davis (1741-1805), the father of Edward Davis, the architect (1802-52), and grandfather of Major Charles Edward Davis (1827-1902), the well-known nineteenth-century Bath surveyor, architect, civil engineer, and antiquary. On 9 June 1845, Charles Davis arranged for his already mortgaged property (including his Barracks purchase) to be inherited by his son Edward, who, in the meantime, was to receive the income from it, provided he paid life annuities to his parents.<sup>69</sup> Further sums were borrowed on the property (in Bath and at Barracks). Then

George Fuller, coachbuilder of Bath, after contracting to hold it, subject to the mortgages, paid off all the debts, on 31 March 1849, and acquired it in perpetuity. When George Fuller died, 7 April 1852 (will proved 7 June), his Barracks property (inter alia) passed to Thomas Fuller (his brother), gent, of Bath, and George Leedham Fuller (his son), civil engineer, of London.<sup>70</sup>

From the 1830s, there was a major re-arrangement of the remaining property of Upper and Lower Barracks, which involved a confusing change of name, as, sold in two parts, that to the west (or upper side) of Wellsway became the Upper Barracks, and that to the east (or lower side), the Lower Barracks Farm (fig.3). It is the farmhouse of the latter which survived into the 1970s. At the sale on 2 December 1831, a house (in the upper barton) with 43a 1r 39p of land on the western side of Wellsway (fig.3) went to Thomas Hansford, then a licensed victualler (of *The White Lion Tap*, Bridge Street).<sup>71</sup> At the same time, the house mentioned in the advertisement (formerly the Upper Barracks farmhouse, but re-named 'the Lower House') with 23a 0r 12p of land, on the eastern side of Wellsway and north of Midford Road (fig.3), went to Richard Price, gent (then of Grosvenor Place, Bath, but until c1826, a linen draper and silk mercer of 11 Union Street). Hansford, having purchased the larger part, covenanted with Price to pay Bruton Hospital the fee farm rents for the whole of Barracks (see above), and also the Land Tax of £2 17s 10d.<sup>72</sup> Unlike Price, who neither lived at, nor farmed, the premises personally (but leased the grounds to George Gorton, farmer, of Glasshouse Farm, and the house to William Clifford), Hansford occupied his part of Barracks (the 'new' Upper Barracks), including 'house [possibly the 'substantial cottage' Palmer covenanted to build there in 1809 – above], offices, garden, etc' in the upper barton.<sup>73</sup> A second (adjoining) house, owned by Hansford, is marked as 'void' in 1836, with the name of 'J Candy' (possibly Hansford's farm-manager), as occupier, added in pencil.<sup>74</sup>

Both the 'new' Upper and the 'new' Lower Barrack(s) Farm became significant features in the landscape of this area from the 1830s. On 4 January 1832, Hansford insured against fire 'the dwelling house called Upper Barracks Farm' (in the former upper barton) with 'barn and stable adjoining each other near', all being of 'stone and tile', with no mention of a second house. In the 1841 Census, Hansford was listed as 'yeoman' (with wife and daughter, etc), at 'Barracks Farm'. He died in 1850 (will proved PCC 16 October), his Barracks property remaining in his family. His only child, Ann, widow of Joseph Hill of Paulton, died in 1915. Her two sons, Benjamin Hansford Hill and Joseph Hansford Hill then inherited the (Upper) Barracks property in equal shares. B H Hill purchased his



brother's share of their estate in 1921, having already bought a Magdalen Hospital ground ('the Eleven Acres') adjoining their land, in 1919 (see fig.3). Both houses in the former upper barton were unoccupied in 1851, while in 1861, they were called 'Nos. 1 & 2 Upper Barrack Farm Cottages', No. 1 being occupied by a family of agricultural labourers (presumably employed on the farm) and laundresses, No. 2 by a mason and his wife.<sup>75</sup>

On 29 September 1927, B H Hill sold to Bath Corporation (lessees since 1926) about 47 acres of pasture altogether, on a large part of which they developed the Odd Down Playing Field. After the Second World War, it was used for temporary housing, but in 1976 the Corporation was permitted to sell the southern-most part to a Housing Association, to build the Chelwood Drive Estate, and retain the rest as playing field.<sup>76</sup> In 1928, B H Hill also sold to W J Holloway (proprietor of Holloway & Son, Bath, butchers), about 9½ acres of his Barracks property at Wellsway (deeds in private hands), including Barrack Farm Cottages (at the top of the hill – fig.3), some pasture land, and the site of the former upper barton, containing the two cottages (by 1881 renamed 'Welborne Cottages' – one having been his grandfather's farmhouse there), outbuildings, etc. Holloway later sold the barton site, the dwellings and some land into other private hands. The deeds remain in private ownership.

The 'new' Lower Barrack Farm was mortgaged by Price in 1841, and after his death (will proved PCC 10 November 1859), and the death of his wife (2 January 1862), his nephew, Philip Price (a bank cashier), gent, of Bath, inherited it. In 1868, Thomas and George Leedham Fuller (noted above) sold their Barracks property (formerly Davis's), containing 6a 1r 10p (adjacent to Price's property), to Philip Price, thus enlarging the 'new' Lower Barrack(s) Farm.<sup>77</sup> In the Census of 1841 and 1851, Lower Barrack Farmhouse (called 'Old Barrack Farm' in 1851) was occupied by Isaac Higgins, a farm labourer (the land probably farmed by John Candy, Gorton's successor at Glasshouse Farm), but in 1861 and 1871, 'Lower Barrack Farm' was occupied by Charles King (and family etc), 'farmer of 36 acres, employing two labourers', and accommodating indoor servants.<sup>78</sup>

Caroline and Gilbert Price, children of Philip Price, deceased (will proved 14 October 1881), both then over twenty-one, and their mother having died in 1888, inherited equally their father's Barracks property. They (with trustees of their father's will) sold it, in 1889, to Benjamin Hansford Hill (whose mother had inherited the Upper Barracks, see above), apart from the ground called 'the Three Acres' (north of Midford Road – see fig.3). This they sold at the same time to Henry Shellard (his firm being stone merchants and quarry masters, who later quarried stone there).<sup>79</sup>



When B H Hill died (will proved Bristol, 2 October 1933), his executors, including L R Byrt, his nephew, continued to lease Lower Barrack Farm to the farmer, William Osborne, the sitting tenant since 1908, but in 1934 they sold the property to W W Harden, and, with him, sold it on to L L Stoate. Bath Corporation purchased it from Stoate, on 31 July 1936, and continued leasing it to the farmer, Osborne, until his death, at 84, in June 1957.<sup>80</sup> During the enemy 'blitz' on Bath, in April 1942, the farm suffered damage to store-houses (depriving the farmer of storage accommodation for cattle-feed), outbuildings, and the dwelling-house (requiring repair to keep it habitable), while craters in the fields considerably reduced the pasture.<sup>81</sup>

William Osborne's long tenancy of Lower Barrack Farm of 50 years having ended, the Corporation granted a yearly tenancy (with reservations for tipping on one field) to Mr & Mrs H Austin, commencing 29 September 1957. By this time, a two-acre meadow/pasture ground (called 'Berwick' in 1853, and purchased by the Corporation in 1936), lying between 'Upper' and 'Lower Quarr Grounds' (fig.3), had been added to the property. The Austins were allowed to assign their yearly tenancy of the farm to Mr & Mrs J Rich of Bathford, in 1959.<sup>82</sup>

In 1968, the City Council obtained Ministerial permission to dispose of pulverised refuse on a large part of the site by controlled tipping (subject to various conditions), to enable the land ultimately to be used as a Municipal Golf Course. Phased tipping, to the finished depth, on a few acres at a time, with immediate restitution of the surface, would enable Mr & Mrs Rich to continue living in the farmhouse for the time being, and graze their dairy herd of 22 Jersey and Guernsey cows on the land. The Lyn Brook (fig.3), which served the farmyard, was to be culverted, the Corporation agreeing to replace the supply from the city mains. The site had a large volume, and tipping was expected to continue for ten years, filling to a maximum depth of 40 feet, with an average of about 20.<sup>83</sup> Mr Rich died on 19 February 1968, but Mrs Rich and her son-in-law continued farming there.

Tipping began in April 1969. In November 1970 a bulldozer levelled the tons of domestic waste dumped by householders (by permission of the Council), during the council manual workers' strike, which had recently been settled.<sup>84</sup> In 1974, local government re-organisation created the county of Avon, which took over many Bath City Council powers, the latter acting as its agent in the matter of the tipping. By 1981, top-soiling was still incomplete.<sup>85</sup> The final cost of creating the 'Entry Hill Golf Course' on the site had far outstripped the original estimate; a chief Council officer was disciplined for mistakes. Although the nine-hole golf course was opened for limited play on 1 April 1984, it was not until 30 June that all nine holes were playable.<sup>86</sup>



4. Rear view (facing west) of Lower Barrack Farmhouse (formerly Upper Barrack Farmhouse) – unpublished drawing by Peter Coard dated 21 September 1972. (Reproduced by kind permission of the Building of Bath Museum)

In 1972 the farmhouse (described in 1758 as having ‘three rooms on a floor and usual offices’ – see figs.2 & 3) was still standing, although empty and dilapidated. Fortunately unpublished drawings of this building survive (see fig.4). The rear of Lower Barrack Farmhouse (originally the messuage of Upper Barrack Farm), which could be seen below the retaining wall of the eastern side of Wellsway, appeared to be a late seventeenth/early eighteenth-century dwelling, with chimneys at the gable-ends and a gabled staircase projection. The house frontage (apparently altered in the early nineteenth century) faced east, because until the construction of Wellsway from 1803, access had been from Entry Hill, passing beneath the bridge built over the Lyn Brook (see fig.3).<sup>87</sup>

The fate of several remaining pieces of land, formerly part of Barracks, bear complications out of proportion to their size. Put briefly: the Bath Workhouse, now incorporated in St Martin’s Hospital, was built on the ‘Seven Acres’, an arable close between the Midford and Frome Roads; grounds lying east of Entry Hill, ‘The Cloud’ and ‘Entry Hill Ground’, are now occupied by private houses, as are plots bordering Bloomfield Road; and land acquired by Bath Corporation by compulsory purchase was used initially in the case of the ‘Upper Pitts’ for tipping, and now, with the former Magdalen Hospital ground called the ‘Pitts’ (both now known locally as ‘The Tumps’) for recreational purposes (figs.2&3).

## Conclusion

The history of Barrack(s) Farm in Berewick has now been examined, the changes discussed, and its tenurial descent traced in some detail from the thirteenth to the twentieth century. The fact that its origins may be even earlier, and that so much of it still remains a 'green' part of Bath's landscape in the early twenty-first century (albeit as a golf course and playing field), shows its continuing importance in the life of the city. Its civic importance lies also in the opening it offered to prosperous Bath citizens to invest some of their new wealth in landed property. For farmers, butchers, and quarrymen, it also provided a practical opportunity to meet some of the needs of Bath's growing population. Some questions remain unresolved, such as the location of Berewick chapel, but despite such enigmatic matters, the central importance of this site is clear – it lies in the unusual opportunity it presents to trace the history of a medieval freehold tenement with ecclesiastical connections, over many centuries.

## Notes

- 1 Somerset Record Office (SRO), D/T/ba 24, C Harcourt Masters' Plan, 1787, produced for the Turnpike Commissioners, showing line of proposed road (through Barracks); *Bath Chronicle*, 24 February 1803, p. 1. Turnpike Commissioners required estimates by 5 March for constructing 294 yards of new road through Barracks Farm; Cf Cotterell's *Survey of the city of Bath and its environs*, 1852. In the text, the spelling of 'Berewick' and 'Barrack(s)' varies according to that found in the documentary or printed sources, and the usage of the time.
- 2 W J Wedlake, 'Wellsway south of Berwicke Farm, 1955', in B Cunliffe ed., *Excavations in Bath, 1950-75* (1979), p. 133. The Rev D Lee and Rev A Richardson note the discovery by Mr T Ashman of 'Devonshire Cottage' (fig.3, L), of 'Roman coins and military relics' besides 'a Roman columbarium' on his property in their *Historical Guide to Monkton Combe, Combe Down, and Claverton* (Bath, 1924), pp. 34-35. W Phelps, in *The History and Antiquities of Somerset* (1836), Vol. I, Bk. III, Chap. IV, pp.101-110 & Plate V), claimed evidence of an ancient camp ('Berwick Camp') on the hill promontory above Bloomfield Crescent (in Magdalen Hospital 'Pitts', see figs.2 & 3), but there appears to have been no recent archaeological investigation of the site.
- 3 Sally Harvey, 'Thegns, Riding Knights, Knights, and Others', in Joan Thirsk genl. ed., *Agrarian History of England and Wales (Ag Hist)*, Vol II, 1042-1350, H E Hallam, ed. (Cambridge, 1988), p. 81; and Peter Coss, *The Knight in Medieval England, 1000-1400* (Stroud, 1993), pp. 10-11.
- 4 W Hunt ed., 'Two Chartularies of the Priory of St Peter, Bath', *Somerset Record Society (SRS)*, Vol. VII (1893), i, No 73, pp. 67-68, restoration of the thegn Oswald's 4½ hides to the Abbey, which subsequently granted one of them



- to Walter Hosat, who, c1090-1100, gave his estate, centred on a messuage and adjacent proprietary chapel (St Mary Magdalen) in Holloway, to the Abbey (Library of Corpus Christi College, Cambridge, MS 140). However, Holloway does not seem to have been regarded as part of Berewick (see below).
- 5 Lincoln's Inn Library, MS Hale 185, No. 346, p. 121, Prior's agreement with William de Berewik, 1260.
  - 6 SRO, DD/X/HY 1, Priory MS, 1504, detailing lands of John Wathel; SRO, DD/SE 23/1, MS detail of holdings in the manor of Lyncombe, c1600-1619.
  - 7 SRO, *Lyncombe and Widcombe Tithe map* (1839); SRS, Vol. VII, i, No 25, p. 30, King Edgar's grant of 10 hides at 'Cliftune' to the Abbey in 970 AD; SRS, Vol. VII, i, No 73, pp. 67-68, Domesday satellite giving possessions of the Abbey (incl. 'Lincoma' or Lyncombe).
  - 8 Rev J Collinson, *The History and Antiquities of the County of Somerset* (Bath, 1791), Vol. II, p. 171. St Mary de Stalls had three dependent chapels in the time of Prior Robert (1198-1223): those of 'Widecumba', 'Berwik', and 'the parochial chapel of St John the Baptist', see SRS, VII, ii, No 76, p. 17 & No 96, p. 20. In 1322, only Widcombe chapel is so named, see Note 19.
  - 9 E Green, 'Feet of Fines', SRS, Vol. VI (1892), p. 30, Alice de Karville's grant, 1219; SRS, Vol. VII, ii, No 142, p. 30, Tithes of Lyncombe. The almoner of the monastery received the 'tithe of sheaves' of de Kareville's hide in Berewyke, while the chaunter (or precentor) received the great (rectorial) and small (vicarial) tithes of the prior's demesne of (the manor of) Lyncombe.
  - 10 SRS, Vol. VI, No. 101, p. 366, reference to Swan (Swein) and Baldwin de Berewik, 1233. *Ibid*, pp. 173-4, Prior's agreement with David de Berewik, through son, William, 1256. A similar agreement, 1260, also granted William a messuage 'above his garden', formerly belonging to Berewik chapel, see both MS Hale 185 & SRS VI, No. 22, p. 186 (versions vary).
  - 11 Lionel Landon ed., 'Somerset Pleas', SRS, Vol. XLIV (1929), p. 289, m42d, False claim by Thomas Roberd, 1280; 'Inquisitions and Assessments re Feudal Aids', Vol. IV (HMSO, 1906) (*Inq & Assess*), p. 311, John de Berewyk's holding, 1303.
  - 12 Rev C W Shickle ed., *Ancient Deeds* (Bath, 1921), Bundle III, 51, 52; IV, 95, 96; V, 42, 60; VI, 15, 16, 19, 20, 49; SRS, Vol. VII, p. lxxix, 'Fasti'.
  - 13 SRS, Vol. VII, ii, Nos. 359 & 360, p. 77, The de Weston holdings in Berewyk and Weston. Was there a connection with Swan (Swein) de Berewik who appeared to hold a free tenement in Berewik in 1233? *Ancient Deeds*, Bundle I, No. 18 (witness to deed of c1220: 'Swein de Weston, bailiff').
  - 14 British Library (BL), Egerton MS 3316, fo 68d; *Calendar of Patent Rolls, Edward III*, Vol. VII, (1345-48), p.333; in 1346, William de Weston, cleric, sold to Sir Thomas de Weston property in Weston and Berewyk, held for life by Margaret, widow of John de Weston (whose property it had been). It should have reverted to William after her death, but he grants it to Sir Thomas and heirs, SRS, Vol XII, p. 254.
  - 15 BL, Egerton MS 3316, ff87 & 87d, Prior's purchase of further lands and rents, 1352.
  - 16 Barbara Harvey, *Westminster and its Estates in the Middle Ages* (Oxford, 1977), p. 120 et seq; E Miller & J Hatcher, *Medieval England: rural society and economic change, 1086-1348* (1978), p. 213.

- 17 B R Kemp ed., 'Medieval Deeds of St John's Hospital', *SRS*, Vol. LXXIII (1974), i, No. 61, p. 38, footnote, John Wyssy, mayor of Bristol, 1272; *SRS*, Vol. VII, ii, No. 345, pp. 73-74, Wyssy's gift to St Mary Magdalen Hospital, c1270.
- 18 M Chapman, J Hawkes & E Holland, *The J.Charlton Map of Lyncombe and Widcombe, 1799* (Bath, 1998), see end folded map, centre map, & p. 30, for Magdalen Hospital lands, including lands leased out, as well as corrected attribution of ground P167.
- 19 Historical Manuscripts Commission, *Calendar of the MSS of the Dean & Chapter of Wells (Wells MSS)*, Vol. I (HMSO, 1907), p. 386, Bishop John of Droxford's ordinance, 1322.
- 20 *Inq & Assess*, p. 378, William de Berewyk's heirs hold his property, 1428.
- 21 Public Record Office (PRO), SC2/198/34 and SC2/198/40, Lyncombe halmotes, 6 April 1437 and 14 March 1499.
- 22 SRO, DD/X/HY 1, Priory MS rental of Lyncombe, 1502; Cumin seeds have aromatic and carminative properties.
- 23 BL, Egerton MS 3316, f 105d, Cartulary MS, 26 March 1507. Homage was done to the prior at his court called le paynechamber, 26 March 'XXI Henry VII, *anno offic dico prior octavo*'. The word 'octavo' seems unmistakable, so that 'XXII Henry VII' is evidently intended. Thus 1507 is the year. For Thomas West, see E Green, 'Bath Lay Subsidies', *Bath Field Club*, Vol. VI (1889), p. 388, and J Manco, *The Spirit of Care* (Bath, 1998), p. 54. This Thomas West was probably the one shown as the wealthiest inhabitant of the parish of St Michael by the Bath, in 1523, who also held the lease of St John's Farm.
- 24 BL, 'Prior Holloway's Register', Harleian MS 3970, f 22r-23d, John Gay's lease, 1531; see also Ministers' Accounts, dated 29 September 1539, PRO, SC6 3144, m 22, which provides the year missing from the date in Harleian MS.
- 25 *Calendar of Patent Rolls*, Elizabeth I, Vol. III, No. 1100, Crown lease to Thomas Gay, 6 August 1565.
- 26 SRO, various papers concerning Hugh Sexey's Hospital; Feoffee(s) – the person(s) invested with the fief or property in land; Fief – land held in fee, originally on condition of military service; Enfeoff – to give a fief to, or invest with a possession in fee.
- 27 SRO, DD/SE 52, indenture of 14 October 1620. SRO, DD/SE 23/1, Bygge's letter of 1 June 1607 to Sexey, includes the sentence 'I hope it is not unknown to you that Mr Chapman of the Harte (a Bath inn) is our farmer'. John Bygge was the bailiff in the early 1600s.
- 28 Bath Record Office (BRO), Elizabeth Holland, 'Descent of Seventeenth century Chapman mayors of Bath' (1989).
- 29 SRO, DD/SE 52, Enfeoffment of Richard Gay, 20 September 1638, quoted in deed of 25 May 1681. See Chapman, Hawkes & Holland, *Charlton Map, 1799*, p. 4, for (i) joint 'farm' of Lyncombe, 1626-38, and (ii) Richard Gay, an executor of Walter Chapman's will.
- 30 K Birch, 'Richard Gay of Haycombe', *Baptist Quarterly*, Vol. XXXVII, No. 8 (Oct 1988), especially pp. 372-374; M A E Green ed., *Calendar of Proceedings of Committee for Compounding*, 1641-1660, Part 2 (HMSO, 1890), pp. 1360-1361; Holland, 'Chapman mayors of Bath'; see also E Holland & R Bryant, 'Mayors of Bath from 1567', MS, n.d.
- 31 SRO, DD/SE 52, Deed of 25 May 1681. Despite Gay's default, some rent



- (presumably paid by tenants) for parts of the property was paid to the feoffees in that period.
- 32 SRO, DD/SE 52, Deed of 25 May 1681. Robert Chapman was 'memorable ... for the uncommon favours James II bestowed upon him for his care of the Queen in his profession, during her course of bathing in 1687', J Wood, *An Essay towards a description of Bath* (Bath, 1765 edition), pp. 203-5. Chapman was an alderman and twice mayor of Bath, see J P Ferris, 'Bath Corporation in 1680', *Somerset & Dorset Notes & Queries*, Vol. 30 (1974-9), p. 276. Holland, 'Chapman mayors of Bath'.
  - 33 BRO, Acc /199/20/1, see Schedule of a Deed of 29 November 1793, quoting Conveyance of 9 February 1693; Ferris, 'Bath Corporation in 1680', p. 276; Holland, 'Descent of Chapman mayors'; St John's Hospital, Bath Municipal Charities Archive (BMCA), Uncatalogued Leases by St Mary Magdalen Hospital, Lease of 23 October 1694 (kindly found by Jean Manco) to Edward Bushell the Elder of plots of Hospital land which continued to be held by holders of (Lower) Barracks (see 54 below); Bath Abbey Registers and information kindly provided by Elizabeth Holland.
  - 34 BRO, Acc 28/853, MS, Widcombe Parish Survey, 1737. Milo Smith held lease for lives (including that of his son, Richard) of both halves of the capital messuage of Magdalen Hospital in Holloway and its lands, see BRO, MS Volume, 'Proceedings in a Writ of Enquiry into (Somerset) Charity lands, 1734', p. 80.
  - 35 BRO, Acc 28/853, Widcombe Parish Survey, 1737, Richard Smith's lands listed as 'Broadclose (possibly to be identified with the medieval 'Broadcrofte'), Barwicks Mead, Great Pitts, Appleton Down and grounds (later three arable closes called 'West Leighs' and 'Great and Little West Leighs'), Home Mead and orchard'.
  - 36 See Ann Smith's copy Lease/Release of 24/25 March 1755, BRO Acc 226, Box 14/2; also BRO, Deed Pkt. 2988A, Palmer's 50-page Abstract of Title to Lower Barrack Farm, 1831 (Palmer's Abstract), pp. 14 & 15.
  - 37 Bath Library, Shickle transcript, Bathwick Registers.
  - 38 Bath Library, C P Russell, 'Inscriptions on Flat Gravestones, Bath Abbey' (1872), MS, p. 269. Palmer's Abstract, pp. 1-2; BRO, Name Index.
  - 39 *Bath Journal*, 23 October 1749.
  - 40 E Miller, 'Tenant Farming & Tenant Farmers' (Southern counties), *Ag Hist*, III, 1348-1500 (Cambridge, 1991), p. 706, 'At Grittleton, on Glastonbury's Wiltshire estate in 1518, two tenants each had 100 acres of arable, through adding parcels of demesne to 1/2-hide tenements'.
  - 41 *Bath Journal*, 19 February 1749/50.
  - 42 Palmer's Abstract, p. 21.
  - 43 BRO, Acc 226, Box 14/2, copy Deeds, 24/25 March 1755. The property was described as 'the messuage called Barwicks with the pasture ground whereon it stood, called Woodcroft, otherwise Wood Close and coppice adjoining', 6 acres; the pasture called Broad Close, 6 acres; close of pasture called Barwicks Mead, 5 acres, and coppice of woody ground on its south side, 2 acres; close of pasture called the Pitts, 'adjacent to Barwicks Mead and the coppice, on the south-west side', 12 acres; and 25 acres of arable ground (called in 1737 survey 'Appleton Down and grounds', but later divided into three closes called 'West Leighs' and 'Great & Little West Leighs' respectively), 'lying



- altogether and enclosed in the common West Field, adjacent to and situated on the south side' of the Pitts. Also included were three closes called Collins Wells, 8 acres. Yearly chief rent payable to Bruton Hospital: for Barwicks (ie Upper Barrack Farm), £3; for Collins Wells, 8s.
- 44 Palmer's Abstract, pp. 21-23.
- 45 Palmer's Abstract, pp. 4-11 and p. 29.
- 46 *Bath Journal*, 12 April 1779; Bath Library, Shickle transcript, Bathford Registers.
- 47 Upper Barracks grounds, see 1755 Deeds; Lower Barracks grounds, see Palmer's Abstract, p. 13 and *dorsum*.
- 48 Joan Thirsk, 'Regional Farming Systems: The Cotswolds', *Ag Hist*, V, i, 1640-1750, (Cambridge, 1984), pp. 178-9; see also Hugh C Prince, 'Changing Rural Landscape', *Ag Hist*, VI, 1750-1800 (Cambridge, 1989), p. 37.
- 49 Giles V Harrison, 'Regional Farming Systems', ('South-West' - incl. Somerset), *Ag Hist*, V, i, 1640-1750 (Cambridge, 1984), p. 361.
- 50 M Williams, 'The 1801 Crop Returns for Somerset', *Somerset Archaeological & Natural History Society Proceedings*, Vol. 113 (1969), Figs.1, 2 & 7. Wheat is also likely to have been the principal crop in the period 1345-1433 (see E Miller, 'Farming Practices, etc, in the Southern Counties', *Ag Hist*, III, 1348-1500 (Cambridge, 1991), p. 287.
- 51 John Billingsley, *General View of the Agriculture of Somerset* (Billingsley) (Bath, 1797), p. 124, 'North-East District', Chap. IX, 'Orchards'; Harcourt Masters' Plan, 1787, *op. cit.*; BRO, Acc 226, Box 14/2, 21-year Lease to Smith, 1809, and plan in Purlewent Release to Palmer, 1826.
- 52 *Bath Chronicle*, 14 March to 25 April 1782, advertisement; see also *Bath Chronicle*, 7 December 1780, 'Bankrupts'; *Bath Journal*, 18 September 1780, advert.
- 53 SRO, D/T/ba46, Lease, 3 January 1800, and BRO, Corporation Deeds, 'Thos. Jones, 1800, to Turnpike Trustees', Deed, 4 January. The documents refer to transfer of a strip of land from Upper and Lower Ashes for new road, and the latter also to Deeds of 20/21 May 1799.
- 54 BRO, Deed Pkt. 2988B, Lease, 20 August 1794; *New Bath Guide* (1782), Gunning, attorney. The leased Magdalen grounds were: 'Culverhouse Close' ('Walnut Ground' in 1836), 2 acres, pasture; 'in the West Field above Barwicks' (at Odd Down), 2 acres, arable; 'in the East Field, in Lyncombe Bottom, in an enclosed ground called The Cloud', 1 acre, arable; 'in the same (East) Field, The Ash' (later, site of 'Totterdell's Folly', a house destroyed by the construction of Wellsway),  $\frac{1}{2}$  acre, arable (quoted in Lease for a year, 20 August 1794, *op. cit.*); *Bath Journal*, 18 April 1796, 'Wednesday, died Charles Gunning, Esq., an eminent attorney, and one of the common council of this city'.
- 55 Helena L H Lim, 'Bath and the "Bath and West of England Society"', 1777-1851', *Bath History*, Vol. VI (Bath, 1996), pp. 108-131; Billingsley (Bath, 1794 & 1797 editions).
- 56 BRO, 38/1/2, Journal of the Bath & West Agricultural Society (MS), Minutes, 10 September 1782, p. 115, Item 7.
- 57 *Ibid.*, Minutes, 13 February 1787, pp. 202-3, Item 4, and Transactions, March 1788, p. 231.
- 58 Palmer's Abstract, p. 13 *dors*.
- 59 Journal of the Bath & West Agricultural Society, Transactions, March 1788, pp. 231-2.

- 60 SRO, DD/SE 22, MS, Survey (1590), setting out bounds of the manor of Lyncombe and Widcombe.
- 61 For plots in 1768, see Palmer's Abstract, p. 13 *dors.*; see also SRO, *Lyncombe & Widcombe Tithe map* (1839); and see BRO, Cotterell's *Survey of the city of Bath and its environs* (1852).
- 62 *Bath Directory*, 1800; St John's Hospital, BMCA, Magdalen Hospital Deeds, MH/7/10, Indenture of 14 December 1825, with plan.
- 63 St John's Hospital, BMCA, Magdalen Hospital Deeds, MH/7/11, Indenture of 11 March 1880.
- 64 BRO, Corporation Deed Pkt. 932, conveyance, 1930 and Spackman Plan & Schedule, 1881.
- 65 K J Birch, 'The Baptists of Bath, 1752-1851', unpublished thesis (The College of St Paul and St Mary, Cheltenham, 1986), pp. 15, 16, 29; copy in BRO, PP 270; copy also in Bath Library (booklet).
- 66 Bath Library, *Bath Directories*, 1805-56; see also BRO, Acc 226, Box 14/2, 21-year lease (on the expiration at Lady Day, 1809, of an earlier lease to Messrs Parsons, carriers, Bath), 15 February 1809.
- 67 BRO, Palmer's Abstract, pp. 18-19, Lease/Release, 21/22 June 1821, to William Charlton; BRO, Acc 226, Box 14/2, Conveyance to Smith and his covenant of 24 March 1824; for £21 annual rent charge payable out of 'The Pitts', see BRO, Corporation Deed 3012, Holloway's Abstract of Title, 1955, p. 5.
- 68 BRO, Acc 226, Box 14/2, Release, 25 March 1826; BRO, E (Weaver, 1836), 'Rating and Valuation book for Lyncombe and Widcombe' (MS 1836), and accompanying Weaver's map, Ground 471, Proprietor, Mr Purlewent (Gallows Tynning).
- 69 BRO Deed Pkt. 2988B, Indemnification and Releases of 11 & 17 April, & 28 September 1827 and 25 March 1829; *Bath Chronicle*, 17 May 1902, obituary; Bath Library, clippings file, letter of 15 December 1949, from Spa Director, in reply to enquiry re Davis family; B Cunliffe, 'Major Davis: Architect and Antiquarian', *Bath History*, I (Gloucester, 1986), pp. 27-60; H Colvin, *Dictionary of British Architects, 1600-1840* (1995 edition), Edward Davis, pupil of Sir John Soane, and designer of Bath's Royal Victoria Park layout, its Gothic farmhouse, and, in 1828, of Gothic houses in Entry Hill (one of which, on his father's land, he occupied in 1836); see also Michael Forsyth, 'Edward Davis: Nineteenth-century Bath Architect and Pupil of Sir John Soane', *Bath History*, VII (Bath, 1998), pp. 107-128; BRO, Deed Pkt. 2988A, 25-page Fuller's Abstract of Title to Barracks (1868), pp. 16-18.
- 70 Fuller's Abstract of Title, pp. 20-23, 25. In *Bath Directories* of the 1950s, the firm of S & A Fuller (descendants of the family), coach-builders etc, advertised that they had been 'established 200 years'.
- 71 *Bath Chronicle*, 7 July 1831, auction advertisement. BRO, Acc 226, Box 14/2, Hansford's Lease for a year, 1 December 1831, for details of his property: upper farmhouse (in upper barton, and probably built c1809) with barton and garden; 'Long Orchard' (part on western side of Wellsway, part of former 'Woodcroft'); three closes of arable 'West, Great West, and Little West Leighs' (all part of 'old' Upper Barracks); 'Upper Orchard'; 'the Eleven Acres' (both part of 'old' Lower Barracks). *Bath Directories*, 1820s-1833.

- 72 BRO, Deed Packet 2988B, Release to Price, 2 December 1831, for details of his property: 'the lower farmhouse' (formerly 'old' Upper Barracks Farmhouse) with yard and garden; 'The Garden' (on eastern side of Wellsway, part of former 'Long Orchard', formerly part of 'Woodcroft'); 'Broadclose' (all parts of 'old' Upper Barracks); 'Upper and Lower Quarr Grounds'; 'the Three Acres' (earlier 'Down Close' alias 'the Five Acres') – all parts of 'old' Lower Barracks. *Bath Directories*.
- 73 Lyncombe and Widcombe Rating & Valuation Book and map (1836), Grounds 563, 567, 569, 575-577 (Gorton), and 568 (Clifford), and grounds 529 and 532-537 (Hansford).
- 74 *Ibid.*, part of 534. The two houses possibly contained in the structure of c1809 (the present 172 & 172A Wellsway, converted to two cottages in the nineteenth century, have a plain two-storey Georgian façade with round-arch doorway (172A) and fanlight, as at Widcombe Crescent).
- 75 BRO, Acc 226, Box 14/2, Fire Insurance Certificate; Lyncombe & Widcombe Census (Census), HO 107/931/14, fo 43 (1841), HO 107/1942, fo 27 (1851), and RG9/1688, fo 58 (1861); BRO, Corporation Deed 3082, Abstract of Title to Field Nos. 625 & 626.
- 76 BRO, Corporation Deed 3082. The 47 acres consisted of the three 'Leighs' and the two 'Eleven Acres'.
- 77 Census, RG11/2435/57, p. 13 (1881); BRO, Deed Packet 2988B, Release, 30 March 1841 (and reconveyance when mortgage and interest repaid, 21 August 1847); Trustees' Indenture, 24 January 1862 and Release, 1868.
- 78 Census, 1841, 1851, 1861, and RG10/35, p. 22 (1871). Until King became farmer of Lower Barrack Farm, c1861, the farmer of Glasshouse Farm (John Candy in succession to Gorton) probably continued to farm Lower Barrack Farm during the period when Higgins (c1841-51) occupied the farmhouse.
- 79 BRO, Deed Pkt. 2988B, Release, 8 February 1889, and memo on back of Conveyance of 24 January 1862.
- 80 BRO, Deed Pkt. 2988A, Supplemental Abstract of Title of L L Stoate to (the 'new') Lower Barrack Farm, and *Bath Chronicle*, 15 June 1957, announcement of death of William Osborne.
- 81 BRO, Bath Council, A.R.P. Committee, Correspondence File, Wm. Osborne's letter to Town Clerk, 29 July 1942.
- 82 BRO, Deed Pkt. 2988B, Indenture, September 1957; Corporation Deed 2909, Abstract of Title; *Council Minutes*, Corporate Property Committee, 28 July 1959.
- 83 *Council Minutes*, 1968, p. 131 and pp. 207-8; BRO, Council File, Surv. 1383, memo, 18 September 1967, and note in Council File, CPC 433.
- 84 BRO, Council File, CPC 433, letter to Mrs Rich, 25 April 1969; *Bath & Wilts Chronicle*, 11 November 1970.
- 85 BRO, Council File, Pks. 133, detailed report, dated March 1981, to Recreation Committee, and *Council Minutes*, 1981, pp. 151-2.
- 86 *Bath Evening Chronicle*, 28 January & 2 April 1984; BRO, *Council Minutes*, 1984, p. 404, item 7.
- 87 The Building of Bath Museum now hold all Peter Coard's drawings of Bath buildings threatened with destruction during the 1960s and 70s, many published in Peter Coard, *Vanishing Bath*, Parts 1, 2 & 3 (Bath, 1970, 1971, 1972). Among his unpublished drawings are several showing various aspects



of the then Lower Barrack Farmhouse, one of which has been reproduced here (fig.4), by kind permission of the Museum. *The Bath Turnpike Act of 1707* (6 Anne c.42) referred to improvements to be made to (*inter alia*) Entry Hill, but whether the road was bridged over the Lyn Brook at this time, or as a result of *The Bath Turnpike Act of 1721* (7 Geo. I c.19), which authorised the building of arches on lands contiguous to such improved turnpike roads, is uncertain. The way to Barracks from Entry Hill was via the present Lynbrook Lane (figs.2 & 3), and thence under the bridge and beside the brook to the farmhouses, but the former way through the bridge arch is now blocked.

- 88 Information from various sources, including BRO indexes, and notes kindly provided by Connie Smith, from a box of documents labelled 'Bath District Health Authority, St Martin's Hospital', formerly loaned to BRO for research purposes by the Health Authority, but no longer available. According to the Lyncombe & Widcombe Rating & Valuation Book (1836), and accompanying map, the three parcels (two arable and one pasture) of the former 'Seven Acres', Nos. 522, 523 & 524 (9a. 2r. 38p. altogether), were all possessed and occupied by George Gorton, at that time. The owners and occupiers of the two Lower Barrack Farm grounds lying east of Entry Hill: 'The Cloud' (No. 433) and 'Entry Hill Ground' (No. 426) are also indicated. One acre of 'The Cloud' lying next to Entry Hill Bridge (fig.2) continued to belong to Magdalen Hospital (see BMCA, Magdalen Hospital Deeds, MH/7/15, Lease, 30 October 1845, with plan); BRO, Corporation Deeds 3011 & 3012, Conveyances, 1 August 1951, and 31 March 1967.

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