

**BARN ELMS AND THE KIT
CAT CLUB NOW
THE RANELAGH CLUB:
AN HISTORICAL SKETCH**

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Barn Elms and the Kit Cat Club Now the Ranelagh Club: An Historical Sketch by C. J. Barrett

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C. J. BARRETT

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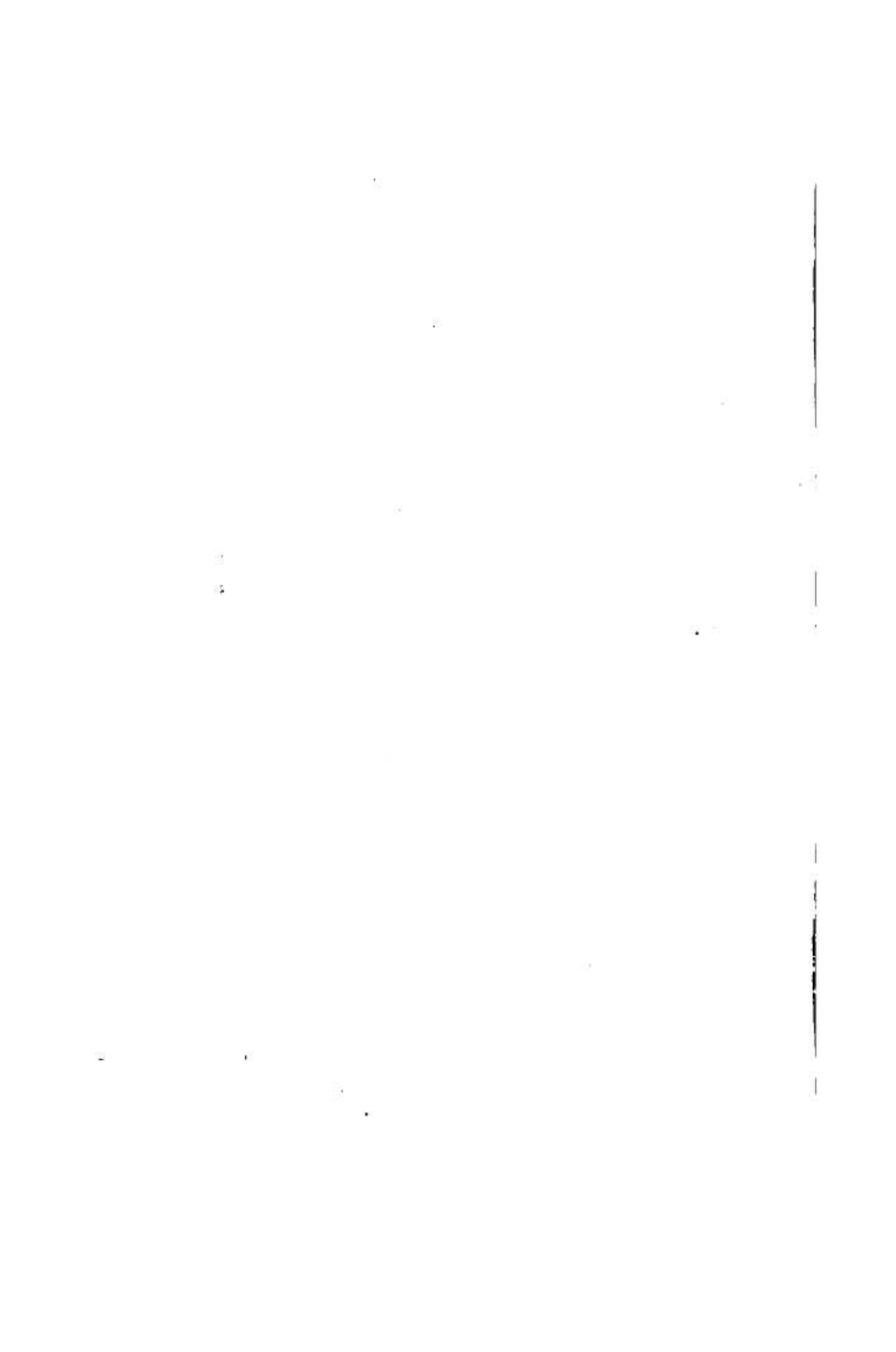
The Lease of Barn Elms having been secured by MR. REGINALD HERBERT, the Founder of the Ranelagh Club, for occupation at the close of the lease of the present house and grounds at Fulham, in September next, it has been thought by the Author that a short account of the historical and other associations connected with Barn Elms and the Kit Kat Club might not be without interest to the Members.

It is with this view that the following pages have been compiled, and if the Author has succeeded in collecting and preserving even a few of the interesting records which cluster thickly around the New, or, more correctly speaking, the Old Club House, his labour will not have been in vain.

RANELAGH CLUB,

FULHAM, 1884.

Done



Barn Elms.

WE find that the Manor of Barn Elms was given by Athelstane^s (925-940) to the Canons of St. Paul, and has been held by them ever since, with the exception of its temporary alienation in the time of Cromwell. The name, according to Lysons, is the Saxon *berne*, a barn and it has been suggested the Canons may have had a *spicarium* or great barn here; but others think that Barn was the patronymic of a family or tribe, as in Barnsbury, etc., and no doubt the parish of Barnes and the Common take their name from the same origin.

In the time of King Edward (1042-1066) it was assessed at eight hides (£6), and in the Conqueror's time at £7, which was included in the rate with the Archbishop's Manor of Mortlake, as it is at present.

² The accompanying view of "Barn Elms" has been kindly sketched for the Author by Mr. Edward Kennard, of the Ranelagh Club.

³ Dugdale's "History of St. Paul's Cathedral," p. 5.

³ This taxation was made at the time that Pope Nicholas IV. granted a tenth of all ecclesiastical revenues to the King to defray the expenses of the Holy War. A record of this taxation is preserved in the Exchequer; another copy is in the Bodleian Library, and is often referred to by the title of the Bodleian Valor. The valuation of ecclesiastical revenues was the same in most instances in 1406, when the clergy of the province of Canterbury granted a tenth to the King. (*Vide* Regist. Winton at the beginning of Beaufort's Register.) The valuation in the King's books was made in 1534.

In the year 1283 there was a royal mandate that this Manor should not be leased to any but members of the Church of St. Paul's. About the year 1256 it was leased to Robert de Barton, precentor, for life, subject to the annual payment of three rents in bread and beer, the customary dues to the bakehouse and beerhouse, and forty shillings per annum to the Chapter; several other leases to members of the Church are preserved among the records.

In the taxation of Pope Nicholas about 1291, the property is valued as the property of the Canons at £12.^s In the reign of Edward II. the Canons obtained from the King a charter of free warren, and an exception of the burthensome charge of purveyance.

From the Patent Rolls of the tenth year of Henry IV. (1409), it appears that the Archbishop of Canterbury was entitled to a sparrow-hawk (*esperverium*) or 2s. in money annually, and also £2 every twentieth year, for ever, from the Lords of the Manor of Barnes, belonging to the Canons of St. Paul's, that they might be excused from serving from the office of reeve in his Manor of Wimbledon.

¹ Lamb, Reg. Bouchier, f. 124b.

² Wyatt's term commenced 1st March, 19th Henry VII. (1504); it was for ninety-six years. Chapter Book St. Paul's (Shirburne, Dean).

³ An authentic portrait of Sir Francis Walsingham, sold by the present occupier, H. D. Pochin, Esq., on his leaving Barn Elms, has been secured for the Club.

This, like most estates belonging to ecclesiastical bodies, has been generally let on lease for long terms.

In the fifteenth century the Manor was again leased to laymen, for, in 1467 (temp. Edward IV.) Sir John Saye and others were lessees of this Manor, which they held with the advowson, and presented to the living in that year, and again in 1471 and 1477. Both the Manor and advowson had been transferred, in or before 1480, to Thomas Thwayte,⁷ Chancellor of the Exchequer, and of the Duchy of Lancaster. In 1504 (19th year of Henry VII.) a lease was granted to Henry Wiatt, Esq.,⁸ who appears to have been afterwards knighted, for, in 1513 and 1524 (temp. Henry VIII.), Sir Henry Wiatt, Knight, presented to the living as patron and grantee of the Dean and Chapter of St. Paul's. The Wiatts had a long lease, which, by assignment, passed through several hands. Sir Andrew Judd was in possession in 1555; James Altham in 1577; Thomas Smythe in 1573, and, in 1579, Richard Martin, Alderman of London. In 1579 he sold his interest to Queen Elizabeth, who bought it for Sir Francis Walsingham.⁹