



Research Team

John Drayton Survey of 1824

December 2022

In his curator's annual report of 1985, John Fowles describes this important acquisition:

"By far the most valuable gift in historical terms came this year from Mr H. J. Sowerby, of Roper and Roper's, Broad Street. It consists of a bound volume of sixteen 9" x 16" maps drawn on linen in 1824 by John Drayton, a prominent Regency and early Victorian merchant of Lyme. The maps are of all the ancient Borough freehold property in the town, and are accompanied by very detailed and complex valuations. They are also far more accurate than any other survived plans of the period, and I make no excuse for devoting most of my space here to discussing them. We shall never be able to walk round the Lyme of 1824; but the large scale, accuracy and detail of Mr Sowerby's gift offer the nearest approach to that impossible experience.

In 1824 most of the Borough property here was leased by a method already old-fashioned: that of copyhold or lifehold, whereby a property was held for the duration of three lives (which could be re-newed) against often absurdly uneconomic annual rents. The free-holder (or Borough) had to depend on the fines (lump sums) and other old manorial taxes that could be charged the life-holders when they entered possession. True values fluctuated hugely according to the age and circumstances of the lifeholders. The ancient Borough was hopelessly inefficient, in other words; an accountant's nightmare.

Why did Drayton carry out what I propose to call his Survey? It seems clear it was to try to establish a freehold value for the whole, quite simply because that was also a mortgage value- in plain English, his job was to estimate what the Borough could borrow on the town. We know that it desperately needed to do this at the time, because of the damage caused by the Great Storm in November 1824. The Borough had to raise £3,000 towards repairs....."

Refer to 'Annual Report 1985, Lyme Regis Museum', in this website's archive, for John Fowles' full description of the survey.

In 2011 the Research Team photographed the survey to produce the following digital document which allows for regular access to the maps and schedules without having to disturb the original bound volume.

THE DRAYTON SURVEY, 1824.

A historically very valuable gift to the Museum in 1985, by Mr H. J. Sowerby, consists of sixteen maps of Borough property in Lyme drawn by a well-known Regency and early Victorian merchant here, John Drayton. The maps and accompanying schedules were made in 1824/25, to establish what kind of mortgage the Borough Council could raise on the town. It had to find £3,000 to pay for all the damage of the Great Storm of that year.

This map is particularly interesting because it reveals the existence of a 'fossil shop' in a house formerly on the site of the Museum (no. 18). The only previous description of Mary Anning's hitherto unknown birth-place was that it was 'near the prison' (the cockmoil, in old south-western dialect). It now seems very probable that her early life was spent very close to where you stand. The one doubt is that the Annings did not own the Borough lease themselves. But the sub-letting of such lifehold leases was a very common occurrence throughout the Drayton Survey, and was almost certainly the case here.

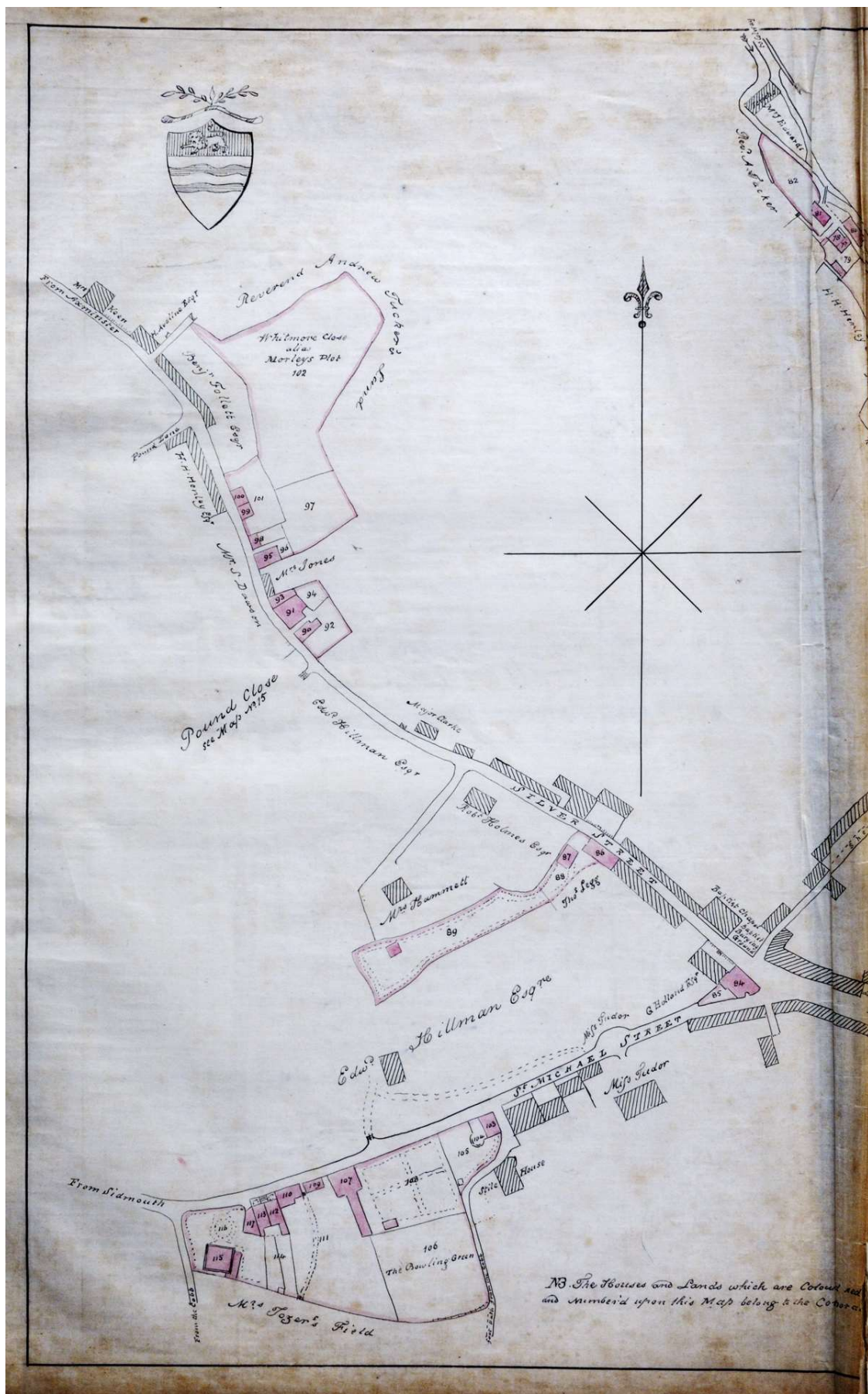
LYME REGIS MUSEUM 85/241

Given by Mr H.J.Sowerby of Messrs
Roper and Roper, Broad Street,
June, 1985

Liz-Anne

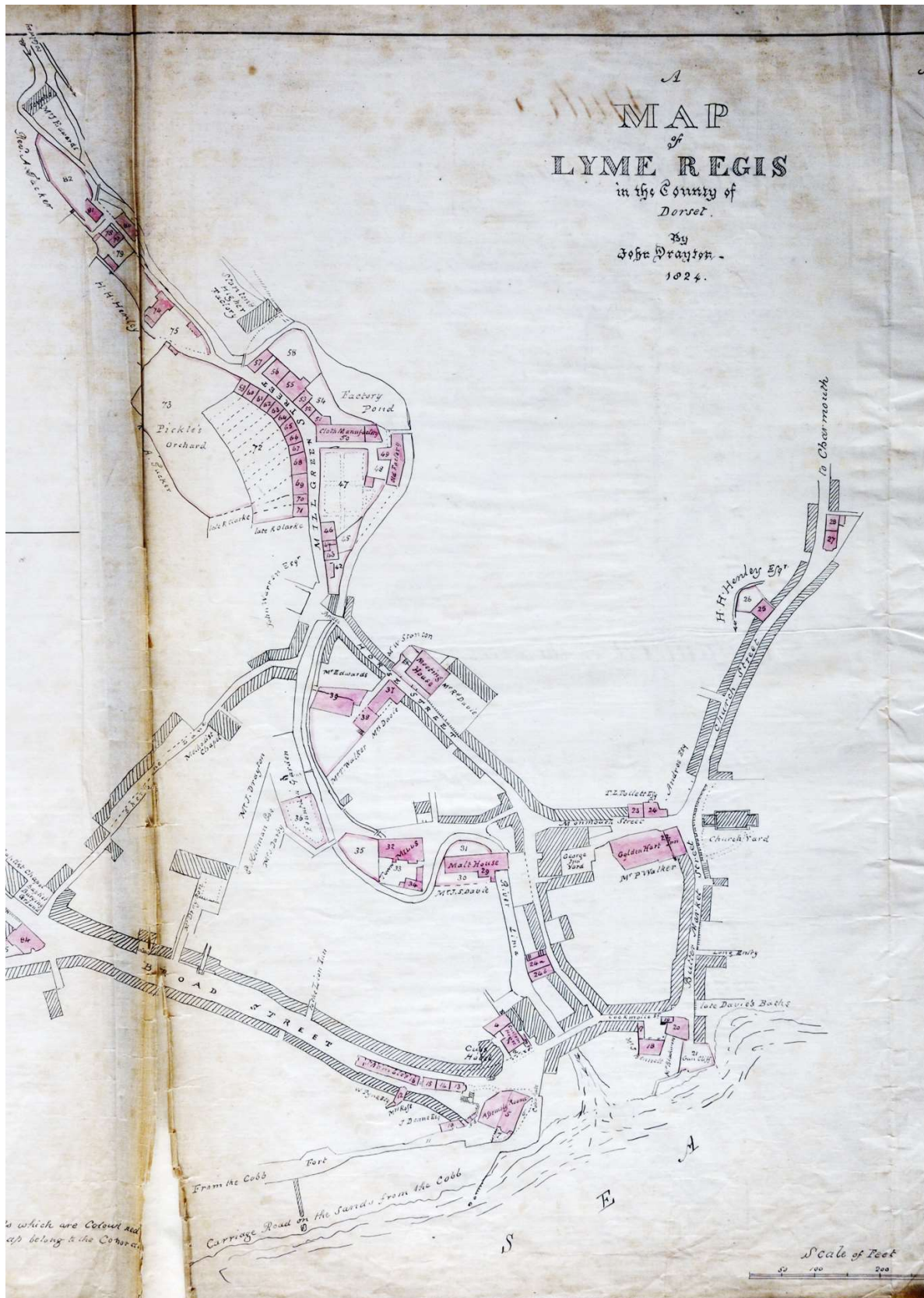
This is one of the most precious things
in the Museum - please take care of
it!

JF



A
MAP
of
LYME REGIS
in the County of
Dorset.

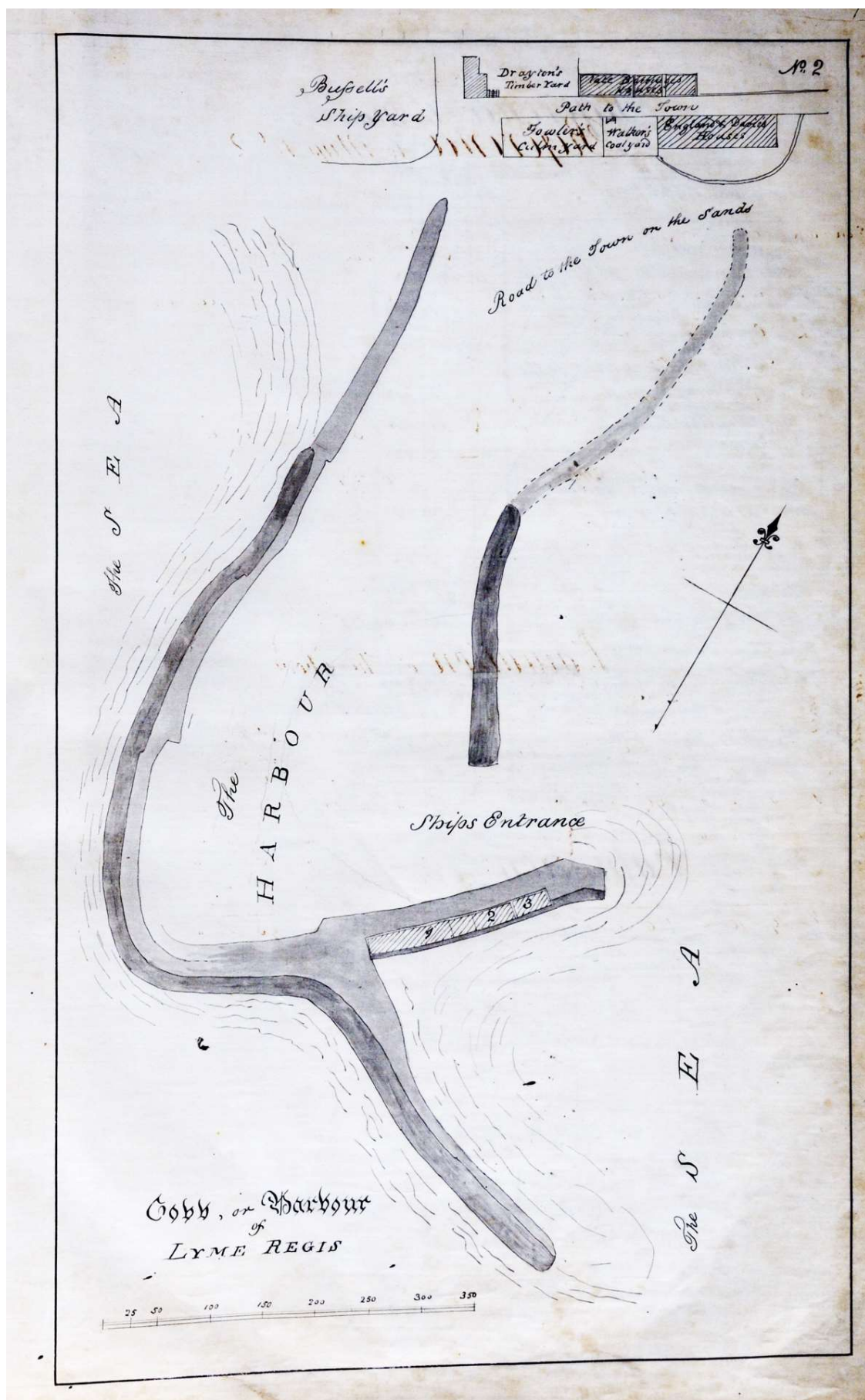
By
John Prayson -
1824.



which are Coloured and
up belong to the Corporation

Index

- | | |
|----|---|
| No | |
| 1 | a General Map of the Town of Lyma Regis V ^c |
| 2 | a map of the Cobb |
| 3 | " " " Custom House, Assembly Rooms, Chambers and Houses in Middle Row. |
| 4 | " " " Town Hall, Gun Cliff, Golden Hart Inn &c. |
| 5 | " " " Houses in Church Street |
| 6 | " " " Lynch, Town Mills, Lower Meeting House, Maltheuses &c. |
| 7 | " " " Mill Green, Houses, Gardens and Orchard. |
| 8 | " " " Upper Mill Green, |
| 9 | " " " House at the upper end of Broad Street, the Baptist Chapel and Cook's and Turner's Gardens &c in Silver Street. |
| 10 | " " " Sundry Houses and Lands the upper end of Silver Street. |
| 11 | " " " Houses & Lands in ^{Pound} Silver Street called the Island. |
| 12 | " " " Cottage and Gardens in Clapentail and Colway Lanes. |
| 13 | " " " Square Mead & a Field & upper corner of West Close. |
| 14 | " " " Cottage and Garden by the Pound. |
| 15 | " " " Pound Close and Field opposite Mr ^s Tozer's House. |
| 16 | " " " Town Mead. |

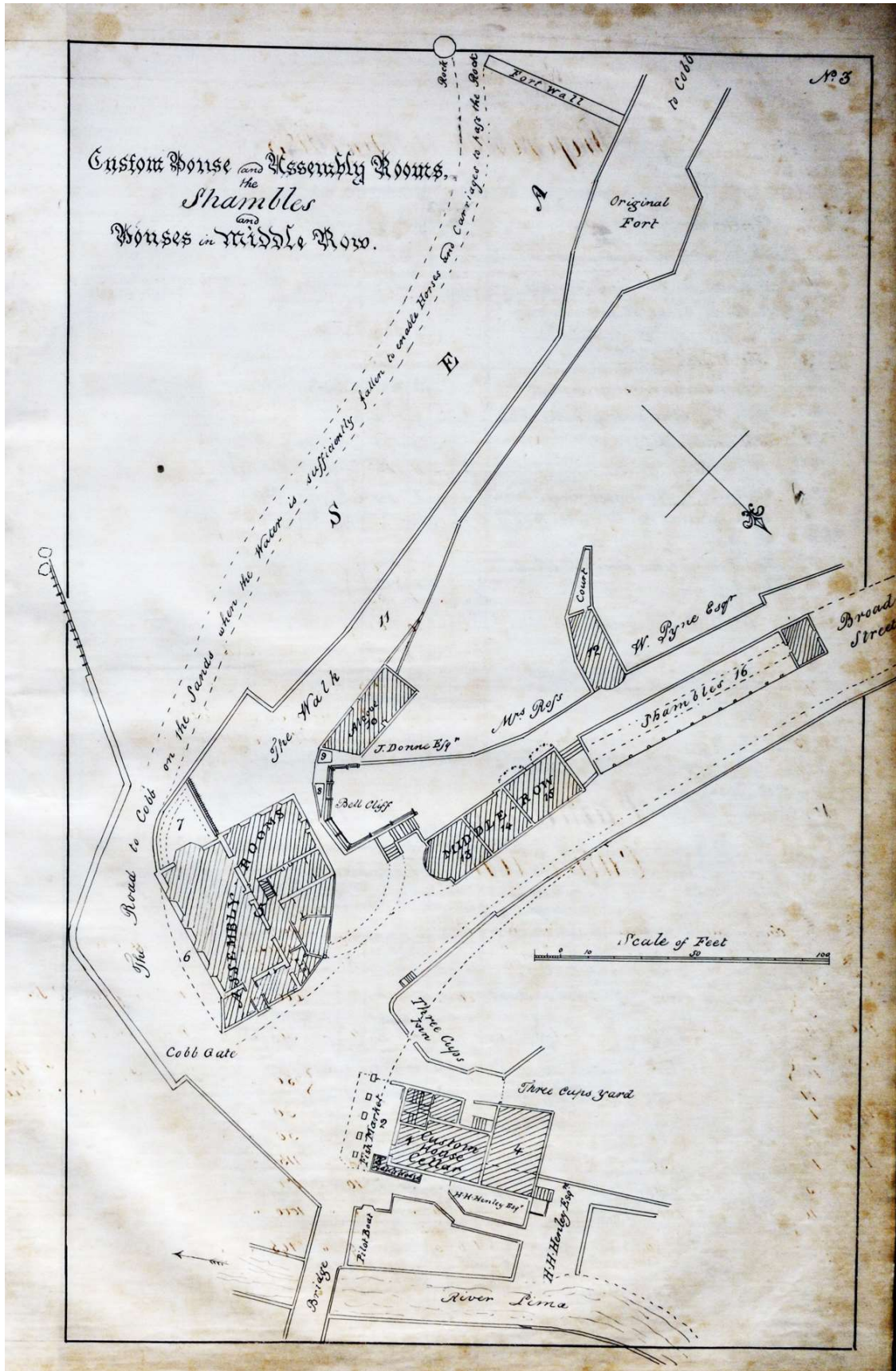


Reference to Map N^o 2

N ^o on map	Description of Premises	Statute measurements				Held By.
		A	R	P	Sq. Feet	
1	a Store House on the Wall —	"	"	6	102	late Robert Clarke
2	Custom House Office, Watch House and Cellar —	"	"	2	112	do
3	a Dwelling House, work shop and Cellar — washed down	"	"	2	34	W ^m Kerridge
	Total —	"	"	10	248	

Valuation of the above.

N ^o	Shop	Clear annual value			Value in £ s d			Loss on the same ages	Hearth tax	Storists	Value of reversion in £ s d			Remarks
		£	s	d	£	s	d				£	s	d	
133	1	5	"	"	100	"	"	59 62	10	"	10	"	35	1 life wanting
131	2	2	10	"	50	"	"	31	5	"	5	"	15	2 lives do.
132	3	2	"	"	40	"	"	59	5	"	5	"	5	2 do do.
									2	"			40	in hand
		£	9	10	190	"	"		£	3	"	1	95	



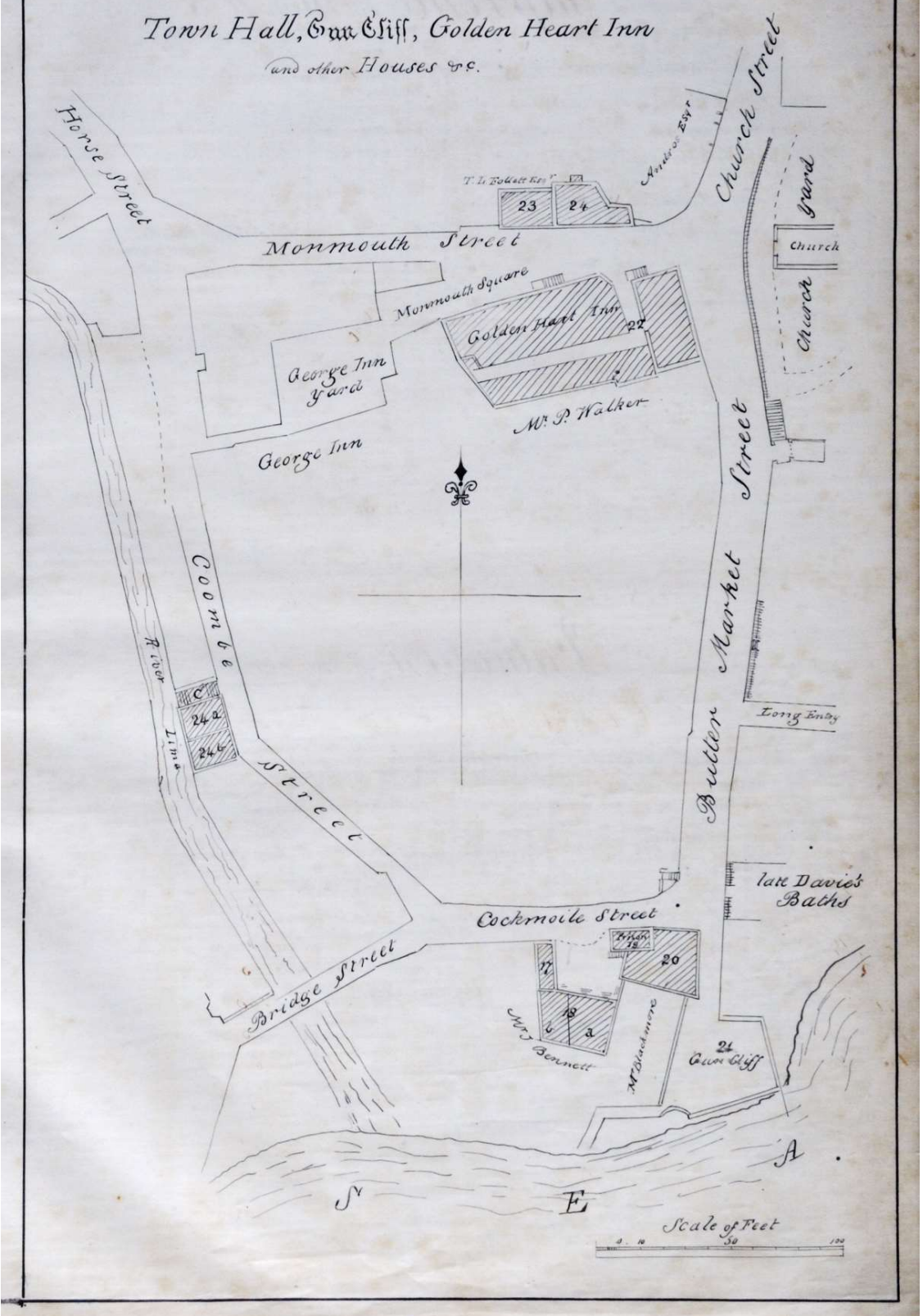
Reference to Map N° 3.

N° on map	Description of Premises	Statute acres				Held by
		A	R	P	Sq. R.	
1	The Custom House	"	"	3	108	Held Comm ^{rs} of HM Customs
"	Cellar underneath d ^o 32 by 19 feet	"	"	"	"	
2	Fish Market	"	"	1	255	
3	The Watch House	"	"	"	75	Tho ^t Manning
4	A Dwelling House & Court at the back of the Custom House	"	"	2	226	
5	The Assembly Rooms	"	"	12	176	
7	D ^o Garden	"	"	1	128	
6	Cellar underneath the Ball room 51 1/2 feet by 15 feet	"	"	"	"	The Proprietors of the Rooms
8	Coal rooms	"	"	"	50	
9		"	"	1	253	
10	The Alcove	"	"	20	66	Robert Stark Sold Nov ^r 21. 1835 to M ^r Whitechurch for £60.
11	The Walk & Port	"	"	1	203	
12	Dwelling House Shop & Court	"	"	1	128	Daniel Goddard 2 ^d for £104.
13	Dwelling House & Shop	"	"	1	88	Richard Hichings
14	Dwelling House & Shop	"	"	1	228	William Herdige 3 ^d D ^o Tho ^s Walker for £90
15	Dwelling House & Shop	"	"	6	"	
16	The Shambles	"	"	1	17	
Total		"	"	1	17	

Valuation of the above.

N°	dwelling	Char annual value	value in fee	Lives on the same ages	yearly interest rent	Heriots	value of reversion in fee	Remarks
100	4 ^o 1/2	50	600		60		600	21 years from 28 Sept. 1808.
153	4	10	150	31 32	10	10	30	1 life wanting
142	5 ^o 1/2	50	1000		5		250	90 years from 2 Oct 1775
127	11				1			100 a ^r from 30 Sep. 1771
134	12	8	150	32 35 50	5	5	30	1 life wanting
162	13	13	260	32 32	14	14	50	1 life wanting
	14	12	250	31 58	4 10	4 10	115	1 life wanting
	15	13	260	58 60	3	10	120	1 d ^o 2 ^d
	16	50	1000		52 10		1000	Held by the Mayor & Burgesses
Σ 206			3670		Σ 126 10	6 9	2195	

Town Hall, Gun Cliff, Golden Heart Inn
and other Houses &c.



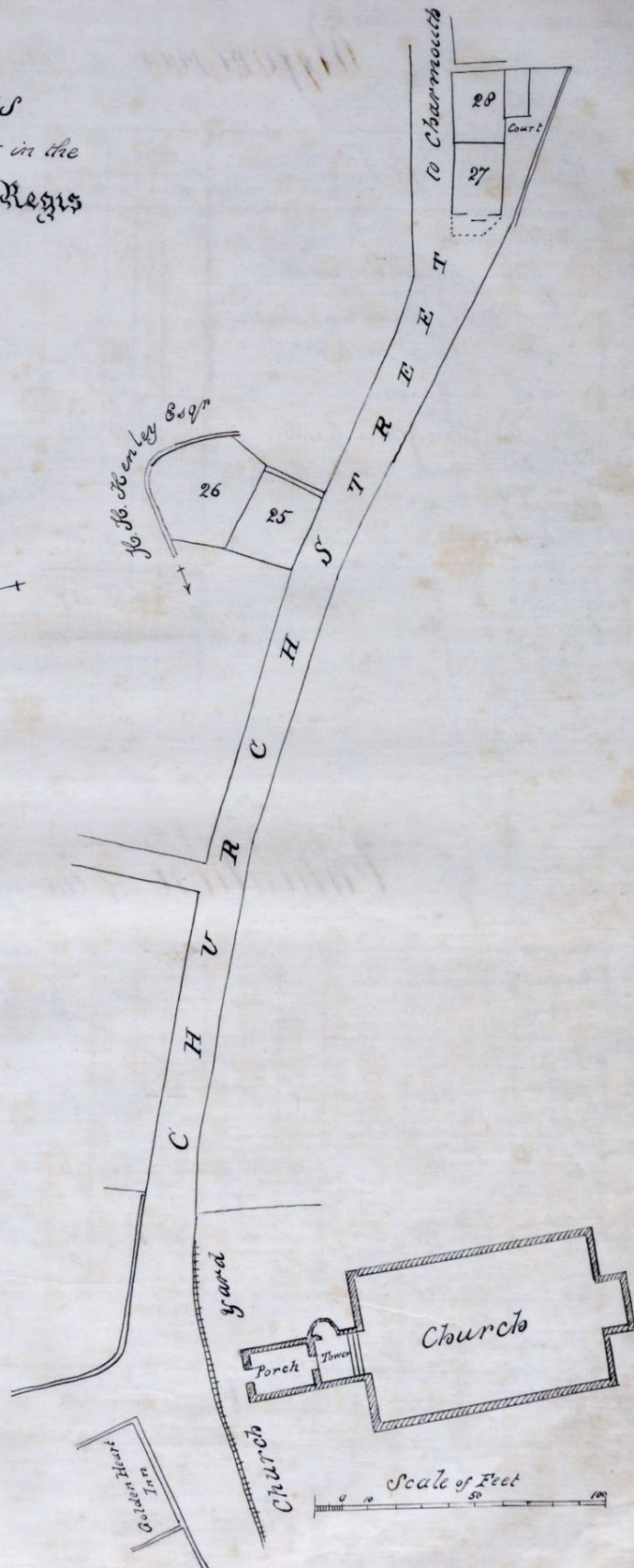
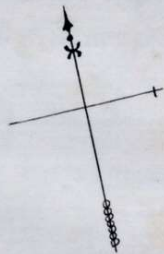
Reference to Map N^o 4

On map	Description of Premises	Statute assessment					Held by
		a	2	p	By	the	
17	A House in Cockmoile Square	-	-	-	179		Henry Hawkins Sold 21 Nov ^r 1838 to Mr. Whitechurch. for £95.
18	A House, Fossil Shop & another Inherent in 7 ^e	-	-	2	224		John Hatching's 2 ^d - 2 ^d to Henry Jeffard for £90
19	The Prison	-	-	-	200		
20	Rooms under the Guildhall	-	-	3			James Blackmore
21	Gun Cliff and passage to the same	-	-	7	184		
22	The Golden Hart	-	-	17	176		Richard Sellers 2 ^d - 2 ^d to Mr. Whitechurch for £205.
23	A Dwelling House	-	-	1	180		James Edwards 2 ^d - 2 ^d to James Edwards for £35
24	A House & Innmans Shop	-	-	2	-		Thomas Beere
c	A House built over the steps leading to the river	-	-	-	-		Geo: Bagster
24 a	A House adjoining, and over the steps leading to the river in Combe Street	-	-	1	212		} Bagster not belonging Edwards
24 b	A House adjoining do	-	-	1	32		
Total		-	-	39	50		

Valuation of the above.

Map	Plot	Clear annual value	Value in fee	Sizes in the same ages	Yearly rent and	Heriots	Value of the reversion in fee	Remarks
138	17	3	50	46 72	5	5	20	1 life wanting
199	18	15	250	39 46 47	1	1	75	
129	19	-	5	-	-	-	5	
130	20	8	130	19 48 61	4	4	95	
97	22	30	600	46 47 80	1 1 4	1 1 4	140	
113	24	2	150	34 40 41	1	1	35	
135	23	10	170	51 61	1 1	1 1	66	1 life wanting
	c	2	30	-	2 6	2 6	5	
£		76	1385		£ 8 9 10	7 11 4	441	

Premises
in Church Street in the
Borough of Lyme Regis



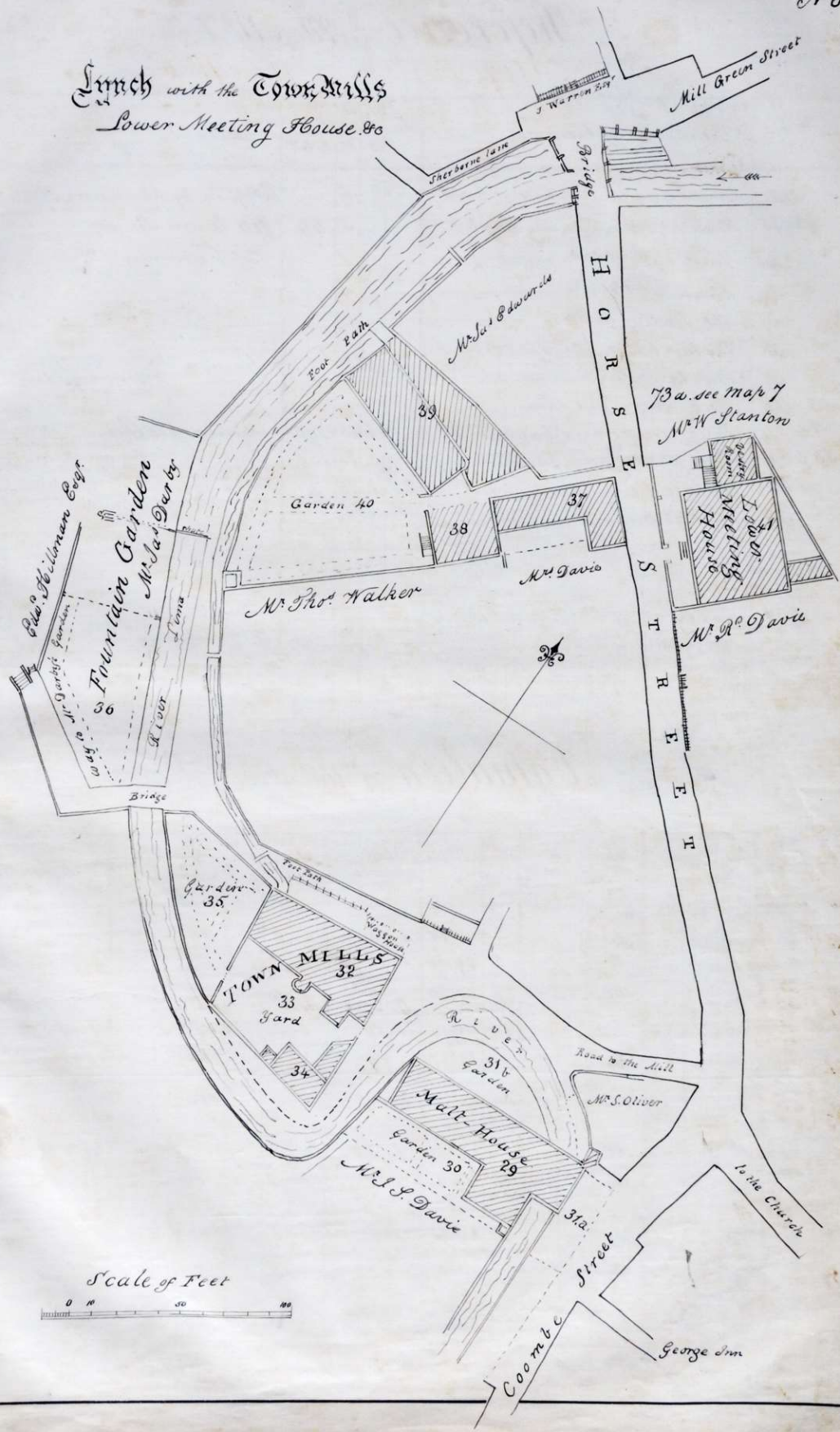
Reference to Map N^o 5

N ^o on Map	Description of Premises	Statute measurement a p sq feet				Held by
		a	p	sq	feet	
25 & 26	A House and garden	"	"	9	90	Samuel Norman Sold 21 Nov. 1838 to John Lock for £45
27 & 28	Two Houses or Tenements, Cart work shop &c	"	"	7	"	late Caleb Clarke 2 ^d son 2 ^d son to Mr. Whitechurch for £78
Total		"	"	16	90	

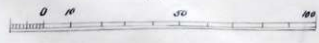
Valuation of the above.

N ^o	Map	Clear annual value	value in £s.	Lives on the same ages.	Yearly rent and	Heriots	value of reversion in £s.	Remarks
94	{ 25 26	7	"	"	29 31 80	" 7 1	" 7 1	30 " "
137	{ 27 28	10	"	"	25 28 53	2 " "	2 " "	60 " "
£		17	"	"	320	"	"	
£		2	7	1	2	7	1	90 " "

Lynch with the Town Mills Lower Meeting House &c



Scale of Feet

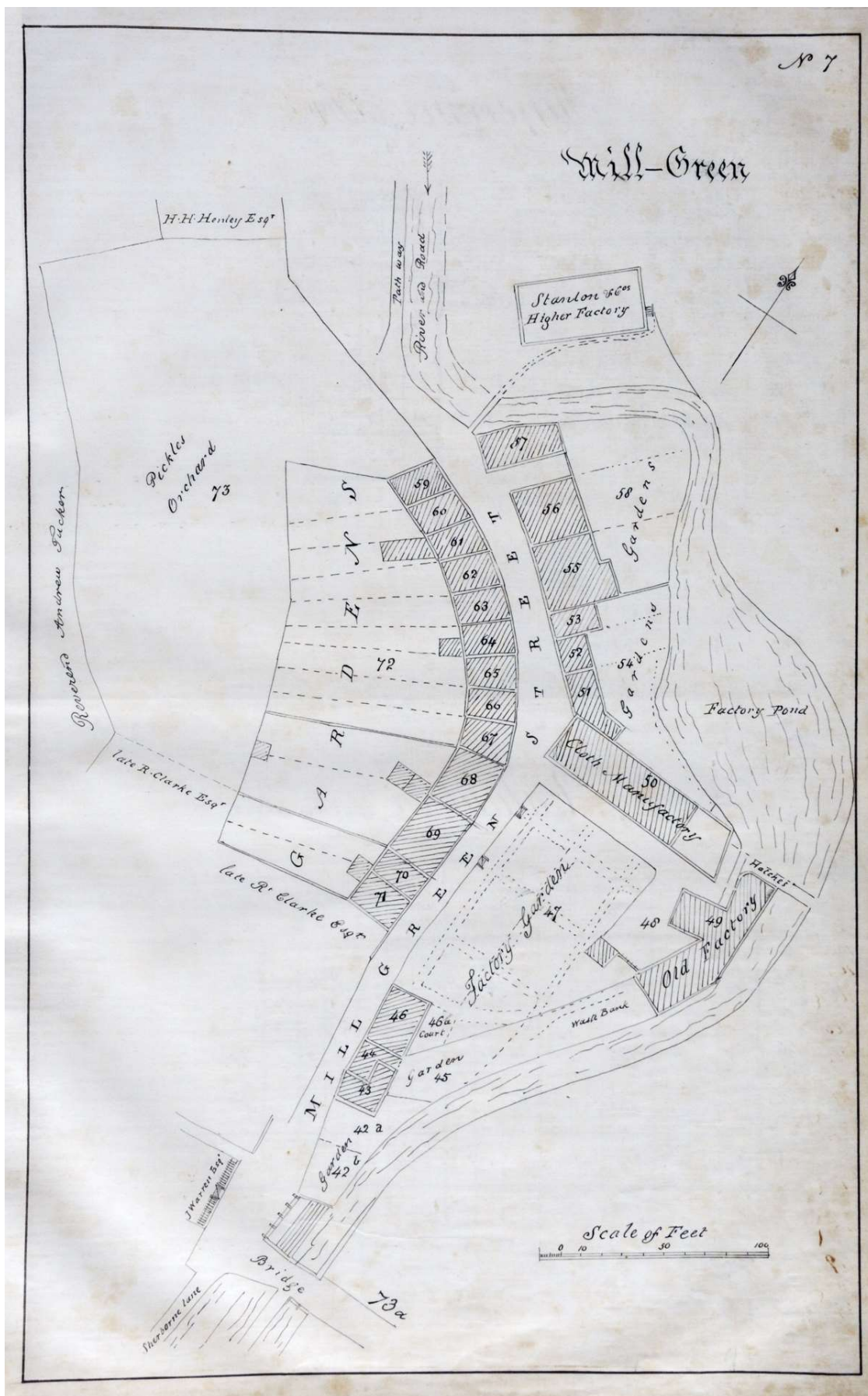


Reference to Map N^o 6

N ^o on Map	Description of Premises	Statute measurement a r p sq Feet				Held by
		a	r	p	sq Feet	
29 30 & 31	Malt House ditto gardens & waste	"	20	18	66	John Symes Davie Sold 21 Nov ^r 1838 to W ^m Saville for £200
32	Town Mill, House and Outls					
33 } 34 }	ditto - Yard Wall &c	"	26	—	—	Richard Sellers. 2 ^d - 2 ^d to M ^r Bangsfield for £305
35	ditto - Garden					
36 37, 38, 39, 40	Part of the Fountain Garden Quelling House, Malt & Brew Houses Garden &c	"	11	21	3	James Darby 2 ^d - 2 ^d to M ^r Whitechurch for £16.
41	The Lower Mating House &c	"	1	—	—	John Symes Davie 2 ^d - 2 ^d to Gentry & Co for £33
	Total	"	2	33	217	The Trustees of the Rectory

Valuation of the above

Map	Plot	Char annual value	value in fee	Lives on the same ages	yearly assessed Rent	Heriots	value of the version in fee	Remarks.
115	29 30 31	35 " "	600 " "	46 47 "	4 4 "	4 4 "	210 " "	1 life wanting
141	32 33 34 35	40 " "	700 " "	16 17 45	4 " "	4 " "	150 " "	
151	36	1 " "	25 " "	" " "	1 " "	—	4 " "	99 years from 28 Aug. 1760
154	37 38 40	60 " "	1000 " "	" " "	1 " "	—	30 " "	500 years from 2 Oct ^r 1775
147	41	15 " "	300 " "	—	10 " "	—	20 " "	
£		151 " "	2625 " "	£		9 15 " 8 4 "	434 " "	



Reference to Map N^o 7.

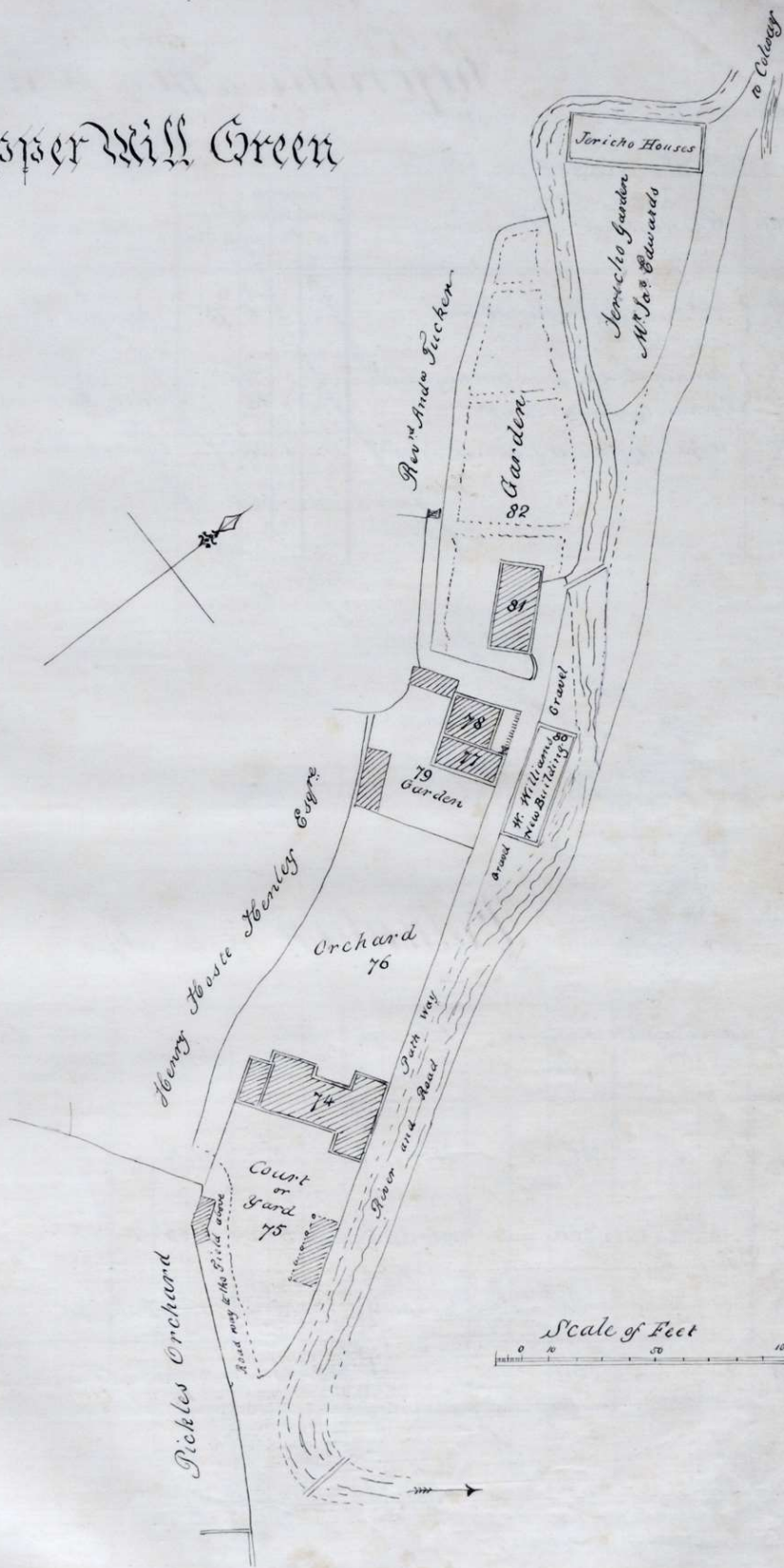
No on Map	Description of Premises	Valued according to a. r. p. 19, 1838	Held by
42	Garden opposite Mr Warrens house	6	occupied by John Warren Esq. 21 Nov. 1838 to Sir A. Baily for £50
43 & 45	House & Garden adjoining the above	5 44	late Simon Lee Esq
44	House next to do	1	Betty Norman of No 45. 2 nd to John Mackie for £47
46	House Stable &c	4	
47	The Factory Garden		
48	Passage between the Garden & Factory		
49	The old factory	1 20	Shanton & Co. sold 21 Nov. 1838 to Glyde & Co for £550.
50	The Factory & Dye House		
51 to 54	Three Houses and Gardens	13 190	Thomas Walker 2 nd to 29 Thomas Walker for £125
55 to 58	Three Houses and Gardens	25 150	Samuel Norman of No 55 2 nd to 29 Thomas Walker for £130
59 to 72	Thirteen Houses and Gardens	1 36 41	72 nd 58 to 72 to 29 Thomas Walker for £30 - 11 th 57 to 29 Thomas Walker for £35 71 st 56, 60, 64, 65, 66, 67, 68, 69, 70, to Glyde & Co for £75-10-2 73-178- 186-190-2100-220-275-282, respectively.
73	Pickles Orchard	2 23	late Robert Clarke 70 th 71 to 29 Thomas Walker for £29 72 nd 73 to 29 Thomas Walker for £53.
	Total	1 3 14 153	
73 ^a	House, west of &c adjoining the Lower muckling House	7 th	Wm Stanton

Valuation of the above

Barthill	Map	Clear yearly value	value in fee	Lives on the same ages	Yearly reserved amt	Heriots	Value of reversion in fee	Remarks.
N ^o 106	42	10	10	68	5	6 8	10	
104	42	1	20	49 30	1 6	1 6	20	1 life wanting
103	{ 43 45 }	6	100	26 27 50	15	15	25	
105	44	4	60	64 66	1 10	1 10	42	1 life wanting
106	46	6	100	30 35 51	9	9	25	
91	{ 47 48 50 }	60	1000	30 35 51	1	1	180	
148	49	10	180		1 1		30	99 years from 12 Feb ^y 1771
107	{ 51 52 54 }	20	300	26 49 49	2 2	2 2	90	
92	{ 56 58 58 }	18	300	47 49 80	8	8	80	
119	57	5	80	17 18 80	5	5	12	
109	{ 59 60 73 }	96	1600	47 49	13 4	13 4	500	1 life wanting
£ 226		10	3750		£ 8 9 10	7 2 4	994	

Wisper Will Green

N^o 8



No on map	Description of Premises	Statute 丈量 a x p	sq. feet	Held by
74	House and Stable	}	1	late Robert Clarke Sold 21 Nov ^r 1838 to Jas ^d Edwards jun ^r for £35
75	Farm Yard & Waggon House			
76	Orchard			
77 to 79	Two houses and gardens	}	11	nos 77 to 79 - 2 ^d - 2 ^d to John Williams for £50
80	Site of a new building			William Williams
81 & 82	House & Garden		31	James Edwards 2 ^d - 2 ^d John Hooker for £40.
	Total -		22	

Valuation of the above

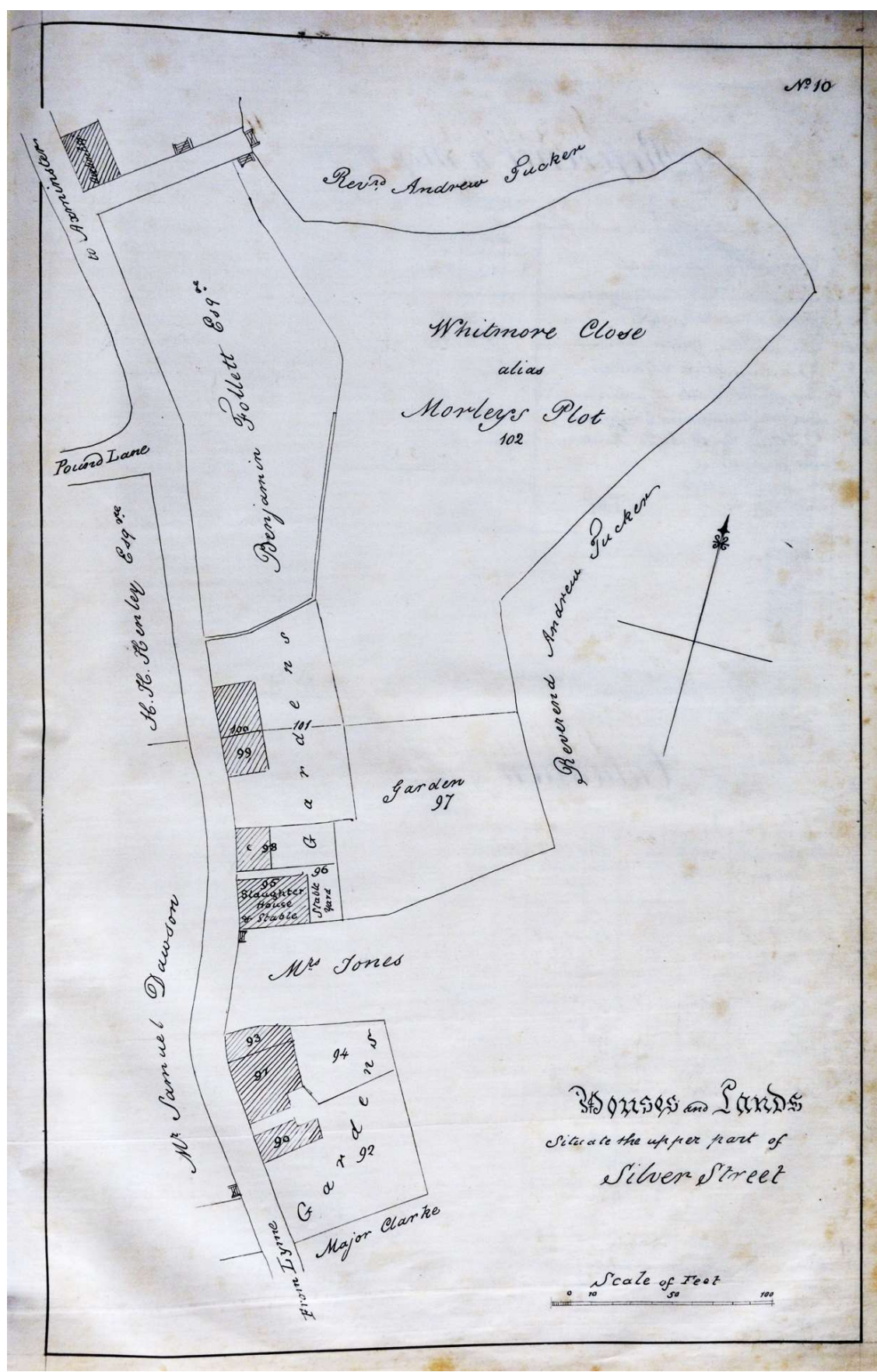
Head Note.	Group	Char annual value	value in £s.	Lives on the same ages	Yearly ascribed amt	Hearts	value of reversion in £s.	Remarks.
n ^o	n ^o							
109	{ 74 75 76 }	10 " "	200 " "	25 48 48	" 4 "	" 4 "	35 " "	
110	{ 77 78 79 }	7 " "	105 " "	36 66 "	" 5 "	" 5 "	35 " "	1 life wanting
111	{ 81 82 }	7 " "	110 " "	20 " "	" 10 "	" 10 "	40 " "	2 lives wanting
	£	24 " "	415 " "	£	" 19 "	" 19 "	110 " "	

Reference to Map n^o 9.

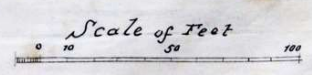
N ^o in Map	Description of Premises	Statute measurement				Held by
		a	r	p	Sq. feet	
84 } 85 }	a Dwelling House & Out	"	"	6	75	Samuel Champ Sold 21 Nov ^r 1838 to m ^r Whitechurch for £150
86 } 87 } 88 }	Sundry Houses (new building) and Garden, Carpenter's Shop &c.	"	"	14		John Hillman 2 ^d - 22 to m ^r Cox for £220
89	a Garden (late A. S. Lillingston's 19 th)	"	1	20		Edward Hillman Esq. 2 ^d - 2 ^d m ^r Hillman for £80.

Valuation of the above.

Rate	Year	Clear annual value	value in fee	Lives on the same ages	Yearly rental cost	Heriots	value of reversion in fee	Remarks.
125	84 } 85 }	20 " "	300 " "	35 47 61	" 10 " "	10 " "	70 " "	
140	86 } 87 } 88 }	30 " "	450 " "	46 54 59	" 5 " "	5 " "	120 " "	
118	89	3 " "	80 " "	46 54 59	1 15 " "	1 15 " "	30 " "	
	£	53 " "	830 " "		£ 2 10 " "	2 10 " "	240 " "	



Houses and Lands
Situate the upper part of
Silver Street



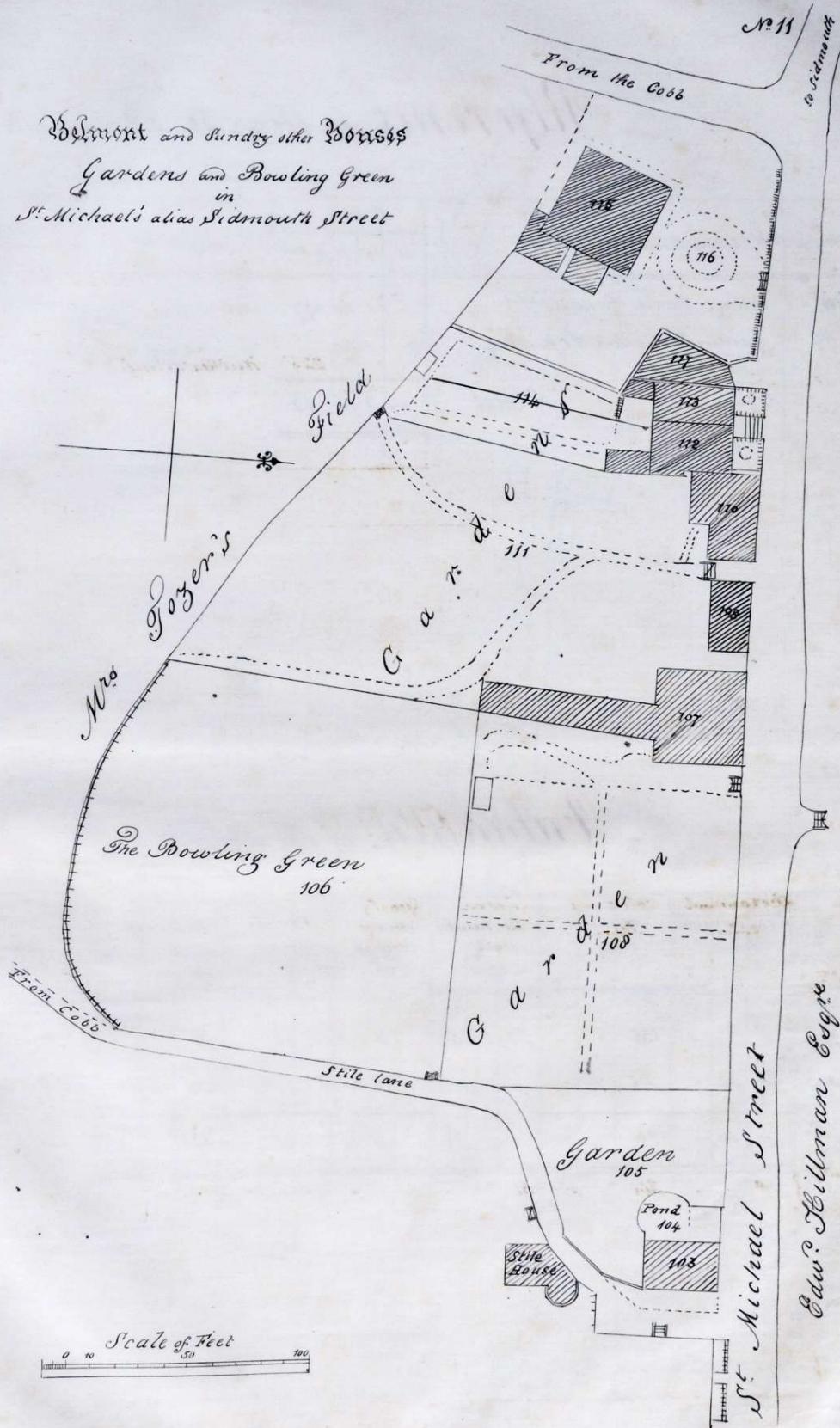
Reference to Map n^o 10

N ^o on Map	Description of Premises	Statute measurement a r p sq. feet			Held by
		a	r	p sq. feet	
90, 91, 92	Two Dwelling Houses & Gardens	"	"	20	Henry Mawood
93, 94	A House & Garden	"	"	6 160	Robt Fudge (n ^o 97, 98, 99, Robert Fiddell or Thomas Fudge - 2 nd - 2 nd for £150 Benj ⁿ Fiddell Esq. 2 nd - 2 nd 7 th as Fiddell for £120
95, 96	Slaughter House, stable & stable yard	"	"	5	
97	Orchard	"	"	28	
98	House and Garden	"	"	4	
99, 100, 101	Two Houses and Gardens	"	"	22	Thomas Fudge - 2 nd - 2 nd for £150
102	Whitmore Close alias market place	"	"	3 33	Benj ⁿ Fiddell Esq. 2 nd - 2 nd 7 th as Fiddell for £120
Total					

Valuation of the above.

Wharf	House	Clear annual value	value in Fee	Lives on the same ages	Yearly reserved Rent	Heriots	value of reversion in fee	Remarks.
119	119							
123	{ 90 94 }	18	" "	300	" "	51 78	" "	10 " " 10 " 130 " " 1 life wanting
122	{ 95 96 101 }	20	" "	350	" "	28 47 48	" "	5 " " 5 " 65 " " "
117	102	4	" "	100	" "	40 75	" "	1 " " 5 " 45 " " 1 life wanting
£ 42				" "	750	" "	£	" 16 " 1 " " 240 " "

Belmont and sundry other Houses
Gardens and Bowling Green
in
St. Michael's alias Sidmouth Street



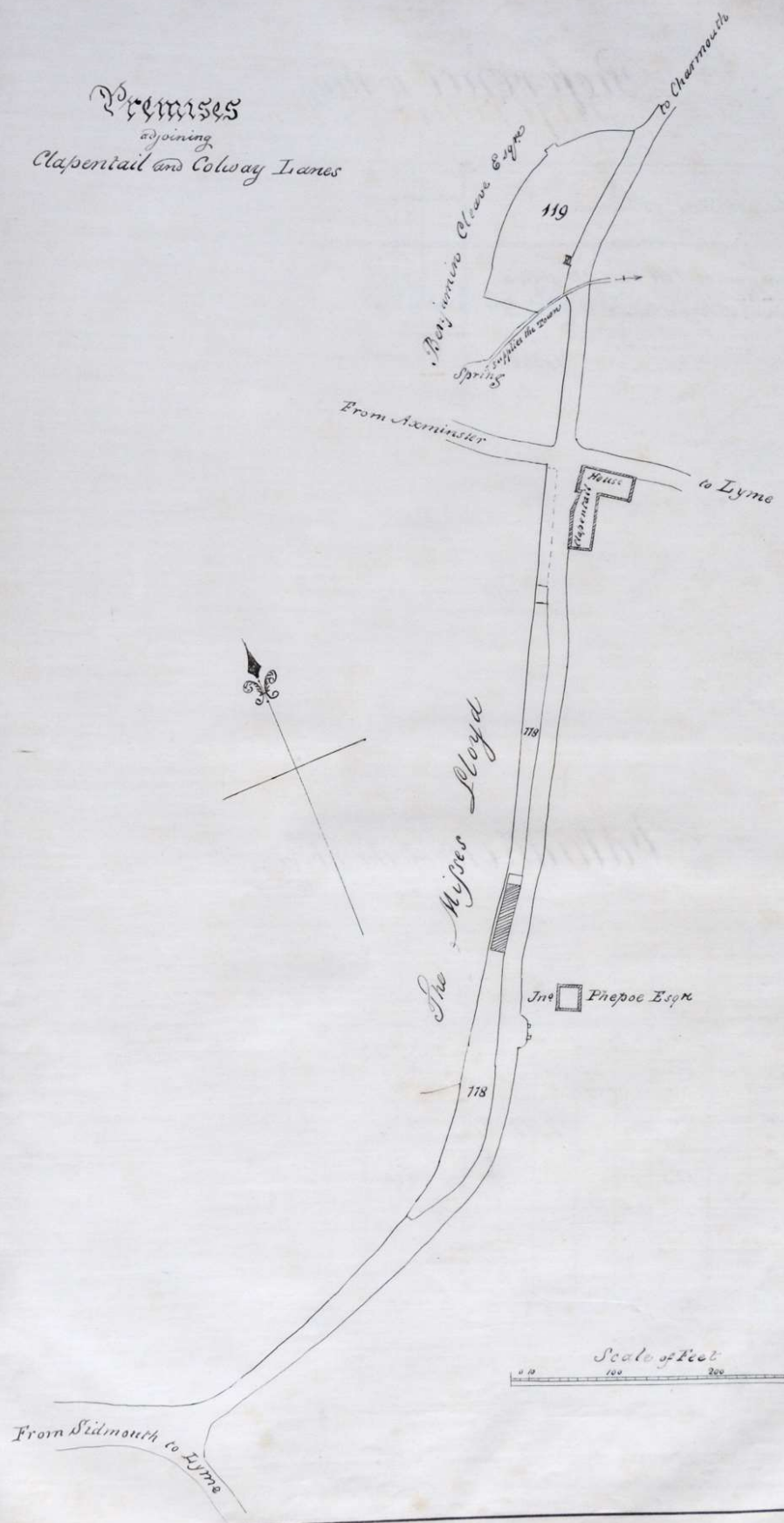
Reference to Map N^o II.

N ^o on Map	Description of Premises	Statute measurement a r p by feet				Held by.
		a	r	p	by feet	
103.104.105	House Pond & Garden	"	"	23	128	John Gov's Sold 21 Nov ^r 1838 to John Gov's for £114.
106	The Bowling Green	"	"	2 5	232	Miss Luder 2 ^d 2 ^d Mr Drayton for £50
107.108	A Dwelling House & Garden	"	"	1 26	170	late Mr Palmer 2 ^d 2 ^d Mr Whitechurch for £250.
109.110.111	Two houses, Stable & Garden	"	"	1 35	225	Walker & Oslen 2 ^d 2 ^d Henry Jefford for £250.
112.113.114	Two new houses and Gardens	"	"	2		Wm Gov's 2 ^d 2 ^d Mr Waring for £
115.116.117	Dwelling house, lawn, Shuttleby and coach house	"	"	1 1	244	Mr Footrell
Total		1	3	34	180	

Valuation of the above.

Number	Age	Clear annual value	value in fee	Lives on the same ages	Yearly assured sums	Heriots	value of Reversion in fee	Remarks.		
N ^o .	N ^o .									
121	{ 103 106 105 }	8	"	150	"	29 30 32	1 1 "	1 1 "	} 42 " "	
"	"	"	"	"	"	in hand	" 1 "	" " "		
122	106	2 10	"	60	"	in hand	" 10 6	" " "	60 " "	
120	{ 107 108 }	40	"	750	"	19 20 23	" 3 "	" 3 "	80 " "	
124	{ 109 110 111 }	18	"	300	"	31 44 "	4 " "	1 " "	115 " "	1 life wanting
158	{ 112 113 114 }	50	"	850	"	18 46 "	" 12 "	" 12 "	150 " "	1 life wanting
159										
160										
157	{ 115 116 117 }	60	"	1200	"	20 41 53	" 10 "	" 10 "	180 " "	
£ 178 10		"	3310	"	£ 6 17 6		3 6	"	627	" "

Premises
adjoining
Clapentail and Colway Ianes



Reference to Map N^o 12

N ^o on map	Description of Premises	Statute measurement				Held by
		a	r	p	sq. rot	
118. 118.	Cottage Barn gardens &c.	"	1	10	197	Robert Cox <i>Sold 21 Nov^r 1838 to S. Osborn jun^r for £75.</i>
119	Garden Plot, called the Nursery	"	1	16		D ^r Disney
	Total	"	2	26	197	

Valuation of the above.

Household	House	Clear annual value		value in 1840	Lives on the same	years	Yearly reserved Rents	Flourish	value of reversion in 100 years	Remarks
146	118	8	"	150	22	28 54	" 3 "	" 3 "	30	" "
153	119	2	10	60			" 3 4	" " "	10	" "
	£	10	10	210			£ 6 4	" 3 "	40	" "

100 years from 31 Aug^r 1776

Reference to Map N^o 13.

N ^o on Map	Description of Premises	Statute admeasurement				Held by
		a	r	p	by feet	
120	A Triangular Plot West of West Close -	-	2	33		late Thomas Dare Sold 21 Nov ^r 1838 to Mr Whitechurch for £31.
121	A mealy of Square mead. 1/2 of 2. 5. 16 -	2	"	8		Rev ^d and M ^{rs} Tucker - 2 ^d - 3 ^d - Rev ^d A. Tucker for £30.
Total -		2	3	1		

Valuation of the above.

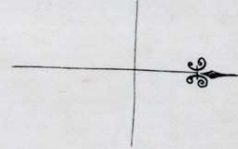
Plot No	Map	Char annual value	value in Free -	Lives or the same ages	Yearly rented duals.	Heriots	Value of reversion in Free	Remarks
N ^o	N ^o							
128	120	2 10 "	65 " "	51 " "	5 "	5 "	35 " "	2 lives wanting
144	121	4 10 "	120 " "	17 17 47	5 "	5 "	25 " "	
£		7 " "	185 " "	£	10 " "	10 " "		

Premises
near the Pound in
Lyme Regis

to Sidmouth
Esquire
Benley
Horse
Pound

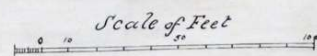
722

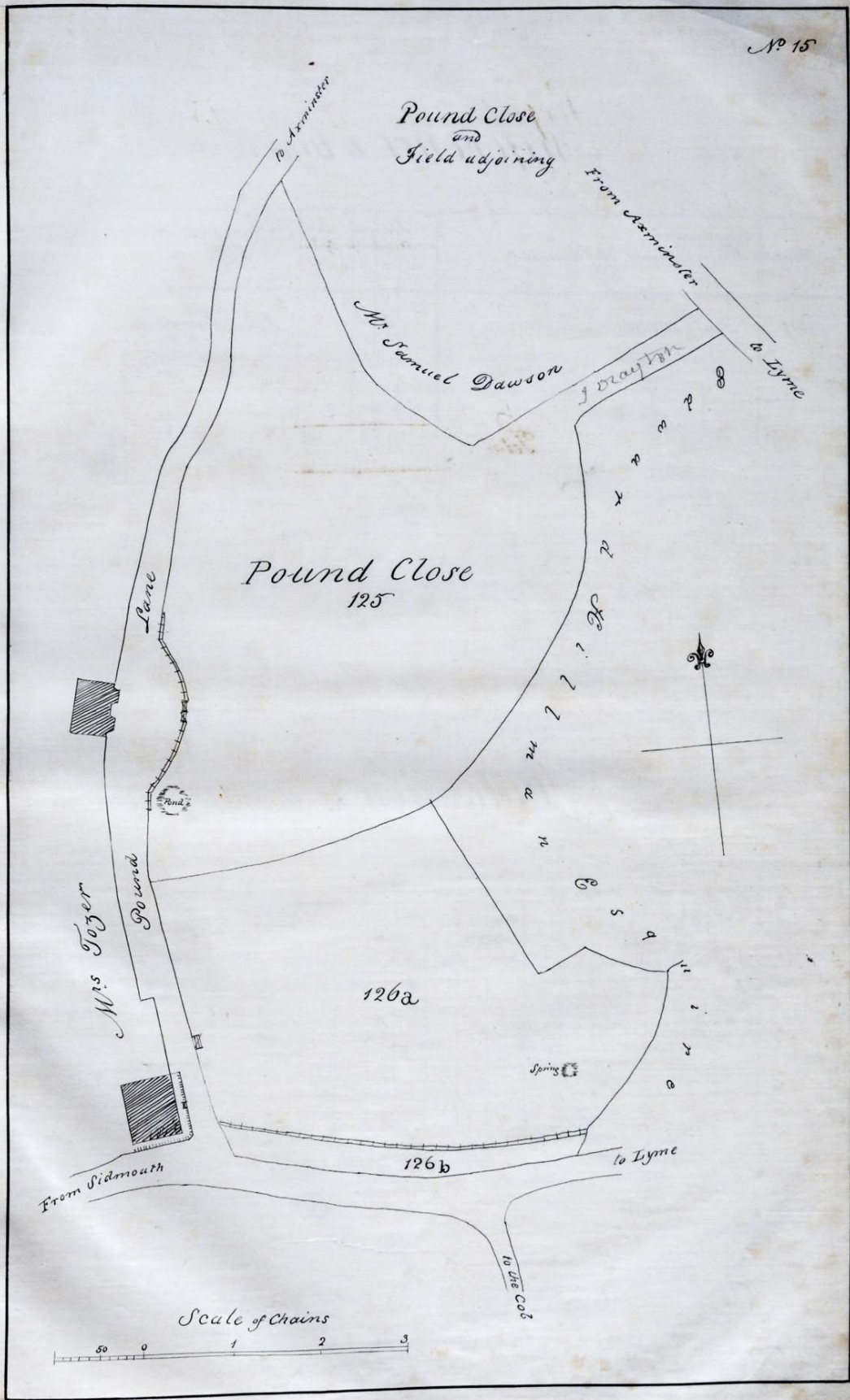
723



Pound Lane

From Lyme





Town Mead

From Charnmouth

to Lyme

Henry Hoste Henley

127

William Henley

Henry Hoste Henley Esq

66 Feet

Scale of Chains

