

## 21.

### Lanzens. and Broomfield Court



Now here is a name to conjure with. Lanzens, also spelled Landseers, Launsons, Langers, Lanzells and Lansells, is one of Broomfield's "lost" properties. It must be associated with Lanisande, a tax-payer on the 1319 tax list for Broomfield. Lanisande, his forename wasn't given, was assessed at five shillings, almost double that of Robert at Welle (the Well House) (2/6¼), more even than Sewall de Bromfield (4/6), and much more than John at Melne (John at the mill) (8d) so his or her possessions must have been relatively substantial. A shadowy figure, this Lanisande, or more probably de Lanisande.

He was surely related to the de Lanisande family whose members were witnesses to several grants of land in Springfield and Sandon during the period 1260 to 1350. William de Lanisande appears as witness on a Springfield deed of 1260 and a Sandon deed of 1275. . In 1305 Sewal de Lanisande held a messuage, 104 acres of land and 5 acres of meadow at Woodham Ferrers. None of these refer to Broomfield but the name is unusual and is very likely connected to the Broomfield reference. The tax lists of 1327, when Lanisande no longer appeared on the Broomfield list, showed a John Lanesande at Rayleigh. In 1349 Stephen Lanisande was granted, with John Devenish, a messuage and 7½ acres of land in Sandon, and in the following year John Lanisande was witness to a grant of lands, also in Sandon.

It is a pity that de Lanisande had gone by the time the 1327 tax list for Broomfield was compiled because the tax assessments had changed and it isn't clear who was then occupying de Lanisande's property. But the name must have stuck for in 1570 it was still the "tenement sometime Lanezens" and in 1570 it was occupied by Eustace Rolfe. A marginal note on the 1570 fence list says "Timothy Poole" and here we are on firmer ground. But to go back to 1327.

The property cannot have disappeared, indeed it was still recognized when the first fence list was drawn up in 1569, but the changes to the tax assessments between 1319 and 1327 confuse the issue. Of the principal taxpayers in 1319 Sir Thomas de Mandeville (Broomfield Hall) was still there in 1327 as was Isabel de Patching (Patching Hall) and Isabel Sarich. William Sparke had gone but Christine and Alicia Sparke, probably his daughters, shared the tax liability. Either Sparke

or Sarich was most likely at Belstead Hall and the other may have been at Wood Hall. Lanisande, as we have seen, was on the 1319 list and not on the 1327 one. And there is one substantial taxpayer on the 1327 list who wasn't there in 1319. His name was John Baldwin so he must be a candidate for de Lanisande's property. Unfortunately there seems to be no further record of Baldwin.

Forward to 1569, or rather to 1563 for in a will of that year Margaret Cook of Fairstead, widow, left to Robert her son "my tenement & lands in Broomfield called Launsons and Well Croft". She also left to William her other son two acres of land at Blasted Hill, Little Waltham. It is interesting that Margaret Cook owned the property. It hadn't been left to her by her husband for her lifetime only, and then to go on to the son, the normal practice. It was hers to leave, which suggests it was left to her as the heiress of her father, who would of course have had a different surname. She was the widow of Richard Cook; they had at least six children of whom two, Mary and Jane, died young. Richard Cook died in 1558 but there is no record of him having left a will.

In 1570 Lanzens was in the possession of Eustace Rolfe. The Rolfes had lived in the area for some time. A Robert Rolfe was one of the names on the 1474 deed of the Kings Arms though he was described as "of Little Waltham". A later Kings Arms deed of 1500 mentions Thomas and John Rolff, father and son, both of Little Waltham. Rolff, or Rolfe, isn't a name encountered in the early Broomfield records apart from these two deeds so it is quite likely that our Eustace Rolfe was of that same family and that his baptism and burial took place in Little Waltham. Rating lists at the end of the 16th century

give the names of Broomfield's ratepayers but there was no Rolfe amongst them.

The Rolfes had long been in Little Waltham and the present day Rolphs Farm in that parish would have got its name from that family. There was a Richard Rolfe in Little Waltham in the early 1400s and another of the same name there in 1476. In 1520 new trustees were appointed to Poole's Charity in Little Waltham and the deed mentions a whole raft of Rolfes; John son of Thomas, Thomas son of Richard, Thomas and John sons of John, and Richard son of Roger. One of these may have been the Thomas Rolff of Little Waltham mentioned in a deed of 1479 and which might give a clue as to the connection between Margaret Cook of Fairstead, Lanzens or Launsons, and the Rolff family who were at Lanzens in 1570.

A conveyance took place in 1479 of some property in Brokehole Street, Chelmsford. Now Brokehole Street seems also to have been known as Braintree Way. In due course the upper part became King Street and the lower part Duke Street. King Street in its turn became the upper part of Duke Street. This particular property had one head abutting the Braintree road, which suggests that it was close by the corner of present day Duke Street, and Broomfield Road. Its position isn't important for this story, however. What is more interesting is that it was held jointly by John Cook of Broomfield with Thomas Rolff of Little Waltham and others. There must surely have been a connection between the family of John Cook of Broomfield and the Margaret Cook, husband of Richard Cook, who owned Lanzens and who died at Fairstead in 1563. Perhaps Margaret's husband Richard was a son or grandson of

John. She in turn may have been connected to the Rolff family that was at Lanzens in 1570. Beyond that I cannot surmise.

The 1570 list gives the name of Timothy Poole in the margin against Lanzens, so the Pooles must have succeeded the Rolfes. Timothy Poole was a member of a prolific Broomfield family based at Partridge Green. Various members at various times occupied Biglands, Broomfield Mill, Broomfield Hall and Wood Hall as well as Partridge Green. Timothy was born in 1596, the son of Lawrence and Elizabeth Poole, and in 1621 he married Elizabeth Hills. They had numerous offspring; John (1623), Elizabeth (1624), Thomas (1626), Lawrence (1630), Henry (1633) and Richard (1636). Timothy like his forbears farmed Partridge Green and they are mentioned in more detail under that property. Suffice to say that Timothy had Lanzens, probably until his death in 1675.

The 1678 fence list shows Thomas Poole as occupant of both Partridge Green and Lanzens. This could have been either Thomas the son of Timothy or Thomas the son of Timothy's elder brother Lawrence. On the 1671 Hearth Tax return Timothy was being taxed on three hearths and Thomas on five, suggesting that Thomas was already at Partridge Green while Timothy may have been at Lanzens. But by 1687 there had been a change; Robert Bowen or Bowne now owned both Partridge Green and Lanzens although both were in the occupation of John Poole. The lands of Lanzens abutted those of Partridge Green and it is likely that when the Pooles moved into Lanzens the two properties were farmed together. They were to remain in the hands of the Pooles, the Bownes, and then the Marriages, for something like 200 years.

The situation thus far is that Lanzens originated with de Lanisande, probably in the early 1300s, and it then passed to John Baldwin. Margaret Cook owned it in the 1560s, probably as her father's heiress but by 1569 it was in the possession of Eustace Rolfe. From Rolfe it passed to the Poole family, and Timothy Poole had it in 1678. Nine years later John Bowne was the owner.

By 1700 the Marriage family had arrived in Broomfield and not long after their arrival William Marriage was at Partridge Green. According to Morant, Lanzens was also in his possession. It was by now firmly tied in with the fortunes of Partridge Green and this is made clear in a marriage settlement between William Marriage and his wife to be, Ruth Woodward, drawn up in 1721.

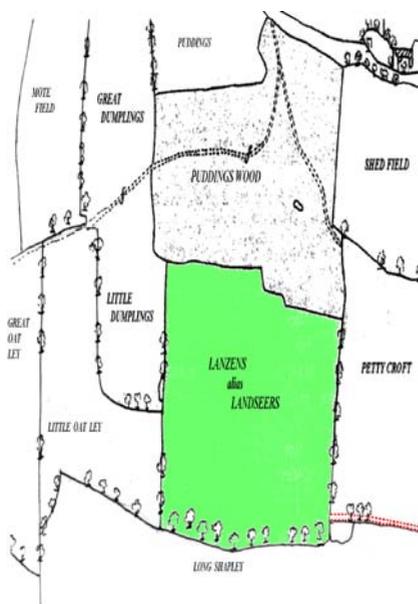
The 1721 marriage settlement showed that William Marriage was, in the event of his dying before his wife, to settle on her certain of the lands of Partridge Green farm. It mentions Lanzens, Lanzens Barn, Oatfield, Middle Field, Gate field, Burr Field, Longstable Croft and Round Stable Croft. The settlement deed also noted that the land had formerly been in the ownership of Eleazor Bowne, no doubt the son of the Robert Bowne of 1687, and in the occupation of John Poole. This confirms that ownership had passed to Bowne from the Pooles, who still retained the tenancy until the arrival of William Marriage. In the event William Marriage did indeed die before his wife and so she was shown as the owner on the 1771 map.

. Morant's rather cursory list of 1735 confirms that William Marriage was still the owner but it doesn't mention a tenement there, as the previous fence lists did. However, that also

applied to the other properties on the list so there is no knowing if the house of Lanzens was still in existence. There is a map, drawn up in 1771, of the Broomfield Hall estate which shows that the area, later confirmed as Lanzens by the 1846 tithe map, was then owned by Mrs Marriage who also had Partridge Green. She was Ruth, nee Woodward, the widow of William Marriage. The likelihood is that by then Lanzens was just an area of land that was cultivated as a part of Partridge Green farm.

William Marriage died in 1738; his widow Ruth lived on until 1772. Lanzens remained in the Marriage family; their eldest son William died in 1774 and in 1801 Joseph Marriage held the land. By 1815 John Marriage was shown as owner and in 1834 he had a map drawn of Partridge Green farm, including Lanzens so its whereabouts and size (given as 8 acres and 32 perches) was no longer in any doubt.

The 1843 fence list, although more detailed than Morant's, also gave only the name. It was still owned and occupied by John Marriage. The 1846 Tithe Map of Broomfield, and its accompanying award details, shows every parcel of land in the Parish by name and size, ownership and occupancy. There is no Lanzens but there is a Landseers. Odd that only three years after the last fence list, which clearly showed Lanzens, it should be so mis-spelled. Landseers is of course Lanzens. Again there is no building on the land nor is there a track leading to it. However, John Marriage's map of 1834 does tell a little more.

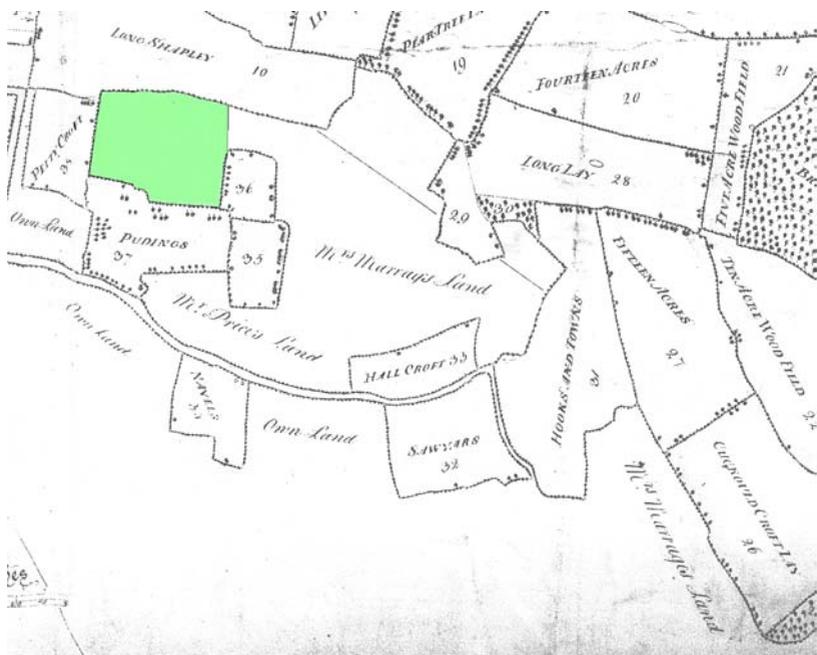


The above sketch, based on the 1875 Ordnance Survey, shows how Lanzens was completely surrounded by other fields. In 1771 these fields were, with the exception of Little Oat Ley, part of the estate of Broomfield Hall. There was no obvious track leading to Lanzens. Two tracks led from Wood House Lane through Puddings Wood but neither approached Lanzens. However, the 1834 map does tell a little more; it shows a right of way (shown in red on the above sketch) leading from the south-east corner of Lanzens to the lane from Partridge Green and Wood House to the main Chelmsford-Braintree road, running along the south side of Petty Croft.

At the time of the title map Petty Croft was the field abutting Lanzens on the west. This was a part of the Broomfield Hall estate in 1771 and in 1846 it was still owned by

the Lord (or, as it was in 1846, Lady) of the manor of Broomfield Hall but leased to John Marriage of Partridge Green. To the north of Lanzens was Puddings Wood. This 7-acre wood was also part of the Broomfield Hall estate, as was the field to the south of Lanzens, Long Shapley. They were still so in 1846. Finally, abutting Lanzens on its east side were two fields, Little Dumplings and Little Oat Ley. The former had belonged to Broomfield Hall in 1771, and was still so owned in 1846 and leased to John Marriage. The latter was shown as belonging to Mrs Marriage in 1771 and to John Marriage in 1846.

It was shortly after the tithe map was produced in 1846 that the Marriage family sold Partridge Green and with it Lanzens. The map of 1834 has a note on it to the effect that it tallies with details provided by Joseph Marriage Snr in 1848. No doubt connected with the eventual sale of the property to Thomas Christy. Two issues remain. Was there once a house on the field called Lanzenz; if not, where was it? And did Lanzens only ever consist of a little over 8 acres?



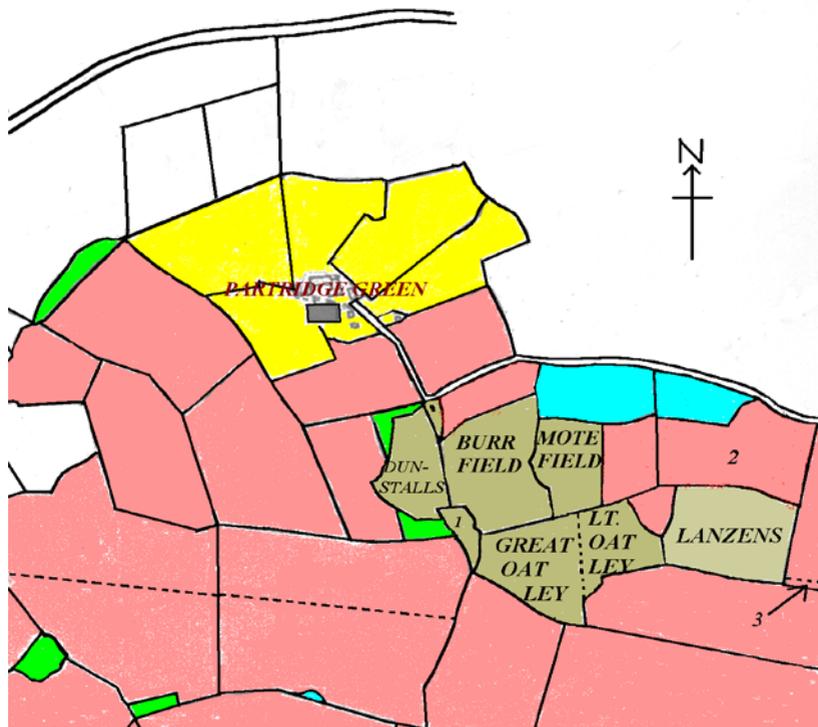
**An extract from the 1771 map of the Broomfield Hall estate. The green area is the part shown as Lanzens on the tithe map of 1846. (South is at the top!)**

As to the tenement of Lanzens mentioned on the churchyard fence lists from 1570 to 1687, its whereabouts remains a mystery. Could a final look at the oldest map featuring that part of Broomfield, the 1771 map of the Broomfield Hall estate, give a clue? A large field, Hooks and Towns, then belonging to Broomfield Hall, separates the two parts of Ruth Marriage's land. One part, not defined on the map because it was beyond the boundaries of the Broomfield Hall land, was Partridge Green. Could it be that Lanzens once included not only Little Oat Ley but also Great Oat Ley, Mote

Field and Bar Field, reaching the lane adjacent to Hall Croft where Partridge Green cottage now stands? The present cottage was shown on the 1846 tithe map (it was then two dwellings), but could there have been an earlier building there?

William Marriage's deed of 1721 mentions several fields whose names seem to have fallen into disuse by the time of the 1834 map. He mentions Oat Ley, whereas on the 1834 and 1846 maps there were two fields, Great and Little Oat Ley. They could once have been a single field. His Middle Field could have been Mote Field, lying between two of his other fields, and Gate Field could have become Dunstalls since it touched the lane where Partridge Green cottage is now situated, and so would most likely have had a gate. Burr Field is undoubtedly the Bar Field of later maps. Lanzens Barn, mentioned in addition to Lanzens on the 1721 deed, suggests that it wasn't part of Lanzens field but somewhere else.

The ownership and occupancy of Lanzens in 1846 was as stated John Marriage of Partridge Green. Judging by the ownership of the surrounding land Lanzens would seem to have only occupied the 8 acres and 20 perches shown as Landseers on the 1846 map, plus possibly the 5½ acres of Little Oat Ley. Little Oat Ley was connected to other fields shown as being part of Partridge Green farm and it is conceivable that in the distant past Lanzens could have been a much larger, and Partridge Green a much smaller, unit. The name, Mote (or Mote) Field is curious. Could it be that there was once a moated dwelling in that field, the original Lanzens?



1= Brownes Piece    2=Puddings Wood    3=right of way to lane.

- Lanzens*
- Broomfield Hall*
- Partridge Green*
- Podinges, then Wood House*

Could this have been the original Lanzens estate, with a moated farmhouse in the centre (Mote Field)? Or was it only ever the 8 acres of Lanzens?

That could have been the end of the story of Lanzens but more developments were to take place.

Louisa Christy was the elder daughter of Thomas Christy, Jnr., of Brooklands, and on the 10th February 1859 she married John Radcliffe; she was his second wife. John was the youngest of five sons of Samuel Radcliffe of Lower House, Oldham, Lancashire, and a partner in the family firm of Samuel Radcliffe, cotton spinners, of Oldham. John was a JP and a magistrate for Lancaster. He and Louisa had four children, Constance, Beatrice, Alice and Edgar. Tragedy struck the family in 1876 when John Radcliffe was killed whilst out hunting with the Cheshire hounds, and within three months Louisa was to lose her only son, Edgar, at the age of nine years.

After her husband's death Louisa moved back to Broomfield, to the Gables, which was her father's property and adjacent to Brooklands. Whilst there she presented a marble tablet to St Mary's church, Broomfield, on which was inscribed a list of the rectors from 1230 and vicars from 1302. She also gave to the church a carved wooden box to hold the church's King Charles I bible.

In 1904 a new estate was created in Broomfield from parts of the Broomfield Hall and Partridge Green estates, including Lanzens, and on it was built a splendid new house, Broomfield Court, for Louisa Radcliffe. The house was built on the field called Little Dumplings, which adjoined Lanzens, and Lanzens was incorporated into the new Broomfield Court estate, which extended to 88 acres.

Two wells were sunk to serve the estate and they still

have an ample supply of water though they are no longer in use. There was a stable block with a coachman's flat and a gardener's lodge by the entrance. There was also a gardener's bothy with sleeping accommodation for journeyman gardeners. A small greenhouse, an acre of kitchen garden, and an orchard supplied the household needs. Two summer houses were positioned in the grounds so that, weather permitting, the family could sit there and have tea. Louisa was responsible for having some fine trees planted which, over the years, developed into beautiful specimen trees; copper beeches and limes, a *Ginkgo biloba* (the maidenhair tree), a *cedrus atlantica glauca* (Blue Atlas cedar) and, in front of the house, a *Liriodendron tulipifera* (tulip tree).

The arable land that formed a part of the estate was farmed on lease to Samuel Metson from Brook End, Little Dunmow, at £1 an acre in 1906. Another old Broomfield building also became a part of the estate. One of Louisa's father's cottages, Glovers, which had itself once been a house of some significance, became the laundry cottage where the laundrymaids lived.

Louisa Radcliffe also maintained a London home; Broomfield Court was her country estate. Her butler, Charles Brown, accompanied her on her travels between her two houses so that she could properly entertain at either the Court or in London. Louisa died on the 25th October 1922 and was buried in the family grave on the east side of the churchyard; her husband's body had been re-interred there some years earlier. All the family walked from Broomfield Court to St Mary's church, Broomfield, for the funeral.



In 1908 Louisa Radcliffe, with her daughter Constance and her granddaughter Constance Kathleen, were presented at King Edward VII's Court. This photograph shows them on this special occasion, displaying the height of Edwardian opulence.

At Broomfield Court Louisa was succeeded by her

daughter Constance Louisa with her husband, Colonel Nash, and their daughters Constance Kathleen and Dorothy Maud. The family continued to entertain in style. On the 18th May 1932 Sir Alan Cobham was entertained there when he was the principal guest at the opening of the Broomfield Flying Club at the nearby airfield. Colonel and Mrs Nash had two sons, Llewellyn Charles and Edward Radcliffe. Alas, both were killed in World War I.



**Broomfield Women's Institute met at Broomfield Court not long after its formation in 1917. Mrs Nash is 4th from the left on the balcony.**

In 1934 the family left Broomfield Court. Mrs Nash moved to London, possibly to her mother's town house. She

died in 1950 at the age of 89 and was buried in the family grave in Broomfield churchyard. Kathleen moved to Pebmarsh where she died in 1966; she too was buried in the family grave in Broomfield. Dorothy went to live at Great Tey.

Some of the Broomfield Court estate had been sold after the death of Louisa, and in 1934 the rest of the estate, including the house and the field called Lanzens was sold. The Essex County Council was the purchaser, the objective being to build a new hospital on the site, specifically for the treatment of tuberculosis.

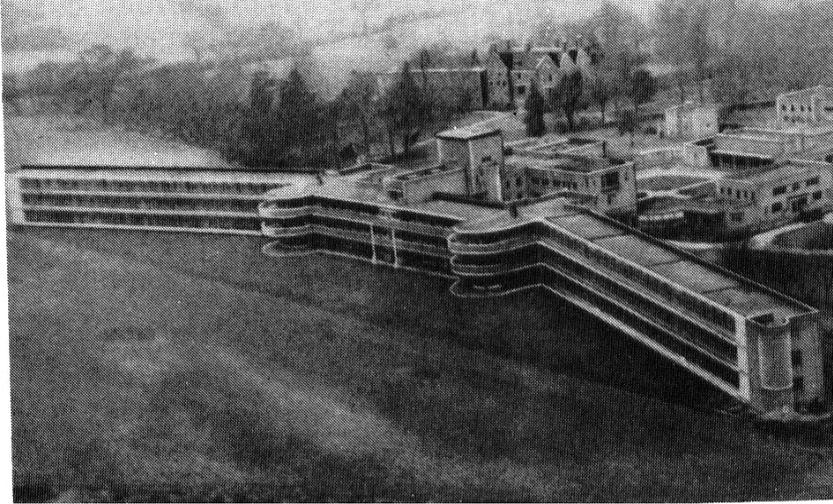
Before World War II tuberculosis was regarded as a very serious and widespread disease. So it was that in the early 1930s Essex County Council began planning for a new hospital, or sanatorium, to cope with the large number of patients requiring treatment. There was a sanatorium at Harold Court with 90 beds but this was quite inadequate and many patients were having to be treated at other hospitals outside the county. The County Council considered a number of potential sites before finally settling on Broomfield. The Broomfield Court Estate, then amounting to some 70 acres, fitted the bill and so it was purchased in 1934. The new hospital was to be of three stories and accommodate 308 beds, together with all administrative and ancillary departments. Louisa Radcliffe's house, Broomfield Court, was to be used as the nucleus of the nurse's home, with an annexe in matching brick being built on.

In June 1937 building got under way. After many centuries Lanzens was to be transformed from arable farmland to a large new hospital. The building took almost three years - it was an ambitious project - and World War II was already eight months old when the hospital was formally opened on the 17th

May 1940. The first patients had already arrived by that date and very soon it was fully occupied. The cost, approximately £250,000, including equipment, must have seemed vast at the time. The medical staff numbered just four; the physician superintendent, Dr W L Yell, his assistant, and two resident doctors. Very soon there was a waiting list of several hundred.

The new hospital was constructed with a south facing aspect to maximise the sunshine on the wards. Unglazed verandas stretching the length of the building guaranteed an endless supply of fresh air. Leslie Hornsby, who worked at the hospital from its opening until 1977, remembered seeing snow on the patients beds! And Beryl Clough, writing in the 1980s, recalled that during winter, snow and ice on the verandas made service to the rooms a hazard. Not infrequently nurses caps and light equipment was blown away. As she put it “Imagine receiving your treatment from a nurse clad in macintosh and wellies, quite a usual practice during inclement weather”.

To aid recruitment of staff the County Council built a number of staff homes on the estate, and later male nurses’ home was added. The hospital maintained a home farm and kitchen garden, providing fresh fruit and vegetables for the hospital with the surplus going to neighbouring hospitals. During the war the unbuilt part of Lanzens to the south of the main building grew crops, a field of cabbages for the patients to gaze upon.



**The striking appearance of the south front of the hospital with its two wings and continuous verandas. Broomfield Court is in the background.**

By the mid-1950s, thanks to advances in medical science, the incidence of tuberculosis had declined to such an extent that Broomfield Hospital was no longer needed as an exclusive TB sanatorium and it became a general hospital, dealing with acute illnesses. In the 50 years that have passed since then the hospital has been engaged in a continuous programme of expansion. Other hospitals in Essex such as Black Notley, St Andrews, Billericay, and Chelmsford & Essex have either closed or reduced their functions, which have then been transferred to the ever-expanding Broomfield Hospital. Famous names have appeared to open new facilities; Enoch Powell, when he was Minister of Health; Princess Anne when the new CAT scanner arrived. And as this chapter is being

written at the end of 2004, a further multi-million expansion project is being prepared.

Lanzens has now largely disappeared under many tons of concrete, bricks and mortar. Its position can still be plotted from Puddings Wood, which abutted Lanzens on its north side. A bit of it still remains, the greensward along the south side of the original building, but now even the name is all but forgotten.



The St Andrew's part of Broomfield Hospital. 2004.  
Lanzens is well and truly buried!

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**1570.** The tenement sometime Lanezens and now Estes Rollfes maketh from Wollwards the northe one rodd.

**1678.** The tenement sometime Lanzens now Thomas Pooles maketh from Ayletts towards ye north one rodd.

**1687.** The tenement sometime Lanzens now Mr Bownes in the occupation of John Poole maketh from Eads northwards one rod.

**1735.** Lanzens - Wm. Marriage - A rod

**1843.** 24. Lanzens, now occupied by Mr J Marriage, maketh from no. 23 half a rod. Owner Jn Marriage.