

29.

### **Patching Hall.**



No place name in Broomfield has a greater claim to antiquity than Patching Hall. Soon after 400 AD what is now Essex was probed and then settled by Saxons from across the North Sea. Many of their early settlements incorporated the word "ing" in their name, indicating that it was the place of the people, or followers, of their leader or head of their family. There are a number of ings in Essex; Fobbing, Messing, Matching, Feering, Barking, Clavering, Epping and several more, including Patching. Professor Reaney gives the origin of the name as "the place of the people of Paecce". He would have been the leader of the group that settled there and so Patching Hall may well commemorate a Saxon settler who was

living there 500 years or so before the Domesday Book was compiled.

The people of Patching would no doubt have lived in a cluster of dwellings gathered around the chief's hall, a short distance from the old Roman road that led north from Ceolmar's Ford (or Caesaromagus, as the Romans called Chelmsford). The lands of Patching extended to more than 800 acres, excluding woodland, and for more than 300 years they probably led a fairly peaceful, pastoral, life. These Saxons of Patching may well have had noble connections for it was on their land, around 600 AD, that a Saxon nobleman was laid to rest.

In 1888 workmen digging for gravel in a pit behind Clobbs Row came across some objects at a depth of approximately six feet below the surface. They were parts of a sword, a spear, a knife, and two jewelled objects. For six years nothing further happened, no more digging took place at the site. Then a local antiquary, Miller Christy, of the family that owned the land, took the objects to the British Museum and showed them to the Secretary of the Society of Antiquaries, Hercules Read. Read agreed that they warranted a further excavation.

The sword, though broken, was nearly complete. It was broad and double-edged and nearly three feet long. One of the jewelled objects was shaped like a flat topped pyramid, rather like the top half of a Victorian street lamp. The sides were slices of garnet; the frame was of gold, delicately carved. The second object was also gold, a plate-like article covered in slices of garnet framed in gold cloisons.



### **The Broomfield jewel.**

The land belonged to James Christy of Patching Hall and with his permission digging began as soon as the harvest was over and workmen could be spared to assist. Under expert supervision the outline of a grave soon became apparent, a layer of soot or charcoal marked the walls of the grave. Near the centre the diggers came upon more objects. The remains of a bronze bowl lay on a mass of woollen fabric, which in turn rested on birch wood logs. Inside the bowl was the top of a horn, two glass cups of sapphire blue, and two wooden cups with rims of gilt bronze. Nearby were two wooden buckets with iron mounts.

On the south side of the grave a strange object was found; a hemispherical iron cup on a tall stem with four feet. The conclusion was that it was probably a lamp. Many years later this was confirmed when a similar object, filled with beeswax, was found in the Sutton Hoo ship burial. Also in the grave was a cauldron with a capacity of about two gallons, and the boss of a shield surrounded by a circle of dark earth where

the wooden shield had been. There was plenty of charcoal, wood fragments and iron bars, but no trace of a body, burnt or otherwise. It seems the body may have been placed in a wooden coffin strengthened with iron bands and burnt in the grave as it lay.

Patching man was clearly Saxon and a person of some importance. A local chief at least. The Broomfield lamp found a partner at Sutton Hoo where flat-topped pyramids of garnet and gold were also found. And Broomfield's lamp was a better specimen! The favoured candidate for the Sutton Hoo grave has long been the East Anglian King Redwald. Patching Hall may not lay claim to such eminence but he was obviously of some importance and the similarity of the finds suggest a 7th century date. It is only a pity that the discovery could not have waited another 100 years or so when modern archaeological techniques and a more scientific excavation might have told us more about the burial.

By the 9th century the peace of Patching Hall would have been rudely shattered by the arrival of unwelcome visitors from across the North Sea, the Vikings, and by 870 Essex had been overrun and incorporated into the Danelaw. The Saxons coexisted with the Danish arrivals, Patching still kept its Saxon families, and by 1066 the lands of Patching had been split into three parts. Borda held the largest portion; Segar and Edward held the other parts.

Borda's portion amounted to 310 acres plus sufficient woodland for 50 swine. Segar had 278 acres plus woodland for 15 swine, and Edward had 249 acres and woodland for 30 swine. If we use an estimate of 2½ acres to the pig, as was

suggested in the chapter on Bromfield Hall, then Borda would have had 435 acres, Segar 315 acres and Edward 324 acres, giving a total of 1,074 acres, much the largest of Broomfield's three manors. These three men were unlikely to have been the landowners; they probably held it of a chief lord. In the case of Edward's portion, since this passed to Geoffrey de Mandeville after 1066 it is likely that Edward owed allegiance to Ansgar the Staller, the Saxon lord of Broomfield Hall.

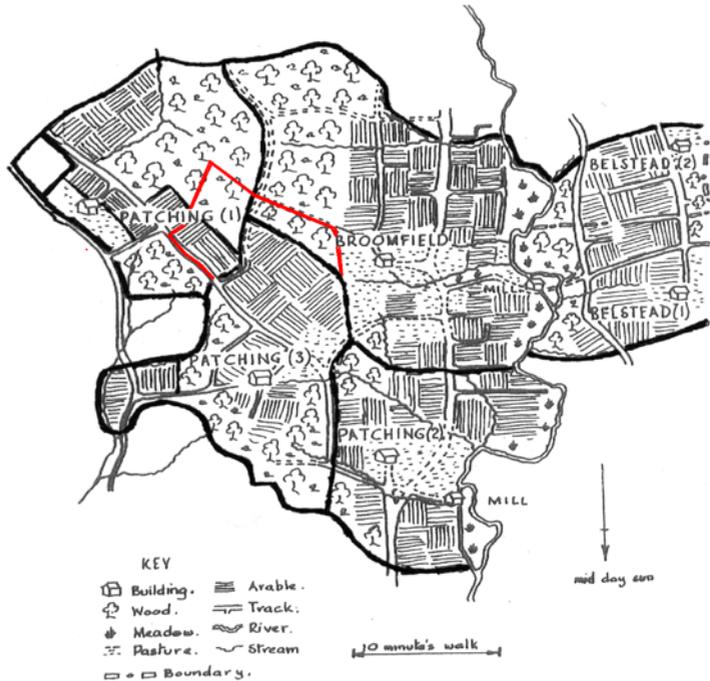
As to which Saxon held which part of Patching in 1066 there is no certain evidence. Domesday reveals that the part held by Segar also had a mill so at least some of its lands must have abutted the river, and the manor house or hall is most likely to be where Patching Hall stood until it was demolished in the 1960s. After 1066 Segar's portion passed into the hands of Odo, the Norman bishop of Bayeaux and half-brother to King William. This was one of many manors acquired by Odo and it was held for him by Ralph, the son of Turolde. Turolde of Rochester, one of Odo's most trusted followers, became Constable of Bayeaux. In 1088 Odo staged an unsuccessful rebellion against William II and Turolde's son Ralph, the tenant of Patching Hall, was with Odo at the time. Both were captured, deprived of all their lands, and sent into exile. In 1066 there were 6 men working on the manor, 2 plough teams, 2 beasts, 3 horses and 11 sheep. Twenty years later there were 8 men, 2 more beasts, an extra horse and 12 more sheep.

A second farmstead became Wood Hall. Doug Shipman, writing in 1985, argued that the Wood Hall portion was the part which was held by Edward and which passed to Geoffrey de Mandeville. Certainly, a large area of woodland which still existed in 1771 and which was known as Broomfield

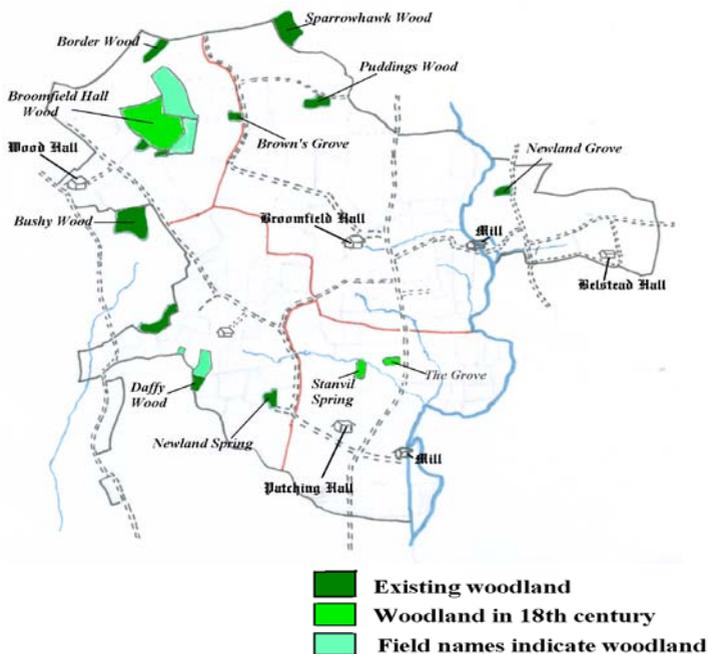
Hall wood was in this area. Geoffrey de Mandeville replaced Edward with Walter, most likely a kinsman who also held Broomfield Hall. In both 1066 and 1086 there was only one serf on the manor and a single plough team, seemingly quite inadequate for a 240-acre farm but it may have been worked with the much more populous Broomfield Hall farm which had 18 men and 6 plough teams.

Borda held the third part of Patching and in 1066 he was replaced by Picot who held it as one of Robert Gernon's many acquisitions. Robert Gernon may have been Duke of Boulogne; certainly after the conquest he had a castle built at Stansted Mountfitchet. Morant stated that his son William dropped the Gernon and became de Montfichet, but this might have been a convenient way of explaining how Robert's chief manor at Stansted passed to William de Montfichet. Picot was one of Robert's faithful followers and he may have been the Picot who held land in Cambridgeshire under Robert. This Picot became sheriff of Cambridge and was described as "a roving wolf, a crafty fox, a greedy hog, a shameless dog, who feared not God"! In 1066 there were 5 men on the manor, twenty years later it had increased to 6. In 1066 there were 3 plough teams, 4 beasts, 20 swine and 20 sheep; by 1086 this had become 2 plough teams and no animals.

In 1985 Doug Shipman attempted to draw up a topographical map of Broomfield as it was in 1086, using the details in the Domesday Book.



The above drawing was Doug's speculation as to how Broomfield might have looked in 1086. Patching (1), became Wood Hall. In 1066 it was Edward's, and in 1086 Walter held it of Geoffrey de Mandeville. Shipman's drawing understated the size and woodland for Patching (3) - if this was indeed Borda's portion it may have extended further north and west as indicated by the red line.



It has been speculated that as Borda had sufficient woodland for 50 swine, far more than the other two parts of Patching, and as the woodland would most likely have been in the north west of the parish, that his portion was in fact Wood hall. The above drawing suggests that this was indeed where most of the woodland was situated. But we know that by 1086 Borda had been replaced by Picot and the portion that became known as Patching Picot must surely have been named from him. In 1385 Thomas Botiler held land in Patching Picot so it was still known as such at that date but as early as 1343 there was a mention of Wood Hall so they must have been different parts.

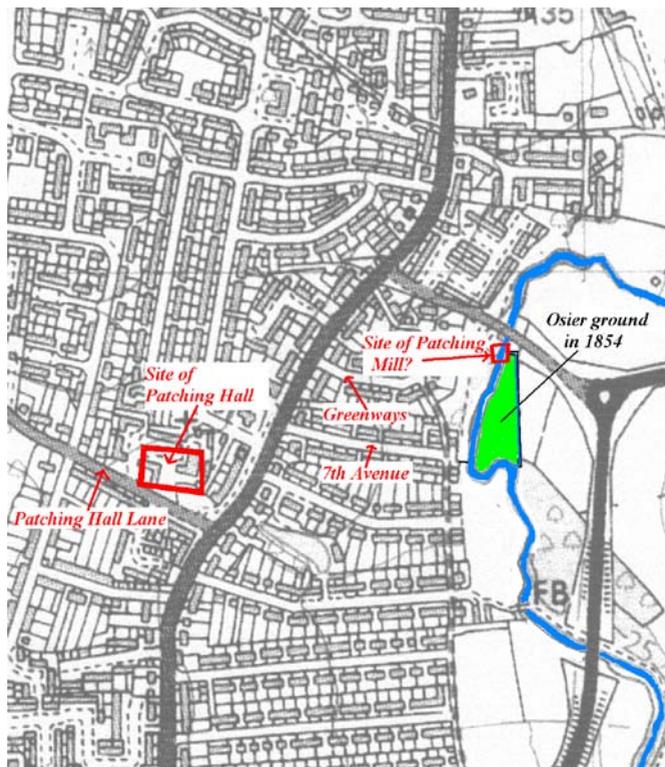
Patching Picot is named in various records of the 13th & 14th centuries. In 1255 Ralph Benet was charged with dispossessing Gilbert, the son of William de Brumfield, of his free tenement in Patching Picot. In 1272 Simon, the son of Simon de Furneus was plaintiff and Hugh de Culeworth and Elizabeth his wife were deforcients on a fine concerning rents in Patching Picot. In 1294 Inglebald de Breton held 100 acres of land, 7 acres of meadow and 3 acres of wood in Patching Picot. In 1315 William Spark of Writtle and Sewell de Broomfield were plaintiff and deforcient in a conveyance involving 16 acres of land in the manor. Spark and Sewell appear in several records around this time.

The lordship of Patching Picot had apparently passed into the hands of Roger Mortimer, Earl of March, at some time. Created Earl of March in 1328 he was charged with treason against Edward III in 1330 and executed. His title and estates later passed to his grandson Edmund Mortimer. Patching Picot seems to have remained as a separate entity at least until the Thomas Botiler record of 1385 but by then its land may have come under the overall lordship of the Bourchiers.

The other part of Patching, which probably centred on what became Patching Hall, passed to the Cloville family and became known as Patching Cloville. In 1234-35 Richard FitzAlexander quitclaimed land and the mill in Patching to Herbert de Cloville. In 1271 Benedict le Roo sold 5 acres of land in Patching Cloville to William de Feering, so by then this part of Patching had the Cloville name attached to it.

There is an interesting note in the Domesday survey stating that included in Bishop Odo's portion of the manor was

one mill. Geoffrey de Mandeville also had a mill on the manor of Broomfield Hall, along what is now Mill Lane. So where on the river was the mill belonging to Patching Hall? The next evident one down river was at Bishop's Hall in Chelmsford. In 1234 Richard FitzAlexander granted a mill and land in Patching to Herbert de Cloville so it was still in existence 150 years after the Domesday survey.



There is now no obvious trace of Patching Mill but there is really no doubt as to where it would have been situated. Mills along the river Chelmer were as far as possible equally

spaced out so that none interfered with the other's flow of water. And in order to get a sufficient fall of water an artificial cut would be made at a bend in the river and a weir constructed. There is an ideal loop in the river, with the clear line of a cut, across the field at the end of 7th Avenue. The land between the river and the cut was for long an osier bed. Perhaps one day a detailed investigation might reveal evidence of the presence of a mill here.

In 1284 a conveyance mentions land in both Patching Picot and Patching Cloville, and the Clovilles were still in possession in 1319 when Isobel de Cloville was the second largest taxpayer in Broomfield after Thomas de Mandeville at Broomfield Hall. She was still there in 1327, when her son William de Patching was also a taxpayer. Their relationship is confirmed by a deed in 1327 granting land in Patching Cloville to William of Patching, son of Isobel de Cloville, and Alice his wife. Isobel had been married to John de Coggeshall and in 1290 she was referred to as late the wife of John. She was thus probably a widow in 1319 and 1327 and in due course her son William no doubt inherited the manor. A deed of 1345 states that Sabina, widow of William Aubre(y) of Broomfield granted all her rights in Clobbescroft to William de Coggeshall, probably the same William.

It must have been soon after the deeds mentioning William de Patching (or de Coggeshall) that Patching Hall came into the possession of the Bouchiers. Robert Bouchier was the first of his line to be associated with Patching Hall and it was probably under the Bouchiers that the manors of Patching Hall and Wood Hall were again reunited. Robert was born in 1306 and rose to prominence at an early age. In 1329 and 1330 he

was a Member of Parliament for Essex. In 1340 he became Lord Chancellor to Edward III. He was present at the battle of Crecy in 1346 and he died of the plague, no doubt the Black Death, in 1349-50. His eldest son John, Lord Bouchier, inherited Patching Hall. Another son, William, was created Earl or Count of Eu (a town in Normandy), by Henry V. From John Patching Hall passed in 1400 to his son Bartholomew, Lord Bouchier and then, in 1409, to Bartholomew's widow Idonia.

Bartholomew and Idonia's only child, Elizabeth Bouchier, was the next to inherit Patching Hall but although she married twice she produced no heir and so Patching Hall passed to her cousin Henry, Count of Eu, William's grandson. Henry's brother was Thomas Bouchier, Archbishop of Canterbury. The earldom of Essex, once held by the de Mandevilles, had passed to the de Bohuns and then to Thomas of Woodstock, Duke of Gloucester and younger son of Edward III, who had married a Bohun heiress. Thomas's daughter Ann had married William Bouchier, the 1st Count of Eu. From Thomas the earldom passed to Henry Bouchier and it was as Earl of Essex that he was best known. The Bouchiers main seat was at Halstead although Henry lived at Little Easton and his elaborate tomb, he died in 1483, can be seen in the church there. His body was originally buried in Beeleigh Abbey but on the dissolution of the monastery in 1536 it was moved to Little Easton.

On Henry's death Patching Hall passed to his grandson, also Henry Bouchier, Earl of Essex. In 1539 this Henry unfortunately fell off his horse and broke his neck. He was the last of the male Bouchiers and his property passed to his only child, Ann, who had married William, Lord Parr, who became

lord of the manor of Patching Hall.

In 1543 Henry VIII married his sixth wife, Catherine Parr, the sister of William Parr, so it was hardly a coincidence that the lord of the manor of Patching Hall was honoured by the King in that same year. Henry revived the Earldom of Essex, which had become extinct when Henry Bouchier fell off his horse in 1539, and conferred it on William Parr. Further elevation came in 1547 when he was made Marquis of Northampton, and during the reign of Edward VI he became a leading figure at court. Alas, he made the mistake of supporting Lady Jane Grey, for nine days Queen of England, and for this Queen Mary sentenced him to death. The sentence was never carried out and he lived on until 1571 when the earldom again became extinct only to be revived by Elizabeth I in the following year for Robert Devereux, who was related to the Bouchiers. Back in 1548 William Parr had disposed of Patching Hall to that collector of manors, Richard, Lord Rich of Leez. Lord Rich was also lord of the manor of Broomfield Hall and from that time onward the two manors were joined under the same lordship until Thomas Christy purchased the lordship of Broomfield Hall in the 19th century.

So much for their lordships. It was their tenants who lived at Patching Hall. There is a deed, dating from 1294, between Philip Burnell and Inglebald le Breton regarding 110 acres of land in Patching Picot, and the Bretton family were still living in Broomfield, on the Patching Hall lands, in 1610. There were several Bretton families on the 1544 tax list for Broomfield. They may have been connected with the Brett family who were certainly living at Patching Hall during the Tudor period.

John Brett was a yeoman farmer, probably born in the 1520s, though as this predated the Broomfield parish registers it isn't certain. As the farmer at Patching Hall Brett was one of the leading parishioners and his name frequently appeared in the parish records. He was a churchwarden and he and his wife had a pew allocated to them in the church. John and his wife Isobel, or Sybil, had several children; Sybil and Thomas were both baptised in 1561. In 1563 they had another son, John, but on the 22nd May of that year John's wife was buried and their infant son followed two days later. It looks as though the mother died giving birth and the child followed soon after.

John Brett must have married again for in his will, he died in 1582, he mentions his wife. There is an entry in the Broomfield register in 1571 showing that in that year John Brett married Elizabeth Bonner. The Bonners were farmers at nearby Beaumont Otes. Elizabeth would have been Thomas Brett's stepmother. This no doubt explains why John Brett was at pains to leave instructions in his will that his wife was "to have free access to come to the fire in the hall to dress her meate and into the kitchen to brew her drink and to bake her bread and to wash and do any other thing which shall be needful for her to do during the term of years as she is appointed in my will". John also left the "stock of cattle remaining on my farm called Patching Hall" to his wife.

John's son Thomas Brett was still at Patching Hall in 1593 when John Deene, servant to Thomas Brett of Patching Hall, married Joan Osborne, servant to Richard Brett of Danbury. It seems that the Bretts must have left Patching Hall sometime before 1615 for in that year Robert Smith, farmer, of Patching Hall, married a local girl, Elizabeth Bretton. This is

curious because a rent roll for 1614 shows William Turnish as tenant. The burial record of Thomas Brett, John's son, in January 1615, notes that he was "sometime of Patching Hall". Robert Smith's tenure was both curious and short for the parish register records the burial, in 1628, of William Turnish, farmer at Patching Hall, where he seems to have been since 1614.

On a rent roll of 1633 Thomas Poole was shown as the bailiff at Patching Hall and this continued until 1654, the year in which he died. In 1665 another Thomas Poole was farming Patching Hall, he was the nephew of the previous Thomas. A report of the parish surveyor for that year noted that "Thomas Poole of Patching Hall has two teams but did only 8 days with one team". In other words Thomas failed to do his share of the highway maintenance. Thomas was the son of Timothy Poole of Partridge Green, and he was succeeded at Patching Hall by Thomas Woollard who was also farming Broomfield Hall.

By the early 1700s the Smiths and the Turnishes had gone, Thomas Woollard had died in 1702 at the age of 88, the Pooles were no longer at Patching Hall and the Gosletts were farming there. In 1725 Robert Goslett was shown as the farmer of Patching Hall. Goslett had married Hannah Bradley at Boreham in 1708. They had a son Joseph who died of smallpox; there was an outbreak in the village in 1729.

By the 1740s Goslett had gone and Thomas Pettit was living at the Hall with his wife and ten children. He died in 1748 and his son, also Thomas, died six years later. In his will Thomas Jnr left instructions to honour the bequests made by his father to his brothers and sisters out of the stock of Patching Hall farm, including one of £20 to his sister Mary.

On Thomas Pettit's death it seems that the next lessee of Patching Hall was George Joslin. There is a connection here; George Joslin had married Mary Pettit at the Friend's Meeting House in 1754, the year in which her brother died. In the following year their son Thomas was born and Joslin was shown as the farmer at Brick Barns farm in Chignal St James. He was at Patching Hall by 1756 when he was recorded as paying the tithe for that farm. Joslin attended a special meeting of Broomfield parishioners held on 10th May 1757 to discuss the pulling down and rebuilding of the Parish Workhouse. He was still at Patching Hall in 1783 but in 1787 he was replaced by Thomas Livermore who farmed Patching Hall until he was replaced, in 1808, by James Christy.

James Christy was the fifth son of Miller Christy and had been set up as a farmer in Broomfield by his father. James also farmed Brownings and Gutters Farms and he was still at Patching Hall in 1843 when the fence list of that year showed him as occupant of Patching Hall. He wasn't the owner at that time; it still belonged to the manor of Patching Hall which was then in the hands of Lady Stuart. The 1841 census shows that he was living at Patching Hall with his wife Charlotte, sons David and Fell, daughter Caroline and three servants. Ten years later the census noted that he employed 15 men and was farming 270 acres. As will be seen, this was the same acreage as appeared in the sale of Patching Hall farm in 1906. In 1861 James was then 73 and Charlotte 71, and James was shown as both farmer and brickmaker.

James Christy's son David had taken over the farm in 1846 and it was David Christy who was lessee of the land where

the Broomfield treasure was excavated in 1888 and 1894. In 1871 David was at Patching Hall, living there with his wife Jane and their family. David's farming extended far beyond Patching Hall for he was shown as farming 1070 acres with 53 men 17 boys and 4 women. Coincidentally, this was the almost identical size of the original manor before 1066. A sideline of the Christy family at Patching Hall was the pottery in Kiln Lane, near to Patching Hall. Now known as Pottery Lane, the little business made bricks and tiles. And it was James's youngest son, Fell, who founded the Broomfield Iron Works in 1858, from which sprang the firms of Christy & Norris and Christy Bros.

David Christy's large family was slow to leave the nest. The 1881 census shows him at Patching hall with his wife Jane and eight children. Ten years later there were still seven children at home - Mary Jane (then 34), Richenda (27), Edward (29), Ernest (25), Charles (24), Charlotte (23) and Grace (14). Three more children who were at Patching Hall in 1881 had moved on - David Jnr, Susannah and Edith.

In 1906 Patching Hall was put up for sale by the owner and lord of the manor, Sir Simeon Henry Lechmere Stuart, Bt. For nearly 100 years it had been let to the Christy family. The house was described as an old manorial residence, very prettily situated and in very good repair. Built of brick and tile, the ground floor had a spacious entrance hall, a large drawing room (17'x19') overlooking a croquet lawn and ornamental garden, a dining room of similar dimensions, a breakfast room or office, a large kitchen, scullery, laundry, dairy and brewhouse. The water supply came from a well. The first floor had 5 large bedrooms and two dressing rooms and there were a further three

bedrooms in the attic.

The property had all the usual outbuildings and in the garden there was a croquet lawn, ornamental walks and shady nooks, a kitchen garden, fernery, hot house and a good tennis lawn. There were stables with stalls, loose boxes, harness room and a brick and tiled coach house. The farm premises included a large brick-built barn 114' x 24', reputedly 16th century.



Patching Hall, c1906



A plan in the sale catalogue of 1906 shows the lands of Patching Hall Farm at that date. It can be seen how fractured it had become. Totalling 270 acres it was a far cry from the 1,074 acres of the Domesday Book. The farm was up for sale in 8 lots, breaking it up still further.

Lot 1 consisted of the seven fields in the south east of the farm:

Great Ley	18a 1r 9p	Chelmsford Field	15a
1r 13p			
Hardens Piece	5a 0r 35p	Footpath Field	4a
2r 5p			
Blatch Mead	5a 0r 12p	Meadow	1a
1r 8p			
		Wood	Hall
Meadow	1a 1r 11p		

This gave a total of 51 acres and 13 perches for lot 1. A curious feature of this lot was the omission of Dripping Pan Meadow - although surrounded by the other fields it was not part

of Sir Simeon Stuart's land. David Christy was the freeholder, as his father had been at the time of the 1846 tithe map.

Lot 2 was the main body of the farm, partly on the west side of the main road and partly on the east:

Homestead & orchard	2a2r 30p	Hoppit	2a 2r
32p			
Springs	3r 13p	Sandpit Field	13a 1r
31p			
Pightle	1a 3r 2p	Kitchen Field	11a 2r
14p			
Six Acres		7a 1r 4p	Long Shotts
14a 0r 18p			
Little Oakley	18a 0r 14p	Great Oakley	24a 2r
14p			
Hollow Acres		11a 2r 29p	Cock Hide
7a 1r 8p			
Long Meadow (Hyde)	11a 1r 25p	Five Acres	5a 1r 31p
Hither Gravel Pit Fd )			Gravel Pit Field
14a 9r 3p			
Brambly Six Acres }	35a 0r 38p	Netley Field	6a
2r 33p			
Duns Hole )			Bush Mead
6a 3r 10p			

Lot 2 totalled 195a 2r 29p. Here again a field completely surrounded by the Patching Hall farmland was not in the sale. As with Dripping Pan Meadow the field called Brooms was a freeholding of the Christy family as it had been in 1846.

Lot 3 was a single field not attached to the other fields on the farm. This was the curiously named Cats Brains, a 13½ acre field abutting Hollow Lane. Three acres of this field had

once been woodland but it was all arable by 1846.

Lots 4 and 5 (A and B on the plan) were small pieces of land abutting Main Road, “ripe for development”. The same applied to Lot 6 (C on the plan). This was on the north side of Pottery Lane.

Lot 7 was the Alms House Field. At the time the Parish Council was renting it and letting it out as allotments. Ernest Ridley bought it and gave it to the Parish of Broomfield for permanent use as allotments.

Finally, Lot 8. This consisted of two meadows alongside the River Chelmer; Lady Hope (2a 1r 26p) and Long Meadow (2a 3r 17p), a total of 5a 1r 3p. These were being rented out to Messrs W & H Marriage.

The new owner was Roland Partridge, a farmer from Kersey, Suffolk. Recently married, Roland had an indoor lavatory installed as a wedding present for his bride! In addition to the normal arable farming of the land Partridge was a noted dealer, particularly in farm horses. The late Mr Baskett, of School Lane, Broomfield, was his head leader and trainer. Later a Mr Marshall became his horseman. It must once have been a common sight to see heavy farm horses ambling along Patching Hall Lane, which was then just an unmade track between banks and hedges, leading from the main road to the farm.

With the sale of the farm in 1906 went the lordship of the manor of Patching Hall. Richard, Lord Rich of Leez had bought the manor in 1548 from William Parr, and four more

Lords Rich followed him, all named Robert. The last of the Roberts was succeeded by his brother Charles and when Charles died childless in 1673 it passed to one of his sisters who had married the Earl of Scarsdale. Nicholas, Earl of Scarsdale, sold the manor to Herman Olmius, a Dutchman and a London merchant. It stayed with the Olmius family, eventually passing through the female line to Frances Maria Luttrell-Olmius who in 1789 married Sir Simeon Stuart, the 4th baronet. In 1819 Lady Frances Stuart became the lady of the manor on the death of her mother, and on her death in 1848 it passed to her son, also a Simeon. The Stuart line continued and the Sir Simeon Henry Lechmere Stuart, Bt. of the 1906 sale was born in 1864 and succeeded to the baronetcy in 1891. His connection with Patching Hall ended with the 1906 sale and he died in 1939.

Patching Hall's long history drew to a close. The Christys successor, and the new lord of the manor, Roland Partridge, eventually left Patching Hall and moved into Orchards, a large house which had also belonged to the Christy family and which, like Patching Hall and Brownings, has since been demolished. Orchards stood on the site now occupied by Vellacotts (his daughter's married name) and Roland Close. Roland Partridge died in 1938 at the age of 74, his wife Harriet lived on until 1962 when she died at the age of 91.

Roland Partridge is commemorated in Roland Close in Broomfield and Partridge Avenue in Chelmsford. He was a deeply religious man and a great advocate of the Caravan Mission, a religious body, and Henry Marriage recalled that Mr Partridge frequently sent literature about the mission to his father, Llewellyn Marriage, at the Parsonage.

In 1951 Harriet sold Patching Hall to Dr Albert Henry Staples who lived there with his wife and children until 1961. In that year Dr Staples sold the property. The house and other buildings were demolished and the site re-developed. The bricks from the great barn were taken by Dr Staples to face the new house that he was having built at Danbury.



**Patching Hall, probably contemporary with the picture at the beginning of this chapter, though later in the season.**

. Patching Hall was sold to a Mr Benjafield who not long after sold it again, to a Mr Allan, a builder. This builder has succeeded in preserving his name for posterity by having one of his developments on the Patching Hall land named after him, for Nalla Gardens is Allan spelled backwards!

The Courtlands block of flats now occupies the site of Patching Hall. The farm buildings too have gone and the land is built over. Only the name remains; Patching Hall Lane.

As to the churchyard fence lists, they are unusually unhelpful. For some reason Patching Hall is lumped in with Wood Hall, perhaps because they had for long belonged to the same lord of the manor. And neither the owner nor occupant of either Wood Hall or Patching Hall is mentioned prior to the final fence list of 1843. Some unanswered questions remain - how did the lands of the manor become split into three parts and what were the boundaries of those parts? And how did the part which was centred on Patching Hall become as fractured as it was in 1846? And as to Patching Mill, was it where the topography suggests, and why did it disappear?

There is one further mystery. Maps of Patching Hall farm refer to land alongside the River Chelmer as The Hyde. This piece of land extended into Chelmsford parish and that part presumably belonged to the manor of Bishops Hall. A map drawn up in 1591 of Widow Wealde's land refers to it as "lying nere Bromfyelde betwene a parcell of Patching Halle lande called Hyde howlden also of the manor of Bishops Halle on the north and este partes". The many deeds in the Essex Record Office concerning the estates of the Rich and Olmius families refer to the manor of Patching Hall as 'Patching Hall cum le Hyde' or 'Patching Hall with land called le Hyde'. Hyde is also spelled as Hide. Why should it always have been separately identified? There is some of Patching Hall's history still to be uncovered.

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**1570.** Wood Halle and Patching Halle maketh from Broomfield Hall towards the north iiii rodde.

**1678.** Wood Hall and Patching Hall maketh from Broomfield Hall towards the north by estimation four rodde

**1687.** Wood Hall and Patching Hall maketh from Broomfield Hall northwards fower rod.

**1735.** Wood Hall & Patching Hall - 4 rods

**1843.** 27. Patching Hall, now occupied by Mr James Christy, maketh from no. 26 two rods. Owner Lady Stuart.

28. Wood Hall, now occupied by Mr Cowlin, maketh from no. 27 two rods. Owner Lady Stuart.

29a

## Wood Hall



Boundary changes have moved the farmhouse of Wood Hall into the parish of Chignal. Although the house no longer ranks as a part of Broomfield it appeared in all the churchyard fence lists from 1570 to 1843 and so merits a mention in this story. The fence lists grouped it together with Patching Hall, both properties sharing the responsibility for the same 4 rods of fence to maintain, until the list of 1843 when it got its own entry and a separate 2 rods of fence.

Historically a part of Broomfield, by 1066 the manor of Patching had been split into three parts and one of these parts became the manor of Wood Hall. It isn't certain which of the Domesday Book entries related to Wood Hall - there is a case for both Robert Gernon's portion and Geoffrey de Mandeville's. Both these manors had a substantial amount of woodland and this is no doubt the origin of its name.

In 1343 it was recorded that Robert Bouchier held Wood Hall of Hugh de Gros, and this seems to be the earliest mention of the name. Bouchier died in 1360 and the manor passed to his son John Bouchier who died in 1400 possessed of the manors of Patching Hall and Wood Hall. From then on both manors came under the same lordship. As with Patching Hall, the Bouchiers continued as lords of the manor of Wood Hall until the death of Henry Bouchier in 1539 when it passed to his only child Ann. She married William, Lord Parr, who became the next lord of the manor, and he in turn sold it to Richard, Lord Rich of Leez. The title deeds always mentioned Wood Hall and Patching Hall together and so it went on through several generations of Lords Rich. When Robert, the 5th Lord Rich died it passed to his brother Charles, and when Charles died childless in 1673 it passed to his sister who had married the Earl of Scarsdale. Still keeping in line with Patching Hall, Nicholas, Earl of Scarsdale sold the manor to a London merchant, Herman Olmius. It stayed with the Olmius family, who became Lords Waltham, passing through the female line to Frances Maria who in 1789 married Sir Simeon Stuart, Bt. In 1891 Simeon Henry Lechmere Stuart succeeded to the baronetcy and the lordship of the manors of Wood Hall and Patching Hall. By then the parish boundaries had changed and the farmhouse and farm buildings had been transferred to Chignal.

As with Patching Hall, Wood Hall was lived in by tenant farmers. It was always treated as a separate farm and usually had a different tenant to Patching Hall. A rent roll of 1651 gives Israel Crowe at Wood Hall, he would have been the son of Israel and Joan Crowe, born in 1614. He was followed by Timothy Poole. During the mid to late 17th century both Wood Hall and Patching Hall were farmed by the Poole family of Partridge Green. Lawrence, son of Timothy and Elizabeth Poole was born in 1630 and in due course he took on the lease of Wood Hall from his father. Between 1675 and 1690 he had ten children in addition to his eldest son, also Lawrence, whose baptism I have not located.

Lawrence Poole married Katherine Eve at Witham in 1682 so she must have been his second wife. The missing earlier records suggest that he may have married, and at first lived, in another parish where his first son was born. Five of his children died in infancy - Richard (1676-77), John (1683), Thomas (1685), Mary (1686), and Elizabeth (1687). Lawrence, Timothy (b1675), Henry (b1678) and Frances (b1690) certainly survived because all four are mentioned in Lawrence's will. The other baptisms of Lawrence and Katherine's children were John (b1684) and Thomas (b1689). Lawrence died in 1696 and he seems not to have been a freeholder because his will mentions only bequests of £20 each to Lawrence, Timothy, Henry and Frances.

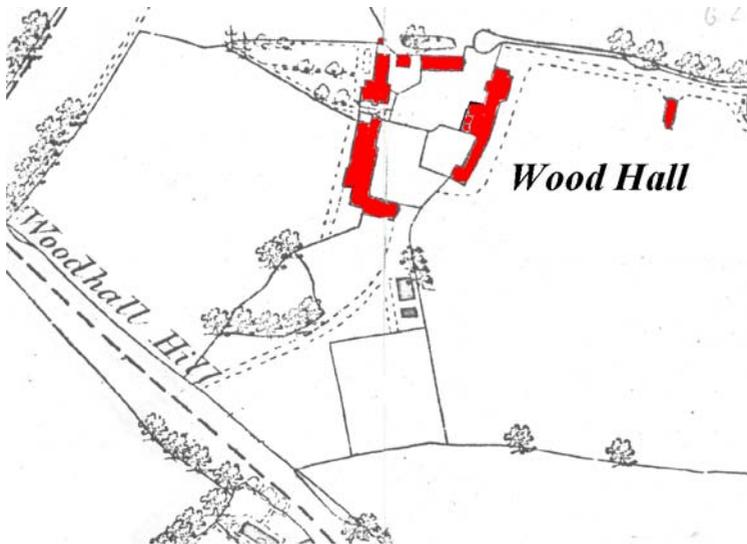
After the Pooles Wood Hall's leaseholders are obscure until 1766 when William Emberson paid the tithe. He was followed by Joseph Moss who was there in 1777. He was still there on the Land Tax return of 1783 and it was at Wood Hall

that he died in 1795. His widow Sarah lived on at Wood Hall until her death in 1808. The next farmer at Wood Hall was John Strutt. Interestingly, Sarah Moss's sister was Mary Strutt but this may have been a coincidence for when John Strutt died in 1815 Abigail Strutt, presumably his widow, continued there until 1825. In that year Robert Surrey first appeared on the Land Tax returns as the farmer at Wood Hall.

The Surrey family had been farmers at Scravels as far back as 1781, first William Surrey and then from 1791 Timothy Surrey. Robert may have been Timothy Surrey's son; he was certainly in Broomfield in 1813 when his wife Ann died. In the following year his daughter also died, at the age of 5 months. Surrey was still at Wood Hall in 1832 but by the time of the 1841 census Mark Cowlin was farming at Wood Hall. The owner was of course still the lord of the manor, or in this case the lady of the manor, Lady Frances Stuart.

In 1841 Mark Cowlin, who came from Earls Colne, and then aged 58, was living at Wood Hall with his wife Rebecca, then aged 52, and their three children, John, Mary and Elizabeth. The 1851 census shows that he was farming 200 acres and employing 11 men and 7 boys. Rebecca Cowlin died in 1853 at the age of 65 and Mark Cowlin died four years later at the age of 77, at variance with the age he gave on the previous census! Mark's daughter Elizabeth died unmarried in 1853 and her will mentions that she was "late of Wood Hall and now of Westlands Farm, Mountnessing". She was living with her sister Mary, who had married Francis Barker, the farmer at Westlands. Elizabeth also mentioned her brother John, then farming at Ward's Farm, Writtle.

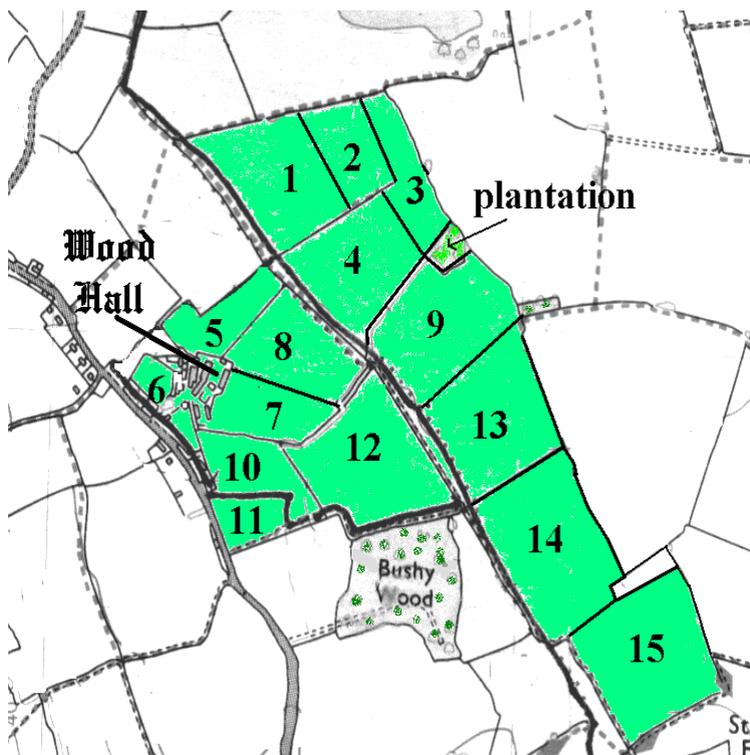
The census of 1861 reveals that Wood Hall was then inhabited by Ephraim Emberson, an agricultural labourer, and his family. The Cowlin family were no doubt still the lessees for in 1871 William Cowlin, aged 26, had moved in with his wife Maria. William, very likely Mark Cowlin's grandson, was farming the same 200 acres but with fewer workers - there were now only 8 men and 2 boys on the farm. Ten years on and William was still there but now described as a farmer's foreman. With William and Maria was their daughter Judith, aged 11.



### **The farm buildings of Wood Hall in 1872**

In 1891 William Cowlin was no longer in residence at Wood Hall. Walter Emberson, a 35-year-old widower was living there with his son, aged 5, and a housekeeper. Walter married again for in 1901 he was living at Wood Hall with his

wife, 45 year old Sarah, and his 15 year old son. By now Wood Hall was no longer in Broomfield. This rather strange area, where detached portions of Broomfield, Chignal Smealey, Chignal St James, and Writtle intermingled, had been rationalised and Wood Hall and about one-third of its land were placed in Chignal. The rest stayed in Broomfield.



The map on the previous page shows the land of Wood Hall in 1846 but the best description of Wood Hall farm comes in a sale catalogue of 1925. The farmer at the time was Frederick James Day and the reason for the sale was that Fred Day was giving up farming. The farm extended to 159 acres, somewhat less than that which the Cowlins had farmed.

### Wood Hall Farm in 1846 and 1925.

	1846 a r p	1925 acres
House, orchard and pond	2. 0 .35	1.944
1. ( Gt Wood Field	9 1 6	
Wood Ley {		16.372
2. ( Lt Wood Field	7 0 37	
3. Wilderness Field	9. 0. 5	8.3
Plantation		1.311
4 High Field	13. 1. 32	15.416
5. Kitchen Field	6. 2. 37	6.864
6. Plough Sheer Field		2. 0. 24
2.052		
7. Stable field		8. 2. 37
8.963		
8. Barn Field	6. 1. 24	6.677
9. Thistle Field	14. 1. 34	14.455
10. Clod Field	5. 2. 18	5.518
11. --do-- (Chignal/Writtle)	5. 0. 0	5.024
12. Broad Field	19. 1. 3	19.141
13. Oat Leys/Oval Field	13. 1. 5	13.337
14. Eddy Downs	17. 1. 31	17.370
15. Bush Ley	16. 0. 3	16.256
Total	156. 1. 11	159.000

The fields with red names were transferred to Chignal.

The Ordnance Survey of 1872 shows that the two fields of Great and Little Wood Field (no doubt once woodland) had become one larger field, Wood Ley. Between 1872 and 1925 part of Wilderness Field had become a plantation. The Oat Leys of 1925 had been called Oval Field on the tithe map though it's not clear why. Eddy Downs had also once been known as Edwards Downs.

Although no longer part of the story of Broomfield, it is worth noting that the 1925 sale catalogue also gave some details of the house. On the ground floor there was an entrance hall, dining room (12'3" x 12'1"), drawing room (12'11" x 10'11"), kitchen, scullery, coal store, laundry and pantry. On the first floor there were 4 bedrooms, all around 12' square. There was a dairy, and the property had a pump and a well. The farm buildings were as might be expected, including sheds, 6 pig pens, a poultry shed and a large barn. No doubt Chignal historians will pick up the story.

30.

**Cocks alias Walnut Trees.**



**Walnut Trees Farm, seen from Coxsells.**

There are several tantalising references to the first name in relation to Broomfield without being specific as to where it was. In 1342 a deed recorded the transfer of some land in Broomfield from John Cok and Margery his wife to Walter Pacchyng, strongly suggesting a connection with the manor of Patching Hall. . The will of Joseph Sach, who died in 1729 and who lived at the shop on Angel Green refers to it as Cock End. The wills of the Brightman family in the 1730s (Richard Brightman was the builder who rebuilt Woollard's cottages on Church Green in 1754) reveal that they lived at a house called The Cock in Broomfield. And there was a house called The

Cock between the Vicarage and Wheelers. All of which suggests that Cock, Cocks or Cockses could have been somewhere near Patching Hall or Angel Green or Church Green. But the fence lists don't bear this out and later evidence clearly disproves them as a possible site for Cockses.

The 1570 fence list refers to the "tenement or message sometime Cockses". So there was definitely a house of some description on the land. There is no indication of when it was first so named and some of the names on that list go back very many years. There is no Cock or Cox or anything like it on the 1319, 1327, 1524 or 1544 tax lists for Broomfield, nor on any of the other deeds referred to except that for 1342. It would seem that the only way of tracing it would be through succeeding fence lists until a recognizable property occupies that spot.

Cockses only appears on the first fence list. By 1735 that spot had been allocated to Walnut Trees, a property in Great Waltham which owned land across the border in Broomfield. It was Walnut Trees again on the 1843 list. So could the property "sometime Cockses" be Walnut Trees? The farmhouse is, after all, no more than a field away from the Broomfield border. Nevertheless Walnut Trees has always been in Great Waltham and the tenement of Cockses must have been in Broomfield.

In 1570 the property was owned by Richard Everid, or so it is spelled. It surely refers to the Richard Everard who at the time was the owner of Langleys in Great Waltham and the principal landholder in that parish. It is entirely logical that he would also have owned Walnut Trees farm. Richard Everard was one of two people who appealed against their entry on the

1570 fence list. What exactly were the grounds for his appeal we don't know. The parish of Broomfield stoutly defended the list when the appeal went to the Ecclesiastical Court at Baddow in 1570 and Richard Everard remained liable for the repair of  $\frac{3}{4}$  of a rod of the churchyard fence.

Crouch House (The Kings Arms), Brownes (The Angel), Broomfield Mill and Ayletts were among the properties in 1570 that only had  $\frac{1}{2}$  a rod to repair so Cocks'es doesn't seem to have been a negligible property. It is possible that Richard Everard objected to the amount that he was given. It is also possible that he appealed because his own residence (Langleys) was not in Broomfield. Perhaps he argued that it was his tenant at Cocks'es and not himself who should have been liable. However, his name remained on the list.

The Everard connection may date from 1515 when Thomas Everard became sole owner of the Langleys estate. Richard Everard died in 1619 and his Waltham estate passed to his third son, Hugh, who was High Sheriff of Essex in 1626. Hugh married Mary Brand of Great Hormead in Hertfordshire and both Hugh and Mary died in 1637. Their only son and heir, Sir Richard Everard, was created a baronet in 1628 and when he died he was succeeded by his eldest son, another Sir Richard. This Sir Richard was the owner of Cocks'es at the time of the fence lists in 1678 and 1687. He died in 1694 and was succeeded by his second son, Sir Hugh Everard. Sir Hugh married Mary Brown of Salisbury and fathered three sons, which should have enabled the line to continue at Langleys

Marginal notes against the property on the 1570 list give the names of Mr Everard, who would have been the successor at

Langleys to the Richard Everid of the 1570 list, and Stephen Tanner. A Jeffrey Tanner was a Broomfield taxpayer in 1636 and at Walnut Trees farm and Stephen was likely to have been of that family. However, since the Everards owned Cocksles at the time of the 1570 list, and still owned it when the 1678 list was compiled, the Tanners must have been the tenant farmers at Cocksles. It looks as though Stephen Tanner was written on the list before that of Mr Everard so he was likely to have been at Cocksles shortly after the death of Richard Everard in 1619 and the Jeffrey Tanner of 1636 was very likely his son.

In 1678 Cocksles was shown as the tenement of Sir Richard Everard. This was the Richard Everard, also the owner of Langleys, who died in 1694, and Cocksles was then in the occupation of John Knight. Nine years later it had the same owner but a new occupant, Samuel Archer. Both Knight and Tanner were Great Waltham people, suggesting that by then Cocksles was being farmed as a part of Walnut Trees farm. John Knight was constable at Great Waltham in 1666, one of the parish duties elected at the vestry meeting from amongst the leading parishioners. In that same year John Archer was churchwarden at Great Waltham and Samuel Archer may have been his son.

In 1680 Richard Bradley and Thomas Bird were indicted at the Quarter Sessions in Chelmsford, accused of stealing 3 bundles of wheat straw worth sixpence and half a bushel of wheat worth fourpence from Samuel Archer, yeoman. All parties were recorded as being of Great Waltham. Bradley and Bird both pleaded not guilty and both were found not guilty. This must have been the Samuel Archer of Cocksles and no doubt also of Walnut Trees.

Morant's churchyard fence list in 1735 gave neither owner nor occupant, merely noting that it was called Walnut Trees and situated in Great Waltham. By then the ownership had changed for not long after Sir Richard Everard's death in 1694 the family finances were in crisis. Sir Richard's eldest son, who was unmarried, had predeceased him and so Langleys had passed to the second son, Sir Hugh Everard.

Sir Hugh had three sons. One drowned when his ship was lost on the Goodwin Sands, one was killed in battle when serving on HMS Hampshire, and the eldest, Richard, became Governor of North Carolina. When Sir Hugh died in 1706 the Langleys estate was so encumbered with debts that his widow and his surviving son had to sell it. In 1710 the manor of Langleys, with all its lands and houses was bought by Samuel Tufnell for £5,498.18s 6d. And so Samuel Tufnell would have been the owner of Walnut Trees, and of Cockses, in 1735.

The 1843 fence list shows the property still in the possession of the Tufnell family, so the descent would have followed that of Langleys. Samuel Tufnell was 28 when he bought the Langleys estate and he was 76, a good age for the time, when he died in 1758. Educated at Merton College, Oxford, at the age of 18 Samuel was admitted to the Middle Temple to study law. He subsequently became Reader and later Treasurer of the Middle Temple. Of a wealthy family, with wealthy connections, two years after his purchase of the Langleys estate Samuel began the rebuilding of the house. It took him several years and is the house that can be seen today.

Samuel Tufnell was succeeded by his son John Joliffe

Tufnell (1720-1792), who was in turn succeeded by his son Samuel Joliffe Tufnell (1748-1820). Samuel Joliffe was feeble minded and the estate was run by his brother William who died in 1814, six years before his brother. The Langleys estate, and Walnut Trees, and Cockses, then passed to William's son John Joliffe Tufnell II.

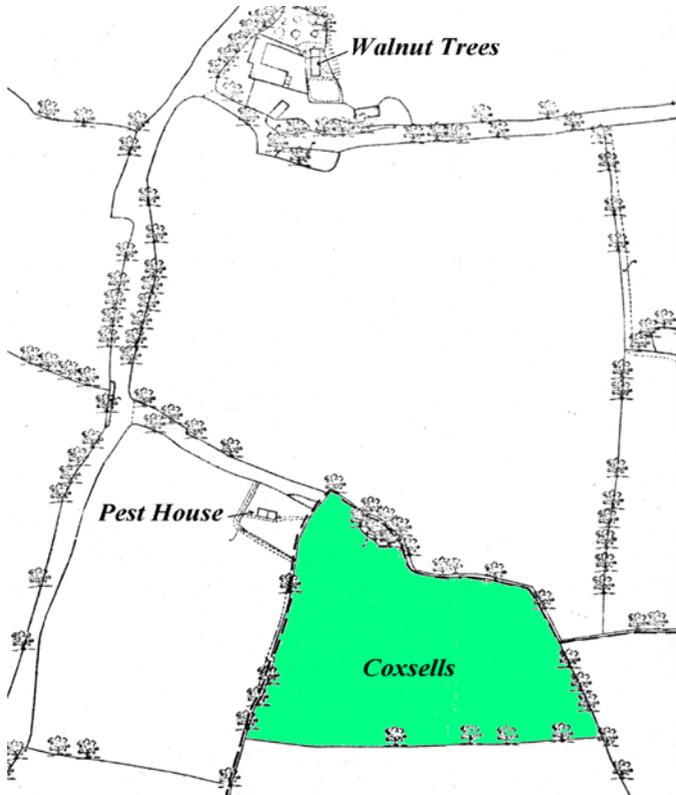
John Joliffe Tufnell II was born in 1778. He became a Justice of the Peace and Deputy Lieutenant of Essex and was the J J Tufnell shown as the owner of Walnut Trees on the 1843 fence list. He died in 1864 and his property passed to his eldest son, John Joliffe Tufnell III (1805-1894). This J J also became a Justice of the peace and Deputy Lieutenant of Essex, and in 1870 was High Sheriff. He had fifteen children but his eldest son was killed in India in 1883 and so on J J's death in 1894 the second son, William Nevill Tufnell (1838-1922) succeeded to the estate. In 1922 it passed to his eldest son Nevill Arthur Charles de Hirzell Tufnell (1864-1935), and then in 1935 to John Joliffe Tufnell IV.

As at 1843 the fence lists had been helpful in pointing to Walnut Trees Farm in Great Waltham as being the Cockses of the 1570 list. Not only was it near the Broomfield boundary but some of its fields were actually in Broomfield parish and so it is logical that it would have been called upon to contribute to the fence repairs. However, the early fence lists are clear that Cockses contained a building, a tenement or messuage, in Broomfield. None of the fence lists after 1570 mention Cockses but the vital clue can be found on the Broomfield Tithe map of 1846. This lists the Walnut Trees fields that lay in Broomfield parish and one of them is called Coxsells. This must be the connection with Cockses. Cockse or Cox or Cock

was very likely an early owner.

Cocksces was still shown as a tenement as late as 1687 when Samuel Archer of Great Waltham was the tenant but by then it was likely to have been farmed in conjunction with Walnut Trees. Morant's list of 1735 doesn't identify the tenant but it is known that by 1783 George Stock was farming Walnut Trees and Cocksces. In 1801 William Stock, probably George's son, became the tenant. William had married farmer's daughter Mary Boltwood but the marriage hit the rocks. In 1805 a deed of separation was drawn up. The parties were William Stock, farmer, and his wife Mary, formerly Mary Boltwood, spinster, and Thomas Boltwood, farmer and father of Mary Stock. William Stock assigned all his household goods and the stock on his farm to the said Thomas Boltwood in trust for the maintenance of his wife and children.

The matter didn't end with the deed of separation. Eight years later, in 1813, Thomas Boltwood agreed to pay William Stock five shillings a week "as long as he does not molest his wife Mary Stock formerly Boltwood who is residing at Walnut Trees Farm in Great Waltham". After William's death Mary continued to live at the farm and on the Tithe map of 1846 she was shown as the occupant of Walnut Trees and of Cocksces, which by then was known as Coxsell's.



**Coxsells as it appeared in 1846 and 1872.**

The field now known as Coxsells has long since lost any trace of the tenement once associated with it. The field itself was of a modest size, a shade under 4 acres, although it is possible that it was once part of a larger field with the adjoining field immediately to the south, known as 11 Acres.

Travelling along the Chignal Road, passing Wood Hall farm on the right, and shortly after passing The Pig and Whistle on the left, a road on the right leads to Fanner's Green and Great

Waltham. About half a mile along this road, before Walnut Trees Farm is reached, a wide track, which is also a public footpath, goes off to the right. At the end of this track lies Coxsell's field, or at least it did. It is the furthestmost north-west corner of Broomfield parish.



### **The track from Coxsell's to the Fanners Green road**

Today the landscape around Coxsell's has changed. Much of it has been used for gravel extraction and then returned either to agriculture or, where lakes were created, to angling. Coxsell's has become a part of a much larger field. The boundaries shown on the maps of 1846 and 1872 no longer exist, the hedgerows and the pond, and any trace of a building, have gone.



A change in the crop line marks where the northern boundary of Coxsells once went. The track on the left of the picture runs alongside the field and then bears left to become the track that once led to Coxsells.

Although not a part of this story, the Ordnance Survey of 1872 shows a building in the field adjacent to Coxsells, at the end of the track leading to our field. It was a Pest House, a sort of isolation hospital for unfortunates suffering from some contagious disease such as smallpox. Here they would be isolated from contact with other villagers, presumably until they either recovered or died.

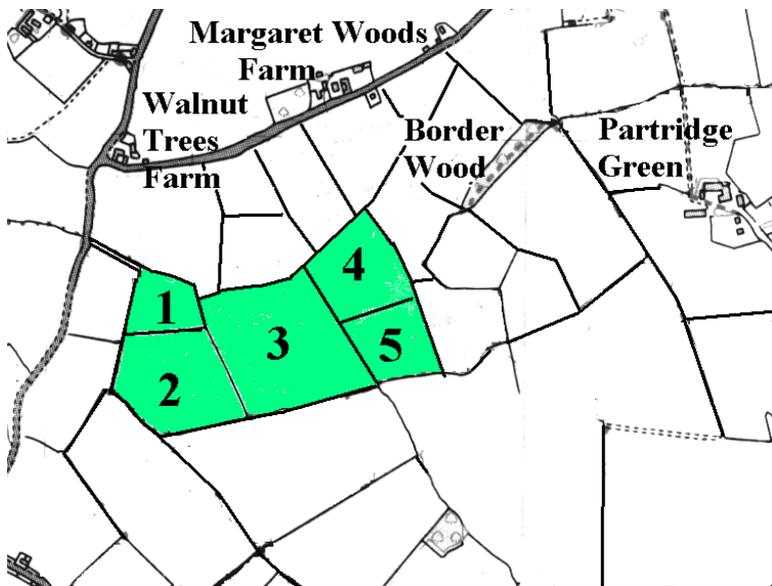
The Pest House was actually just over the border in Great Waltham. It was a small thatched cottage and was still standing when a watercolour of it was painted in 1880, probably

by a female member of the Tufnell family. It was burned down and the late Edith Hope Wiseman, who was born in September 1884 and who died in August 1981 just short of the age of 97, recalled seeing the blaze lighting up the sky.



### **The Pest House in 1889.**

Although Coxsells is no longer recognizable it is known that in 1846 it was a relatively small field, less than 4 acres, with no trace of a dwelling. Yet in 1570 it was seemingly rated above the likes of Ayletts and Broomfield Mill amongst others. Could it once have included other fields which also became a part of Walnut Trees Farm? The Tithe map of 1846 shows that there were five fields belonging to Walnut Trees which were in the parish of Broomfield. They make up a contiguous unit of some 46 acres, typical of the size of farms in Broomfield before 1800. These fields could have made up a lost Cocksels/Coxsells Farm.



<b>1 = Coxsells</b>	<b>3a 3r 10p</b>	<b>2 = 11 Acres</b>
<b>11a3r12p</b>		
<b>3 = 12 Acres</b>	<b>14a 2r 27p</b>	<b>4 = 9 Acres</b>
<b>38p</b>		<b>9a 2r</b>
<b>5 = 5 Acres</b>	<b>6a 0r 34p</b>	<b>Total =</b>
<b>46a 1r 1p</b>		

Coxsells, its boundaries, the Pest House, all have now gone without trace, pieces of local history that have faded into the past.

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**1570.** The tenement or messuage sometime Cockses and now Richard Everides maketh from Wood Hall and Patching Hall towards the north iii quarters of a rodde.

**1678.** The tenement of Sir Richard Everard now in the occupation of John Knight maketh from Patching Hall towards the north three quarters of a rodde.

**1687.** The tenement of Sr Richd Everard now in the occupation of Sam Archer maketh from thence three quarters...

**1735.** Walnut Trees in Gr Waltham - 3 4ths of a rod.

**1843.** 29. Walnut Trees, now occupied by Mrs Stock, maketh from no. 28 three quarters of a rod. Owner J J Tufnell Esq.