

THE HAWTREYS, ROGERS AND DEANES OF EASTCOTE HOUSE, RUISLIP: MIDDLESEX COUNTRY GENTRY WITH LONDON CONNECTIONS

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SUMMARY

This paper is based upon information largely derived from the Hawtreys Papers at the London Metropolitan Archives and explains the long association of the Hawtreys family with Eastcote House in the parish of Ruislip, Middlesex, between 1527 and 1935. It looks at the London connections of the Ruislip branch of the Hawtreys and their descendants the Rogers and Deanes, through Livery companies, the Law and property ownership, concentrating particularly upon the 17th and 18th centuries. They were a rather inconspicuous country family, unusual in coming into Middlesex before forming a London interest and in residing at Eastcote House from 1527 until 1878 and owning it until 1935, while similar gentry houses in north-west Middlesex changed hands after three or four generations.

INTRODUCTION

Several gentry houses in north-west Middlesex were occupied from the 16th to the late 19th century by gentlemen of varying degrees, whose wealth and influence derived not only from those properties, but from connections with the City of London, the Inns of Court, and occasionally with the Royal Court and central government.

Many people moved to London from distant parts of the country from medieval times onwards and, once established in the City or at the Inns

of Court, sought a country estate within reach of their interests. Those that were situated in rural Middlesex were often held by one family for a relatively short time, three or four generations.

This paper examines the case of the Hawtreys and their descendants, the Rogers and Deanes. The Hawtreys were unusual in coming into Middlesex before forming a London connection and in retaining ownership of Eastcote House in the parish of Ruislip for more than 400 years. The descent was carried twice through the female line (see family tree), but the Hawtreys name had such resonance for the family that it was included in the names of the later Deanes. Ralph Hawtreys Deane (1884–1966), who sold Eastcote House in 1930, was the great-great-great-great-grandson of Charles Hawtreys who died in 1698 the last of the direct line.

The Hawtreys remained esquires throughout the period. Very few were in Parliament. Only one of the Ruislip branch of the family entered the Church. Although members of Livery Companies in the 17th century, they did not get into the higher echelons of City government, unlike their contemporaries and neighbours at Swakeleys and Pinner Hill.

Perhaps because of their long tenure the Hawtreys and their descendants kept a vast number of family papers, dating from the 16th century, covering aspects of estate management, social life, and correspondence. These were

lodged in the Middlesex Record Office and were designated 'The Hawtrey Papers', Accession 249. They passed to the London Metropolitan Archives. When Florence Hawtrey published *The History of the Hawtrey Family* in 1903, she quoted letters *etc* that are now in the LMA, but were then 'lying in a chest at Eastcote'. They provide tantalising glimpses into the lives of this quiet gentry family.

THE NORTH-WEST MIDDLESEX BACKGROUND

Major estates in parishes neighbouring Ruislip were owned by City men in the 14th century. Nicholas Brembre, Mayor of London, who was attainted and executed in 1388, had Northolt, Down Barns, Uxendon, and Roxeth. John Charlton, a London merchant, was in possession of the manors of Ickenham, Swakeleys, Hillingdon, and Southall. Change of ownership was frequent except in the case of Ickenham Manor, which was conveyed to Nicholas Shorediche as a marriage portion when he married Juetta Charlton *c.*1385. After a polished beginning in the royal service and having produced a sheriff of London in the 14th/early 15th century, the Shorediches declined into quiet country gentlemen making no ripples in the outside world. They finally relinquished ownership of the Ickenham estate as a result of gambling debts and litigation, in 1819.

Several north-west Middlesex manors were in ecclesiastical hands until the great upheaval in land ownership caused by the dissolution of religious houses under Henry VIII. The lands of the Archbishop of Canterbury at Harrow and Hayes, the property of the Chapter of St Paul's at West Drayton, and the Stanmores owned by the Augustinian canons of St Bartholomew's, Smithfield, passed to lay people. Apart from West Drayton, where the Pagets remained until 1869, the former Church property changed hands frequently.

The 17th century saw a movement of newly-rich City gentlemen into Middlesex with a tendency to completely rebuild old houses. The present Swakeleys at Ickenham was completed in 1638 by Sir Edmund Wright, grocer and, later, Lord Mayor of London, who had purchased the medieval and moated Swakeleys some nine years earlier. Robert Clayton and Robert Vyner, goldsmith, both City men and future Lord Mayors of London lived there in turn in 1665. Robert Vyner had purchased Swakeleys before

Pepys visited him there in September of that year. Sir Robert Vyner died in 1688, leaving Swakeleys to his nephew, Thomas. The latter's son, Robert, inherited in 1707 and sold it to the guardians of Benjamin Lethieullier.¹

About the same time as Edmund Wright was acquiring Swakeleys, another City merchant, Christopher Clitherow, purchased land called Spinnells on Pinner Hill and most likely built the first Pinner Hill House.² The earliest part of the present Pinner Hill House dates from the late 18th century. Sir Christopher Clitherow (1570–1642), an ironmonger, was Lord Mayor and was knighted in 1635 and held other City offices. His son, Christopher, also a merchant, and his son, Christopher, a lawyer, inherited Pinner Hill. After the death of the third Christopher in 1685, the property went to his widow and she and her second husband sold it a few years later.

Harefield Park, now famous as Harefield Hospital, was built by Sir George Cooke (1675–1740), prothonotary of the Court of Common Pleas, replacing an old house called Rythes. Cooke's son, who held the same legal position as his father, succeeded him in Harefield and had property in Hare Court, Inner Temple, and a house in Lincoln's Inn Fields. The next two generations were soldiers and in 1837 Harefield Park descended to the Vernons who retained ownership until 1908.

Also in Harefield, the Ashbys of Breakspears were akin to the Hawtreys in the length of time they remained in the parish, but they held a more exalted position in society. George Ashby, the first of the family to live in Harefield, was Clerk of the Signet to Margaret of Anjou and his great grandson was Elizabeth I's Clerk of the Spicery. Thereafter the court connection ceased, but Robert Ashby who died in 1618 was knighted and his son, Francis, was created a baronet in 1623. The male line died out in 1769 with the death of Robert Ashby. His daughter married a London apothecary, John Joseph Partridge, and had a son, who himself died childless in 1857 and the estate passed to relatives of his wife.

The use of the county of Middlesex as a playground for those seeking relief from town life was perhaps even more marked in the southern part of the county near to the River Thames, where villas proliferated from Chelsea to Hampton, particularly in the 18th century. As Horace Walpole put it in 1747, having purchased

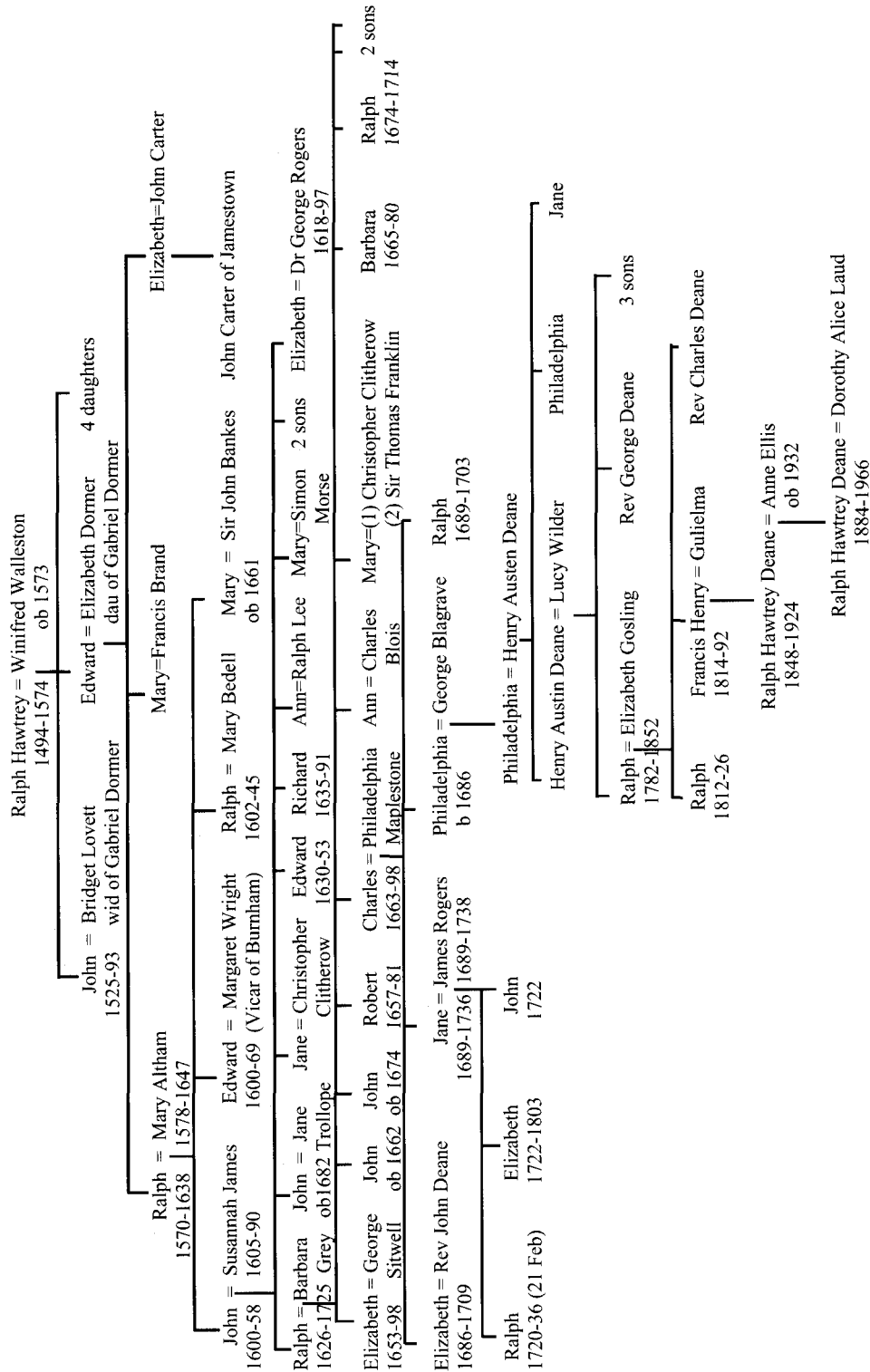


Fig 1. Hawtreys family tree showing descent to Rogers and Deanes

Strawberry Hill, it was 'only two hours by coach from London yet completely rural in its aspect'.

When even more country houses were embellished or newly built in the 18th century, it is noticeable that there were far more gentry houses in places like Twickenham with river as well as road connections, or Stanmore situated close to a major road out of London, than Ruislip or Harefield that were more difficult of access. The ideal of a country house in reasonable proximity to the delights or work opportunities of 'town' has continued into the 21st century and has led to the disappearance of the county under bricks and mortar.

An exception to the general trend of short-term settlement was the case of the Hawtrey family of Eastcote House in the parish of Ruislip whose members made it their home from the early 16th to the late 19th century and retained ownership of the property until the 20th century.

THE HAWTREY FAMILY

Their estate in Ruislip

The Hawtrey family was settled at Chequers, Buckinghamshire (now the Prime Minister's country house) by the late 13th century.³ Ralph, fourth son of Thomas Hawtrey, graduated as a Bachelor in Civil Law at Oxford in 1521 (Fig 2).⁴ Five or six years later he became a property owner in the manor of Ruislip through his marriage with Winifred Walleston. The Wallestons had property in Ruislip in the 15th century⁵ and they had leased the Rectory of Ruislip from the Dean and Canons of Windsor from 1476.⁶

A house called Hopkyttes situated close to the River Pinn in Eastcote, a hamlet of Ruislip, seems to have been Winifred's dowry. John Walleston Esq had received the cottage from Edmund Amery in 1507⁷ and he, or possibly a relative with the same name, surrendered it to the use of Ralph Hawtrey and 'Wenifred his wife' in 1527.⁸ In default of heirs of the marriage the house with 4 acres around it and 13 lands in the common fields were to go to her right heirs. It became the main family residence.

Ralph (1494–1574) and Winifred (ob 1573) founded the Ruislip branch of the Hawtrey family. Their descendants retained Hopkyttes, later known as Eastcote House, until 1930, when Ralph Hawtrey Deane sold it and the surrounding park to the Wembley (Comben and Wakeling) Land Company for building development.⁹

During the intervening 400 years the family



Fig 2. Ralph Hawtrey (1494–1574) and his wife, Winifred (*née* Walleston), shown on a monumental brass at St Martin's church, Ruislip

created an estate of about 2000 acres in three ways: by leasing the Rectory of Ruislip from the Dean and Canons of Windsor from 1532–1867; by leasing the demesne of the Manor of Ruislip from King's College, Cambridge, from 1667–1872; and by acquiring land and farms, mainly on the Eastcote side of Ruislip. In the absence of a resident Lord of the Manor the Hawtreys became the most influential gentry in the parish and the local squires.

The descent¹⁰

When Ralph Hawtrey died in 1574, aged 79, his estate passed to his son, John Hawtrey.¹¹ He died in 1593 without legitimate issue and was succeeded by his nephew, Ralph Hawtrey (1570–1638). That Ralph's son, John (1600–58), died in 1658, to be followed by his son, another Ralph Hawtrey (1626–1725). Dying at the age of 99, this latter Ralph had outlived seven sons and a grandson.

His granddaughter, Jane Hawtrey, married James Rogers as his second wife in 1719 and their daughter, Elizabeth, was their sole heiress.



Fig 3. The building on the edge of St Martin's churchyard, Ruislip, that Ralph Hawtrey (1570–1638) converted into ten dwellings for the poor

When she died in 1803 she left all her estates to her cousins, Philadelphia and Jane Deane, during their lifetimes, with remainder to their nephew, Ralph Deane. He was in full possession by 1810. Ralph Deane lived at Eastcote until his death in 1852. The succession passed to his son Francis Henry Deane, then in turn to Francis's son and grandson, both named Ralph Hawtrey Deane.

Country gentry

So far as their lifestyle and activities in Ruislip were concerned the Hawtreys were typical of their class. The male members of the family were educated at Eton, Harrow, and various Oxford and Cambridge colleges and several entered the Inns of Court. As Justices, the male members of the family were able to supervise law and order in the area, supervise the election of parish officials, and view parish accounts. Ralph Hawtrey (1570–1638) organised and paid for the conversion of a private dwelling house on the edge of St Martin's churchyard into ten small

houses for the poor in 1616 (Fig 3).¹² They still stand, now five dwellings, let by a housing association. The same Ralph was Deputy Lord Lieutenant for the County of Middlesex. John Hawtrey (1600–58) headed the list of 15 men who signed 'an agreement mead between nayebours for the renewing and maintaining of ouer orders of ouer fields of Ruislip' in 1651.¹³ Ralph Hawtrey (1626–1725) served as MP for the County of Middlesex in 1688–9. Their role as local leaders continued until the last years of Victoria's reign. Francis Deane (1814–92), the last of the line to live locally, served as Chairman of the Uxbridge Bench.

CITY CONNECTIONS

The connections of the Hawtreys with the City of London, as property owners, members of Livery Companies, and so far as the women were concerned as wives of merchants, were strongest in the 17th and 18th centuries.

Ralph Hawtrey (1570–1638) and his children – John, Edward, Ralph and Mary

Ralph Hawtrey (1570–1638), grandson of the first Ralph, entered Gray's Inn in 1600 (Fig 4). He owned a house in Red Cross Street¹⁴ (now under the Barbican) in the City of London in 1621 and one in Whyte Rose Street a few years later. In 1633 he acquired leases on property in the parish of St Katherine by the Tower and in Blue Anchor Alley, Bermondsey Street. The Anchor, described as 'three tenements and a yard on the back of Bermondsey Street'¹⁵ belonged to Magdalen College, Oxford and had been leased to Abraham Pooke, citizen and haberdasher, for 40 years in 1624. He had assigned it to John Jackson, who had since died. His widow, Jane Jackson, had remarried and the leases had become the property of her new husband, Richard Crane. In March 1634 the lease was assigned to Ralph Hawtrey for £500.¹⁶ When Dame Jane Crane died c.1647 she



Fig 4. *The monument of Ralph and Mary Hawtrey in the chancel of St Martin's, Ruislip*

appointed Ralph's son, John (1600–58), as executor of her will.¹⁷

It is not possible to tell how long the Red Cross Street and Whyte Rose Street houses remained in Hawtrey hands. The Assessments and Taxes lists that have survived go back only to the 1660s and no Hawtrey appears in those of the Red Cross Street/Whitecross Street precincts.¹⁸ However, the assessments were sometimes paid by the landlord and sometimes by the inhabitants and, as only the names of those paying were listed, the Hawtreys may have continued in possession.

Ralph Hawtrey bound his third son, Ralph (1602–45), apprentice to William Field of St Paul's Churchyard, a merchant taylor, in 1618 for eight years.¹⁹ The Master died and 'William Desson and Rafe Hawtrey late apprentices to William Field deceased' were assigned to Henry Clarke in April 1622.²⁰ The following February Ralph went to a new master, Osias Churchman of Watling Street, 'by assent of all parties according to the City of London'.²¹ He was made free of the Merchant Taylors' Company in January 1627²² and shortly afterwards married Mary Bedell, daughter of Matthew Bedell, also a merchant taylor.²³ They settled at Purley in Sanderstead, Surrey, and started a new branch of the Hawtrey family.

It is clear from a number of letters and bonds surviving among the Hawtrey papers that Ralph (1602–45) established his own shop in the City and did business with his old master Osias Churchman. Trade was bad in 1630 and young Ralph had to pay the rent of his father's house in Whyte Rose Street, which the owner had demanded, as he tells his father, because 'people are so fully possessed with fear that all our trading for cloth is gone'.²⁴ In the same letter, dated 27 May 1630, he complains that he does not expect to take more than £20 that week.

Ralph's cousin, John Carter, had settled in Virginia and had established a business in Jamestown. In 1622 he was in England and in need of financial assistance. He had apparently been receiving money from his wife in Jamestown, who was expecting him back, but he had managed to spend it all and had nothing left to pay for his passage. He wrote to his uncle, Ralph Hawtrey of Ruislip, asking for a loan, explaining that his wife was well and their business profiting well, 'but no supply comes over'.²⁵ His cousin John Hawtrey lent the money, and repayment of the £6 was promised by way of a consignment

of a hundredweight of the best Virginia tobacco.²⁶ The passage money was handed over to Mr Thomas Littleton, Master of 'The Faith', by Osias Churchman. Could it be that John Carter was known to be profligate with money?

John Hawtreay (1600–58) (Fig 5), who provided the money, had matriculated from Oriel College, Oxford in 1615²⁷ and entered Grays Inn as a student in 1617. He was the eldest brother of Ralph, the merchant taylor. He dealt with legal business such as the paying of annuities under Lady Crane's will. He inherited the Ruislip estate from his father in 1638 and also the leases of the property in Bermondsey and in St Katherine's by the Tower. By 1646 he was also in possession of buildings in Addle Hill,²⁸ Bell Alley, and Coleman Street²⁹ and the Swan tavern in Knightryder Street and he was having new houses built in St Katherine's.³⁰

The Hospital there, a medieval charitable foundation established about 1147 by Queen Matilda, nestled beside the Tower where St Catherine's Dock is today. The land around the Hospital buildings had long been let to tenants and became crowded with tenements. The Hawtreay property had formerly been one

messuage with a garden called the Great Garden, lying between Butcher Row, Bath Alley and Brush Alley.³¹ John Hawtreay built at least 17 dwellings between 1646 and 52 (Fig 6). Some had wharves.³²

As an example of the transactions involved, Richard Markernes, a bricklayer, and Jonah Lewis, a carpenter, put up the new houses. Markernes received £270 for ten houses in the back alley at St Katherine's in 1647 and £2 for making a pump there and £6 8s 6d for three houses of office and 'mending the cellar walls that fell in of the high house'.³³ Six years later Jonah Lewis paid the illiterate Thomas Floyd £1 5s 'for emptying the privies of the tenants of John Hawtreay Esq'. In 1648 five new houses 'at the steps that do lead down into the back alley at St Katherine's Great Garden' were being finished by Markernes and Lewis³⁴ and papered.³⁵ These two men seem to have worked for John Hawtreay fairly constantly until the mid-1650s, either building or carrying out repairs.

The first ten houses had cost £27 each, but two erected in 1652 cost £60 a piece, suggesting grander houses. Overall the materials recorded suggest timber-framed houses with brick nogging and pantile roofs and lath and plaster dividing walls. There is an early reference to the use of deal.³⁶ A glazier's bill mentions casement windows divided into quarries.³⁷

A new 40-year lease was issued to 'John Hawtreay of Grayes Inn' in 1681.³⁸ He was the second son of John Hawtreay who built the tenements and died the following year, leaving no issue. There appears to be no further record of the property in the family's hands.

John Hawtreay's marriage to Susannah James, co-heiress of Jacob James of London, suggests another City connection. The marriage took place in 1624 at the church of St Thomas the Apostle.

Ralph made provision for his second son, Edward, to enter the Church by purchasing the Rectory of Denham, Bucks, from Sir William Bowyer. According to Ralph's monument in St Martin's, Ruislip, Edward, having been educated at Eton College and King's College, married Margaret Wright, a widow of Burnham, and was Vicar of that place and Rector of Denham.

The only daughter, Mary, married Sir John Bankes, Lord Chief Justice of the Court of Common Pleas and a Privy Councillor. Lady Bankes (Fig 7) became something of a heroine during the Civil War because of her famous



Fig 5. *John Hawtreay (1600–58)*

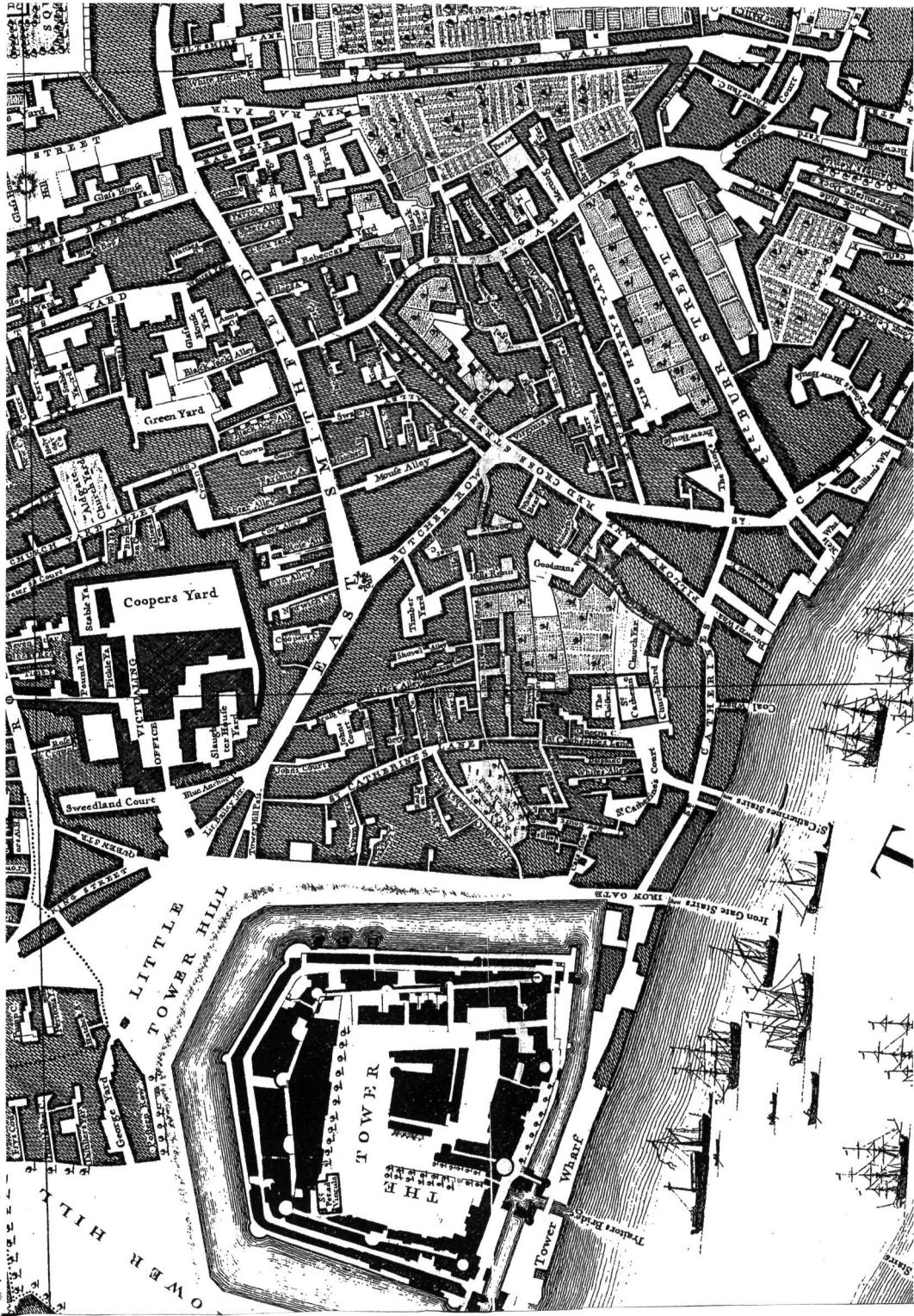


Fig. 6. St Katherine's by the Tower as it appears on Rocque's Map of the Cities of London and Westminster and the Borough of Southwark (1747). Shovel Lane leads into the Great Garden where John Hastry built houses in the 1640s and 50s (Reproduced by permission of Guildhall Library)



Fig 7. Statue of Lady Banks at Kingston Lacy, showing her holding the key of Corfe Castle

spirited defence of Corfe Castle while under siege by the Parliamentarians on two separate occasions.³⁹ She is buried in St Martin's Ruislip and is remembered in the name of Lady Banks Primary School in Ruislip Manor. Lady Banks was the only member of the Hawtreys family to achieve national fame.

During the Civil War Lady Banks's brother, John Hawtreys, supported the Parliamentary side, as did many of the gentry around London. There is a family tradition reported by Florence Hawtreys that he entertained Oliver Cromwell at Eastcote House and received the gift of a watch from him.

John Hawtreys's children

John and Susannah Hawtreys produced four sons and four daughters. The second son, also called John (died 1682, buried at Pinner), was educated

at Eton and King's College, Cambridge, graduating as BA in 1650 and MA in 1654, the same year that he became a Barrister-at-Law at Gray's Inn.

He married Jane, daughter of Sir Thomas Trollope and widow of Christopher Clitherow, while his sister Jane married James Clitherow. Christopher and James were brothers, sons of Sir Christopher Clitherow, ironmonger and Lord Mayor of London in 1635-6, of Pinner Hill House.⁴⁰ These marriages betokened friendship with neighbours in the country as well as in the City. The inter-familial relationships continued into the next generation when John Hawtreys's younger stepson, another Christopher Clitherow married his niece, Mary Hawtreys. Christopher like his stepfather, was a member of Gray's Inn.

Ann and Mary Hawtreys married London merchants, Ralph Lee and Simon Morse. Their sister Elizabeth changed the pattern by marrying a medical man Dr George Rogers, a member of the Royal College of Physicians. However his father, also a doctor, was described as 'of the City of London'.⁴¹ Ralph Hawtreys (1626-1725) (Fig 8), the eldest son of John and Susannah and the longest lived of the entire recorded family, married Barbara de Grey, daughter of Sir Robert de Grey of Merton, Norfolk. When she fell into 'a violent fitt of the wind colic mixed with the

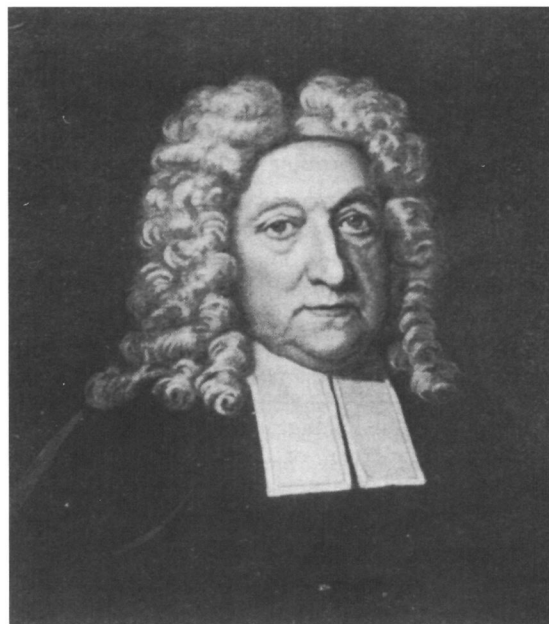


Fig 8. Ralph Hawtreys (1626-1725)

vapers' during one of her many pregnancies, Ralph was sent some pills 'fro bro Rogers' that made her reasonably well again.⁴² It was useful to have a doctor in the family.

Barbara's sister, Ann, married Sir John Gawdy who was a deaf mute, described by John Evelyn in his diary in September 1677, as 'a very handsome person, but quite dumb, yet very intelligent by signs and a very fine painter'. Letters among the Gawdy Papers⁴³ reveal much social intercourse between Ann, Lady Gawdy, and her brother-in-law, his sisters, their husbands and their children. He advised her on business and legal matters and acted as her London agent. The women executed commissions for one another in London shops. 'I intend for London on Tuesday with my sister Clitherow if you have any commands lett me be your servant who am allsoe your very loving sister, Barbara Hawtrey' 16 August 1657.⁴⁴

In the same letter Barbara Hawtrey makes a tantalising reference to 'our shop'. 'My taylor who I had a very good opinion of hath taken up in my name at our shop 5 or 6℥s worth of silks for his own use and about 3℥s for my sister Hawtrey's name and has gon I know not wither this will I think prevent my having a new gowne to wait on you.' Perhaps Ralph Hawtrey's (1602–45) draper's business was still a going concern. In December 1657 she writes, 'I used to buy cloth of one Mr Martin whom my brother Ned was with'.⁴⁵ This seems to be a reference to Edward Hawtrey (1630–83) about whom little is known. He died unmarried at the age of 53. He left bequests to his sisters, brothers-in-law, and several nieces and nephews and speaks in his will of his 'kind brother Ralph'⁴⁶ the head of the family.

The children of Ralph and Barbara Hawtrey

Ralph and Barbara Hawtrey had four daughters, three of whom married into propertied families. Elizabeth, the eldest, chose George Sitwell, an ironmaster from Eckington in Derbyshire and a citizen and mercer of London. Her mother wrote, 'I think Betty is now resolved for Mr Sittwell as she tells me for I leave it to her chois'.⁴⁷ Elizabeth was 16 or 17 at the time. They married at St Andrew Undershaft in 1668 and bought Haydon Hall in Eastcote just across the road from Eastcote House in 1675.⁴⁸ Although a mercer, Mr Sitwell seems to have

relied for his income more upon forges at Pleasley and Stavely, which were losing money in the 1690s.⁴⁹ George Sitwell was declared bankrupt in 1693 despite a loan of £1025 on security of Haydon Hall, from Ralph Hawtrey.⁵⁰ He failed to repay it and eventually Sir Thomas Franklin, second husband of Elizabeth's sister Mary, purchased the house for £2500 in 1698. Mary had previously been married to Christopher Clitherow as mentioned above.

Ralph and Barbara had seven sons, three of whom died as infants and there is no record of any commercial activity or other occupation for the others. John (1655–74) died whilst at King's College; Robert died aged 24; Ralph (1668–1713) was unmarried. He was evidently a keen sportsman, leaving his pack of dogs to his huntsman, John Owen, in his will.⁵¹ Charles (1663–98) had one son who died as a youth and three daughters, through whom the Hawtrey's Ruislip property descended to Elizabeth Rogers and the Deanes.

The Rogers

Jane Hawtrey (1688–1736), Charles's daughter, married James Rogers (1689–1738) in 1719. He was the son of John Rogers, a goldsmith, and his wife Elizabeth née Herriott. John Rogers was a partner of Francis Child, goldsmith and banker, at the Sign of the Marigold at Temple Bar and a man of property.⁵² He bought the Manor of Great Stanmore in 1700, which he sold to James Brydges, later Duke of Chandos, in 1714⁵³ and owned houses in Bushey and Kensington. Some genealogists have suggested that he was the son of Dr George Rogers who had married Elizabeth Hawtrey two generations earlier. This is unlikely as Burke's *The Landed Gentry* (1937), under the entry for the Deanes, says that this branch of the Rogers's family came from Bryanston, Dorset, whereas Dr George Rogers's family was from Dartford, Kent, according to the Roll of the Royal College of Physicians. There were also connections with the Rogers of Hedington, Wilts.

James Rogers was at Trinity College, Oxford, where he 'did for seven years behave himself soberly and piously and attaine the character of an ingenious good humoured gentleman'.⁵⁴ He became a bachelor in Common Law in 1711. Several business letters, apparently dealing with property, were addressed to him at Mr Robert Child's house at Temple Bar and people went

there to meet him.⁵⁵ The two families were clearly on good terms.

He had married Frances Arundell of West End, Northolt at St Mary le Bow in February 1714/15.⁵⁶ A daughter, Frances, was baptised in November the same year and a son, John, in September 1716, but he died a few weeks later. The mother, Frances died shortly afterwards and was buried at Northolt in January 1716/17, leaving her daughter Frances, who was about 14 months old. At the time of his marriage to Jane Hawtrey in 1719, this little girl was being looked after at Bushey by her grandparents and continued to live with them. In 1722 James was being assured that 'your daughter thanks you for her pocket book and is praised for her work at school'.⁵⁷ The property at West End, Northolt, devolved upon him under the terms of his first marriage settlement.⁵⁸ He also held leases of six houses in Cleveland Row, adjoining St James's Palace, the leases having been granted by Sir Francis Child *et al.*⁵⁹

Upon his new marriage James and his father arranged a jointure of £300 secured upon the house at Bushey and a leasehold estate in Kensington. A letter was addressed to James Rogers at 'his house in Great Marlborough Street' in 1725,⁶⁰ another property, but whether owned or rented by him is not known. The scheme drawn up for the marriage settlement intended that after the death of both Jane's grandparents, her husband should have a life interest in Eastcote House and that it should revert to her should she be widowed.⁶¹ Instead the actual settlement⁶² shows that Ralph Hawtrey made a free gift of the house to James Rogers and his heirs after the decease of himself and his wife.

The three children of Jane and James's marriage were born in the first three years. Ralph, the eldest, who died aged 16, went to Harrow School in 1727 at the tender age of six.⁶³ Elizabeth who lived on into the early 19th century was baptised on 4 November 1721 at St Martin's, Ruislip. The youngest, called John, died a few weeks after birth in December 1722 and the grandmother at Bushey lamented that she had not seen the baby and sympathised with her daughter-in-law 'seeing how tenderly she loves her children'.⁶⁴ Perhaps the father remembered his first son called John, who had died at a similar age six years earlier.

Letters from Jane at Eastcote to her husband in London suggest that he spent time there,

whether dealing with his property or on other business is not indicated.

My dear, I am glad that you got safe to London. Ye men came home about half an hour after seven. They met with a calf which run against the chariot and pull off one of ye fore wheels and broke the excelluce. The chariot is left to be mended. I think this was done by Kinsington wall. Your men were sober when they came home. Evans is to be with you on Thursday morning when you will have a full account of it. I think you had better take noe notice to Evans that I sent you word of it. They desire to make ye man pay for it if they can find him out. They say he knows his master's name and where he lives. I beg you will not fail when you come home for I shall be in a fright if you do. Beg you to believe me your ever obed wife.⁶⁵

Jane was buried on 5 February 1736, followed to the grave three weeks later by her son, Ralph.

James Rogers's death less than two years after the decease of his son and wife was probably unexpected, for he made his will only on his deathbed and failed to name a guardian or trustee for his daughter, to whom he left the Ruislip part of his estate.⁶⁶ Nevertheless, Elizabeth, although a minor, succeeded in keeping the leases of the Manor of Ruislip and the Rectory of Ruislip. James had bequeathed the Cleveland Row houses to his elder daughter, Frances,⁶⁷ and all this property also descended to Elizabeth Rogers, his younger daughter, after her grandmother and half sister died within days of each other in August 1739. Elizabeth, still only 17 years old, not only had the Eastcote House estate and farms, the Ruislip manorial and rectorial leases, but also London property to manage.

From the letters in the Hawtrey Papers it is clear that she had strong links with cousins on her father's side, the Needhams, Richards, and Hopes of Devizes, Wiltshire, and several other men and women who called themselves cousin, but it is not known in what degree. They formed a strong network of helpers who executed her commissions or offered her hospitality and she sent them gifts and provisions in return and entertained them at Eastcote. Sara and Susannah Needham, unmarried sisters, who were about 20 years older than Elizabeth, lived with her at Eastcote, perhaps in turn. Sarah died in 1775, aged 76, and Susannah died in 1776, aged 75. They are commemorated together on the south side of the altar in St Martin's chancel, Ruislip, among the Hawtrey and Roger family monuments.

When Elizabeth Rogers went to London she

often stayed at Mrs Aspin's house in Southampton Row and sometimes had letters and packets addressed to her there. Lucy Aspin, who signed her letters 'your affectionate cousin', was related to the Hawtreys and was older than Elizabeth and commented in April 1743 that 'there is so great a difference in your age and mine that I must always be disagreeable to you, but when any business call you to Town, I think my house may be serviceable for you to come to any day, any hour...'.⁶⁸

Provisions were sent to Elizabeth from London and she exchanged gifts with the relatives in Devizes. In March 1745 Ben Richards had 'procured a fresh cod fish of 7s 6d price and a Barrell of Oysters green finn at 3s 6d both which are warranted to be exceeding good'.⁶⁹ Following Miss Rogers' instructions he had had them delivered to the Devizes Caravan at the White Horse, Holborn Bridge, for dispatch to the Needhams. Hampers for her arrived at the Swan, Holborn Bridge, via the Devizes Wagon.

Elizabeth Rogers never married, although letters⁷⁰ to her man of business suggest that she, a substantial *parti*, was troubled by unsuitable suitors in her youth, and the letters from Devizes are full of arch suggestions about a likely marriage especially with a 'Mr B'. Ben Richards sends her Christmas and New Year greetings at the end of 1743 and continues 'if you prove a loser in any sense ... it may be in nothing more material than the exchange of your name which when you doe I hope will be an addition to your felicity'.⁷¹ Mrs Aspin wrote in July 1741, 'I have had a little variety lately, for a cousin of ours, Ralph Hawtreys is come from Ireland and has been very much with our cousin Blois who brought him to see me, he is a very agreeable young gentleman and in very good circumstances. They dined with me three times. We always drank your good health. I told him what a great fortune and what a charming pretty lady you was. He seemed mighty attentive at the hearing an account of you and that he heartily wished you the best lord in the land might be your husband'.⁷²

She received parcels of books, such as Mrs Haywoods's novels, from London, also through the good offices of Ben Richards and a playbill for Drury Lane Theatre⁷³ suggests that she enjoyed the usual social activities available in the capital.

Elizabeth Rogers conducted some of her business through Richard Lynch of Bennet Street, St James's, presumably a solicitor, in her

early days and through J. Smith and Abel Jenkins in the 1770s. She continued the family tradition of banking at Child's. She wrote to Rowland Rogers in December 1742:

The woman I deal with for wine whose name is Mareon and lives in Ludgate Street and has sent in her bill and desires payment in London so thought you would be so good as to doe it for me the sume is fifty-six pound eight shillings ye which I desire you to pay her a Friday morning and the underwritten order is for you to receive the money to pay yourself when you are at leasure at Temple Bar. I desire you to take a receipt for me in full of all demands and I will order the Mrs Mareon to come to your house and show you my last letter to you. As I have writ to her as you may think you pay it to ye right person ye letter bearing date December ye first 1742 and am sir, your humble servant Elizabeth Rogers⁷⁴

The order was addressed to Samuel Child Esq & Co.

Neither James nor Elizabeth Rogers appear to have been good landlords, judging by the number of letters of complaints from their tenants. A Mrs Smith of Cleveland Row could get no response from Mr Rogers, even after writing and going twice to Mr Roger's shop, perhaps a goldsmith's. She next used an agent as go-between, who wrote, in June 1721, on her behalf and left the letter at Robert Child's house near Temple Bar. The problem was an overflowing well which 'never having been cleansed since the house was built, there were several loads of mud taken out for the draynes of the whole Row ran into it'.⁷⁵

When Elizabeth Rogers was in full control things were little better. Cat (presumably Catherine) Stevens, who lived in the house next door to Mrs Smith, sought an abatement of rent in 1745, on the grounds that the rent of that house had been reduced by £5 per annum since the death of Mrs Smith in 1737 and had still been difficult to let.⁷⁶ She also complained of the darkness of the house and smoking chimneys and asserted that 'the house is what nobody likes the new is much better and cheaper'.

Elizabeth Rogers developed into a formidable woman, well able to argue her case whether with the Provost & Scholars of King's College over fines on renewal of her leases, or with the Dean & Canons of Windsor over the vexing matter of wood tithes.⁷⁷ She gave the Rev Daniel Lysons short shrift when he sent a questionnaire to local landowners whilst preparing his histories of



Fig 9. Eastcote House. The stucco was probably added by Ralph Deane, who was said by Brewer in 'The Beauties of England and Wales' published in 1816, to have recently modernised the house

Middlesex parishes, not liking his 'somewhat impertinent questions'.⁷⁸

Childless, she ensured by her will that the Ruislip leases and estates passed to a descendant of the Hawtreys. Ralph Deane was the residuary legatee of her will.⁷⁹ He was the great-great grandson of Charles Hawtreay and was in full possession by 1810.

The Deanes

There are no records of the Deanes, who were Barristers-at-Law at Middle Temple and Lincoln's Inn, having any involvement in City affairs or trade.

Ralph Deane (1782-1852), who inherited Eastcote House (Fig 9), was a Fellow of Magdalen College, Oxford and a Barrister-at-Law.

Francis Henry Deane (1814-92) graduated from Wadham College in 1836, becoming a Barrister-at-Law at Lincoln's Inn in 1846 (Fig 10). He moved from Eastcote to East View, Uxbridge

Common in 1878 and thereafter leased out Eastcote House. Francis's son, Ralph Hawtreay Deane (1848-1924) was at Trinity College, Cambridge and Barrister-at-Law at Lincoln's Inn.⁸⁰ His son and grandson, Ralph Hawtreay Deane (1848-1924) and Ralph Hawtreay Deane RN (1884-1966), sold off the estate piecemeal during the Metroland developments of the early 20th century.

Hopkittes/Eastcote House was enlarged and altered over the years, especially in the 18th century by James Rogers⁸¹ and again *c.*1812 by Ralph Deane⁸² (1782-1852). The Ruislip-Northwood Urban District Council purchased it from Comben and Wakeling in 1931, preserving the park and using the house as a baby clinic and general community centre. Following many years of neglect it was declared unsafe in 1962 and the new Hillingdon Borough Council ordered its demolition in 1964, during which the timber-framed structure was revealed. The walled garden, an 18th-century dovecote and a timber-



Fig 10. Francis Henry Deane (1814–92), photographed when he was Chairman of the Uxbridge Bench

framed stable (known as the Coach House) remain in the public open space called Eastcote House Gardens.

NOTES

¹ London Metropolitan Archives (in future LMA) MDR 1741 2 209-12.

² P A Clarke 'The story of Pinner Hill' in Pinner Local History Society *A Pinner Miscellany* (1980).

³ Florence M Hawtreay *The History of the Hawtreay Family Vol I* (1903), 16.

⁴ Registrum Universitatis Oxon.

⁵ King's College Muniments: RUI 182 (formerly R36), fol 42.

⁶ St George's Chapel, Windsor: XV. 31. 65.

⁷ LMA: Acc 249/6.

⁸ LMA: Acc 249/7.

⁹ LMA: MDR 1930 50 816.

¹⁰ Descent compiled from Hawtreay *op cit* (note 3); brasses and monuments in St Martin's church, Ruislip.

¹¹ LMA: Acc 249/64.

¹² LMA: Acc 249/234-5.

¹³ LMA: Acc 249/4113.

¹⁴ LMA: Acc 249/241.

¹⁵ LMA: Acc 249/286.

¹⁶ LMA: Acc 249/286.

¹⁷ LMA: Acc 249/1147.

¹⁸ Corporation of London Record Office: Ass Box 29/1; Ass Box 110/19.

¹⁹ Guildhall Library: MF 324 (index) and Merchant Taylors' binding books.

²⁰ Guildhall Library: MF 327.

²¹ LMA: Acc 249/248.

²² Guildhall Library: MF 328 (Minute Book).

²³ Hawtreay *op cit* (note 3), 68.

²⁴ *ibid*, 62.

²⁵ LMA: Acc 249/4269.

²⁶ LMA: 249/4270.

²⁷ Foster: *Alumni Oxonienses*.

²⁸ LMA: Acc 249/1076.

²⁹ LMA: Acc 249/1677.

³⁰ LMA: 249/1675-96 and 1106, 1112, 1115, 1117.

³¹ Guildhall Library: MS 9688, Vol 1, fol 11.

³² LMA: Acc 249/1173, 1229.

³³ LMA: Acc 249/1675-6.

³⁴ LMA: Acc 249/1679.

³⁵ LMA: Acc 249/1106.

³⁶ LMA: Acc 249/1119.

³⁷ LMA: Acc 249/1694.

³⁸ Guildhall Library: MS 9688, Vol 1, fol 11.

³⁹ Hawtreay *op cit* (note 3), 43-57.

⁴⁰ Clarke *op cit* (note 2).

⁴¹ Roll of the Royal College of Physicians.

⁴² British Library: Egerton MS 2717, Vol V, fol 311.

⁴³ British Library: Egerton MS 2717, Vol V.

⁴⁴ British Library: Egerton MS 2717, Vol V, fol 156.

⁴⁵ British Library: Egerton MS 2717, Vol V, fol 159.

⁴⁶ Hawtreay *op cit* (note 3), 70.

⁴⁷ British Library: Egerton MS 2717, Vol V, fol 161.

⁴⁸ British Library: Add MS 9367, fol 197.

⁴⁹ LMA: Acc 249/779-782.

⁵⁰ LMA: Acc 249/779-782.

⁵¹ Hawtreay *op cit* (note 3), 77.

⁵² F G Hilton Price *The Marygold by Temple Bar* (1902).

⁵³ LMA: Acc 262/17, Bundle 1.

⁵⁴ LMA: Acc 249/2248.

⁵⁵ LMA: Acc 249/2266.

⁵⁶ International Genealogical Index.

⁵⁷ LMA: Acc 249/2227 *et al*.

⁵⁸ LMA: Acc 249/2223.

⁵⁹ LMA: Acc 249/3465-6.

⁶⁰ LMA: Acc 249/2233.

⁶¹ LMA: Acc 249/2322.

⁶² LMA: Acc 249/2223.

⁶³ LMA: Acc 249/2388.

⁶⁴ LMA: Acc 249/2223.

⁶⁵ LMA: Acc 249/2354-7.

⁶⁶ LMA: Acc 249/1773.

⁶⁷ PRO: Prob 11/690, fol 184.

⁶⁸ LMA: Acc 249/2366.

⁶⁹ LMA: Acc 249/2661.

⁷⁰ LMA: Acc 249/1768, 3842.

⁷¹ LMA: Acc 249/2659.

⁷² LMA: Acc 249/2367.

⁷³ LMA: Acc 249/1656.

⁷⁴ LMA: Acc 249/3847.

⁷⁵ LMA: Acc249/2240.

⁷⁶ LMA: Acc 249/3852.

⁷⁷ St George's, Windsor: XVII. 4. 39.

⁷⁸ Ruislip Library L.M.Morris Collection.

⁷⁹ PRO: Prob 11.

⁸⁰ Burke *The Landed Gentry* (1937).

⁸¹ LMA: Acc 249/1760.

⁸² J Norris Brewer *Beauties of England and Wales Vol X Part IV* (1816).