

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land north of Church Lane, Saxmundham

(Planning app. no. C01/0333)



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Field Team
Suffolk C.C. Archaeological Service

© November 2006

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Acknowledgements

This project was funded and commissioned by Mr D. Strike of Hopkins Homes. The desk-top assessment was carried out by James Rolfe, of Suffolk County Council Archaeological Service (SCCAS) and the documentary study by Anthony M. Breen, a freelance local history researcher. The project was managed by John Newman, Field Officer/Contracts Manager, of SCCAS and advice was given by Keith Wade SCCAS, Conservation Team.

Summary

This archaeological desk based assessment (DBA) has been undertaken as a result of a proposal for housing development on the fields to the north of Church Lane. This DBA includes an examination of the Suffolk Sites and Monuments Record (SMR), a documentary search, an aerial photographic examination and a site walkover. The proposed development area (PDA) is situated on the eastern side of the River Fromus on the lower slope of the valley, to the east of Saxmundham and immediately to the north of the parish church of St John the Baptist. Such a topographically favourable situation will have a moderate to high potential for archaeological material from most periods. Within the PDA an area of approximately 0.2ha has been disturbed by the construction and later demolition of a sewage works and this disturbance could have had a detrimental affect on the potential for any archaeology to survive within that area.

SMR information

| | |
|--------------------------|---------------|
| Planning application no. | C01/0333 |
| Grid Reference: | TM38856317 |
| Funding body: | Hopkins Homes |

1. Introduction

1.1. Project Background

This archaeological desk based assessment (DBA) has been prepared by James Rolfe of Suffolk County Council Archaeological Service for Hopkins Homes.

This DBA is the first stage of a programme of archaeological works to satisfy the condition on planning consent C01/0333.

1.2. Site Description

The subject of this DBA covers an area of approximately 5.23ha of which only the eastern 3.87ha is to be built upon and is centred at TM3889/6317, in the parish of Saxmundham, (Fig. 1 and 2).

The present land use is pasture.

1.3. Geology and topography

The PDA lies on the eastern side of the River Fromus partially on the flood plain and partially on the lower western facing slope of the valley and is between 11 – 20m above sea level (Fig. 3).

The majority of the PDA, 3.55ha is situated on calcareous clayey soils with approximately 0.32ha in the south-west corner on deep well-drained sandy soils; (source: SCC digital data) (Fig. 4).

1.4. Scope of this report

In order to set the PDA in its archaeological context a study area of 1km radius from its centre was selected for examination (Fig. 2).

In accordance with PPG16, the Government's guidance on archaeology and planning, this assessment examines the available archaeological sources. These include the Suffolk Sites and Monuments Record (SMR), reports of any archaeological investigations, all readily available cartographic and documentary sources, the aerial photographic archive and a site walkover.

1.5. Aims

To determine as far as reasonably practicable from existing records, the nature of the archaeological resource and the potential resource within the PDA.

1.6. Methods

The methodology involved interrogating the following sources of data to meet the aims of this DBA.

A search of the Suffolk SMR for any records within 1km from the centre of the PDA was carried out and the results are examined, mapped and tabulated in Appendix 4.

An examination of the literature with reference to archaeological excavations within the study area was carried out.

A search for listed buildings that may have a line of sight to the PDA was carried out, a summary is presented in the main report and the full details are in Appendix 3.

A historical documentary search was commissioned; the results have been summarised, with the full report presented in Appendix 2.

The aerial photographic archive held at Suffolk County Council SMR was examined, and enquiries were made at the National Monuments Record Office at Swindon and at the Cambridge University Collection of Aerial Photographs.

A site walkover was conducted on the 26/11/2006, for which notes and digital photographs were taken.

1.7. Legislative Frameworks

PPG 16 (November 1990) provides guidance for planning authorities, developers and others in the investigation of archaeological remains. This guidance advises developers to discuss their plans, preferably at a pre planning stage, with the County Archaeological Planning Officer for any possible archaeological constraints on their development proposal. The planning guidance sets out to protect nationally and locally important monuments and their settings. There will be a presumption in favour of preservation *in situ* of important remains. In certain circumstances field evaluation will be carried out to enable an informed decision to be made. On sites where there is no overriding case for preservation *in situ* provision will be made for their recording and excavation prior to development.

The Ancient Monuments and Archaeological Areas Act of 1979 statutorily protects scheduled Ancient Monuments (SAMs) and their settings as nationally important sites. There are no SAMs within 1 km of this PDA.

Listed building are protected under the Listed Buildings and Conservation Areas Act of 1990. This ensures that listed buildings are given statutory protection against unauthorised demolition, alteration and extension. Buildings are listed because they are of special architectural importance, due to their architectural design, decoration and craftsmanship; also because they are of historical interest. This includes buildings that illustrate important aspects of the nation's social, economic, cultural or military history or have a close association with nationally important persons or events. There are six listed buildings with a possible line of sight to this PDA.

A Site of Special Scientific Interest (SSSI) is an area that has been notified as being of special interest under the Wildlife and Countryside Act of 1981, due to its flora, fauna or geological or geomorphological features. There are no SSSI's within 1km of this PDA.

2. Results

2.1. Suffolk SMR search

It should be noted at this point that pre PPG 16 archaeological investigations were not routinely carried out on development projects. This is the case for the sewage works that were built on this site, therefore it is probable that if any archaeological remains were encountered they would not have been recorded.

As the SMR can only represent the archaeological material that has been reported it therefore cannot be a complete reflection of the whole archaeological resource of this area.

For more details of the sites mentioned in the report see Appendix 4.

2.1.1. All known archaeological sites within the PDA

There is one entry in the SMR that is within the PDA, **SF 12012** is a circular lead seal matrix, of 13th century date that was found metal detecting. It is a personal seal and is inscribed with 'seal of Margaret Hocre' set around an eight pointed star. Also found within the PDA were approximately 10 coins dated between 1558 and 1649.

2.1.2. All known archaeological sites within 1km from the centre of the PDA

There are seventeen entries on the SMR within 1km from the centre of the PDA (Fig. 5).

Bronze Age (2150-800BC)

There is one SMR entry of Bronze Age date; **SXM 004** is approximately 800m to the west of the PDA and is where a single tanged flint arrowhead was found.

Iron Age (800BC-100AD)

Two SMR entries, **SXM 005** and **SXM 011**, represent the Iron Age, both are pottery scatters. **SXM 005** is located 400m to the south-west of the PDA in the garden. **SXM 011** is 800m to the north-west of the PDA and the pottery was found during an archaeological watching brief for a housing development project.

Roman (1-410AD)

The Roman period is represented by three SMR entries, **SXM 001**, **SXM 005** and **SXM 011**. **SXM 001** is a Roman redware oil lamp that was found in 1967 at a depth of 1m, 7m behind Ashfords in open garden and is within 50m of the PDA, but on the other side of the River Fromus. At **SXM 005** Roman pottery, including five sherds of samian ware, were found in a garden. At **SXM 011** Roman pottery and tile were found during a housing development.

Early- Medieval (410-1066AD)

Two finds made by metal detectorists, 300m and 900m to the south of the PDA, but on the same side of the river are the only known archaeological remains within 1km. One is a backward looking animal brooch of mid to late Saxon date and the other is part of a bridle fitting which is 11th century in date.

Medieval (1066-1500AD)

There are three SMR entries for the medieval period, **KCC 019**, **SXM 002** and **SXM 008**. **KCC 019** is the Church of St Peter in the parish of Kelsale-Cum-Carlton, which consists of

chancel, a nave, a south porch and a west tower with Norman masonry in the nave and chancel. The main structure is 14th century and the tower is 16th century in date. **SXM 008** is directly to the south of the PDA and is the parish Church of St John the Baptist. It was recorded in the Domesday Survey of 1086, as a church plus 15 acres. It consists of a tower, chancel, clerestoried nave, aisles, a chapel, organ chamber and vestry. The tower is 14th century and the aisle is 14th/15th century and in 1308 Swann chapel was added. **SXM 002** is a 16th century horse bit that was found under a hearth in 1963.

Post Medieval (1500-1900AD)

Five entries represent the post medieval period in the SMR, **KCC 022**, **SXM 010**, **SXM 0156**, **SF2096** and **SF2097**. **KCC 022** was Carlton Hall and Park. The hall was built in the 18th century and is shown on Hodkinson's 1783 map, it was bombed in World War II, then subsequently demolished and is located approximately 1km north-west of the PDA. **SXM 016** is the site of the bridge over the River Fromus, mapped by Kirby in 1736 and Hodkinson in 1783. Its original construction form, material and date are all unknown, the existing superstructure is concrete and dates from the 1950s. **SXM 010** is a coin hoard/purse loss, with coins of Elizabeth I and Charles I and is presumably a Civil War deposit. **SF2096** is the find-spot for a single groat of Edward VI, located 950m to the west of the PDA. 70m to the north of **SF2096** is **SF2097**, a find-spot for a single 17th century trader's token.

Undated

There are two undated sites listed on the SMR. The first is **SXM 009** which was the site of an ancient woodland called Great Wood located 600m to the east of the PDA which was cleared between 1921 and 1926. The second site is **SXM 003**, a double line cropmark, possibly a road that could be an earlier line of the A12.

2.2. Listed buildings

A search was carried out on the listed building web site <http://lbonline.english-heritage.org.uk>, which identified six listed buildings with a possible line of sight to the PDA, all of which are Grade II listed except for the Church of St John Baptist which is Grade II*(Fig. 6).

1. 50m to the south of the PDA is the Church of St John the Baptist. This was listed in the Domesday Book of 1086, but now comprises a 14th century tower and a 14th century chapel. It is constructed of flint and conglomerate with ashlar quoins. The aisle roofs are lead and the rest slate.
2. Adjacent to the south-west corner of the site is Church House, which consists of a mid 18th century house incorporated as the rear wing of an early 19th century house. The original house is built of flint and brick under a pantiled roof; the later house is built of brick under a slate roof with brick end stacks.
3. 50m to the west of the PDA is a house with hayloft, stables and coach house at rear; now a shop, offices and restaurant. The late 18th century front was reduced in height in the 1930s, and covered with a late 19th century shop front. There are two 17th century wings at the rear and an additional rear extension was built in 1866. The 18th century front is gault-brick with a plain tile hipped roof; the rear wings are brick on the ground floor, plastered timber-frame on the first floor; the 19th century extension is brick with pantile and concrete tiles on the rear wings.
4. 60m to the west of the PDA are a pair of houses and shops. These were built in 1840 with a later 19th century shop front added to No.30 and a early 20th century shop front added to No.28. They are built of gault brick with a slate hipped roof and a central brick stack.
5. 30m to the west of the PDA are a house and later shop, now offices. This is late 16th century in origins but altered in the 17th century and remodelled early in the 19th century with further alterations to the shop fronts between 1983-85. It is rendered and colourwashed brick and some timber-framing with plain tile roof, hipped at left end, with ridge stack.
6. 20m to the west of the PDA is a house, now a house and shop of early 19th century date incorporating an early 18th century right rear wing; a shop window was added in the late 19th century. The building is constructed of colour-washed brick with plain tile roofs, with a truncated ridge stack in centre of front range and massive axial stack on the rear right wing.

2.3. Aerial Photographic Search

Vertical aerial photographs held at Suffolk County Council Archaeological Service on both digital and conventional formats, dating from 1945, 1971, 1986 and 1999 were examined, but no cropmarks, soilmarks or earth works were visible within the PDA. Enquiries were also made at the National Monuments Record Office at Swindon and at the Cambridge University Collection of Aerial Photographs, but no specialist oblique aerial photographs of this area were held at either location.

2.4. Documentary Study Summary

Anthony M. Breen carried out the documentary study in November 2006 on behalf of Suffolk County Council Archaeological Service. The full documentary search is located in Appendix 2.

The documentary evidence suggests that the main area of the town has always been to the west of the River Fromus. The only evidence for buildings within the PDA is in the rental records of 1475, a tenement known as Noblots, '*it was once builded*' and '*A wasted tenement called Marrishe with a croft adioyninge*'. Both passed into the hands of Denis Norman and may possibly be within the area of the PDA. The Norman family acquired lands from various manors and a large part of the PDA may have been in their ownership.

The northern field of the PDA was known as 'Bowling Green' (Fig.7) on the 19th century maps and may be a corruption of the family name Bovilles that appears on the 1480 survey of the manor of Kelsale adjoining the Manor of Virleys. The manor of Virleys controlled the main area of the town and amongst the tax-payers in 1323 there was a William de Bovyle. The Virleys manor takes its name from Thomas de Verley who in 1310 was granted the right to hold a market and a fair. An earlier right to hold a market was granted to John de Ramseye in 1273. If there was an earlier settlement on the eastern side of the River Fromus in the area of the proposed development close to the church, it may have been at this time that it moved across the river to its present location.

The lands that form the main area of the PDA were consolidated and the tenure changed from copyhold to freehold between 1781-1782, the adjoining Glebe lands were also consolidated at this time, obscuring earlier patterns of occupation.

2.5. Site walkover

A visit to the site was made on the 26th of November 2006. The PDA was walked over and it was noted that the site is under pasture and gently slopes down from the east towards the west and the River Fromus. It also slopes down from the church to the south and down from Street Farm to the north. A bank approximately 12m by 60m aligned east-west at the north end of the southern field 10m south of the fence was noted, however it is thought that this is a recent earthwork, possibly created during the demolition of the sewage works.

3. Assessment of impacts and effects

3.1. The archaeological potential of the PDA

The PDA is on the eastern side of the River Fromus on the lower western facing slope of the valley. Throughout time this topographic location would have provided a good environment with diverse resources for local peoples to exploit. At other locations within Suffolk with similar topography, there is rich and varied archaeological evidence from the earliest prehistory to the present day. There is therefore, no reason why evidence of human activity within the PDA from any period could not be encountered.

The earliest archaeological material found within 1km of the PDA is from the Bronze Age and is a single flint arrowhead. The Iron Age is represented by two small pottery scatters that indicate that Iron Age activity was present within the study area, but no related archaeological features were associated with either find. At these two sites Roman pottery was also found suggesting some continuity of use through time

The name Saxmundham is of Anglo-Saxon origin, meaning Seaxmund's or Seismund's homestead/village. Unfortunately the only archaeological evidence for this period are two metal detectorist finds, a bridle fitting and a brooch, both of which are from the later Anglo-Saxon period. They were found to the south of the church, on the eastern side of the river. It is at this time that the settlement was probably founded and it is more likely to have been on the eastern side of the river near the church and the river crossing. The only historic evidence for this period is implied, being from the little Domesday Book, saying a church was on this site by 1086 (Goult 1990).

Medieval Saxmundham is unusual in that the main settlement of the town is on the opposite side of the river to the church. Settlements usually expand around churches, markets, river-crossings and/or crossroads. The medieval settlement of Saxmundham may have expanded and grown up around the area of the market when Thomas de Verley was granted the right to hold a market and a fair in 1310 these being on his manorial lands on the western side of the river where the present day Saxmundham is located. The PDA from this point onwards in time appears to be an area of agriculture, except for the possibility of a tenement and croft mentioned in the 1475 records (Section 2.3).

3.2. Potential of preserved archaeological remains within the PDA

As discussed above in Section 3.1 the PDA has a high potential for archaeological remains of all periods. The documentary study has demonstrated that in the historic period the PDA was agricultural land and due to the lower impact early agricultural methods would have had upon the underlying archaeology it would have survived well. The advent of intensive cultivation in 1945 and modern deeper ploughing has done more damage in six decades than traditional agriculture did in the proceeding six centuries.

The more recent damage to the archaeological remains is likely to have been most extreme in the area of the sewage works (Fig. 8) and it is probable that any archaeological remains in this area would have been destroyed during its construction, but this is not certain. Also the services to and from the sewage works would have impacted on any archaeological remains that they passed through.

3.3. Assessment of the impact of the development on the archaeological resource

The extent of the impact of any development upon archaeological remains will ultimately depend upon the construction methods used. The use of heavy machinery, any terracing / earth moving, the digging of foundations, service trenches and road construction would all have a detrimental impact upon any archaeology that is present within the PDA.

4. Mitigation measures

4.1 The PDA

Initial mitigation would be an evaluation to establish the character and density of the archaeological resource present and would be in the form trial trenching 5% of the area within the PDA. Depending upon the results of the evaluation and also the proposed construction methods that will be used in any development, further mitigation procedures would need to be discussed.

5. Conclusions

Through an examination of the Suffolk SMR, a documentary search and a site walkover, this DBA has set the PDA within its immediate archaeological landscape and it has been established that such a topographically favourable situation has the potential for archaeological material from all periods. The position of the church just to the south of the PDA and the fact that the rest of the settlement of Saxmundham is on the opposite side of the river is somewhat unusual.

In the area of the sewage works there is a high probability that the archaeological resource has been extensively disturbed. The rest of the PDA has been agricultural land from the time of the earliest records in the medieval period, therefore any archaeological remains may have been disturbed by ploughing. The only direct archaeological evidence from within the PDA is in the form of metal detectorist finds, these include a lead seal matrix and approximately 10 coins dated between 1558 and 1649.

It has therefore been recommended that mitigation initially take the form of an evaluation, consisting of trial trenches covering 5% of the area of the PDA. The results from the evaluation would clarify what further mitigating processes would need to be put in place depending upon the design and construction methods for proposed development.

References

- Goult, W., 1990 A survey of Suffolk parish history, East Suffolk I-Y (Ipswich Suffolk County Council)

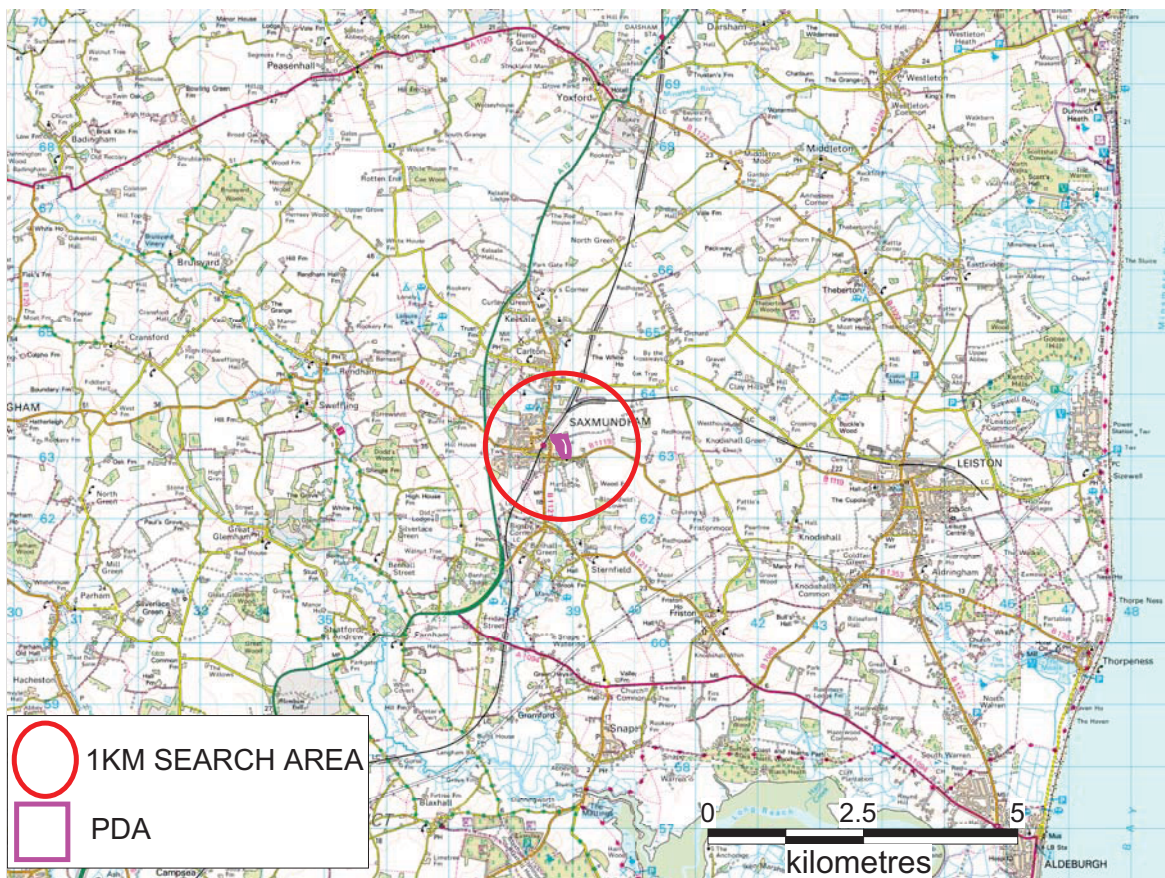
Disclaimer

Any opinions expressed in this report about the need for further archaeological work are those of the Field Projects Team alone. Ultimately the need for further work will be determined by the Local Planning Authority and its Archaeological Advisors when a planning application is registered. Suffolk County Council's archaeological contracting services cannot accept responsibility for inconvenience caused to the clients should the Planning Authority take a different view to that expressed in the report.



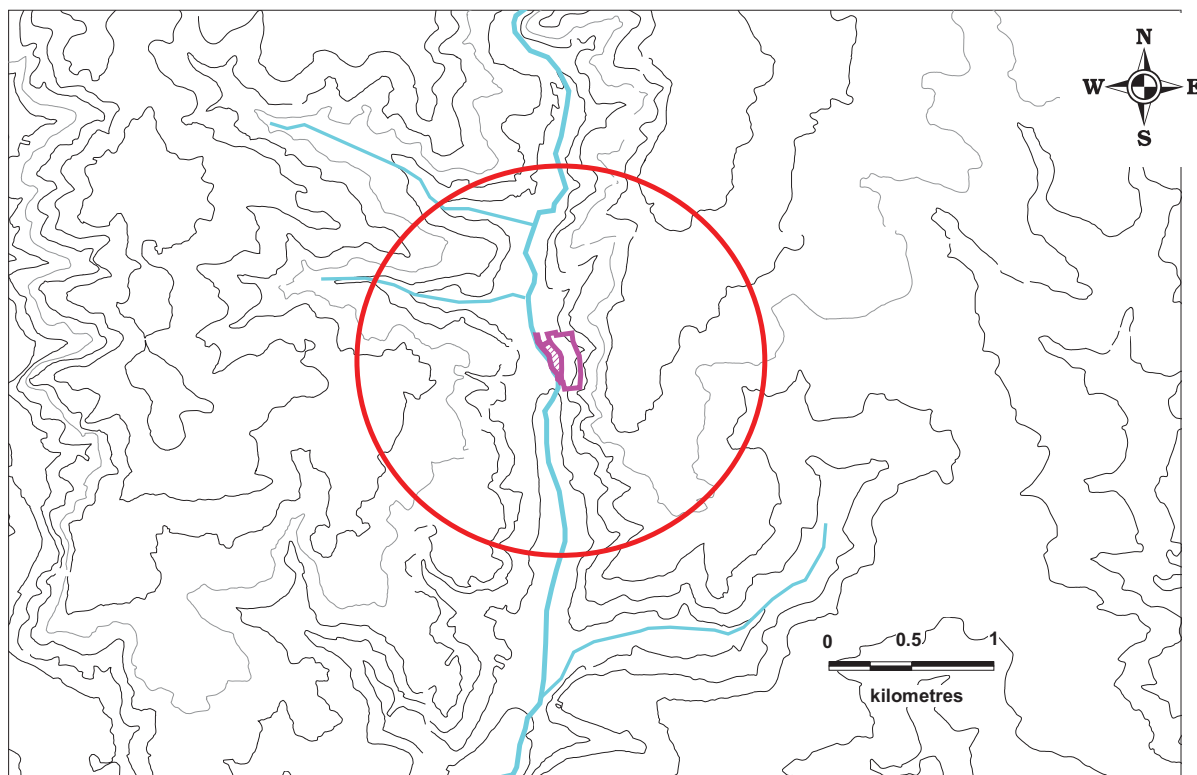
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Figure 1. Location of PDA



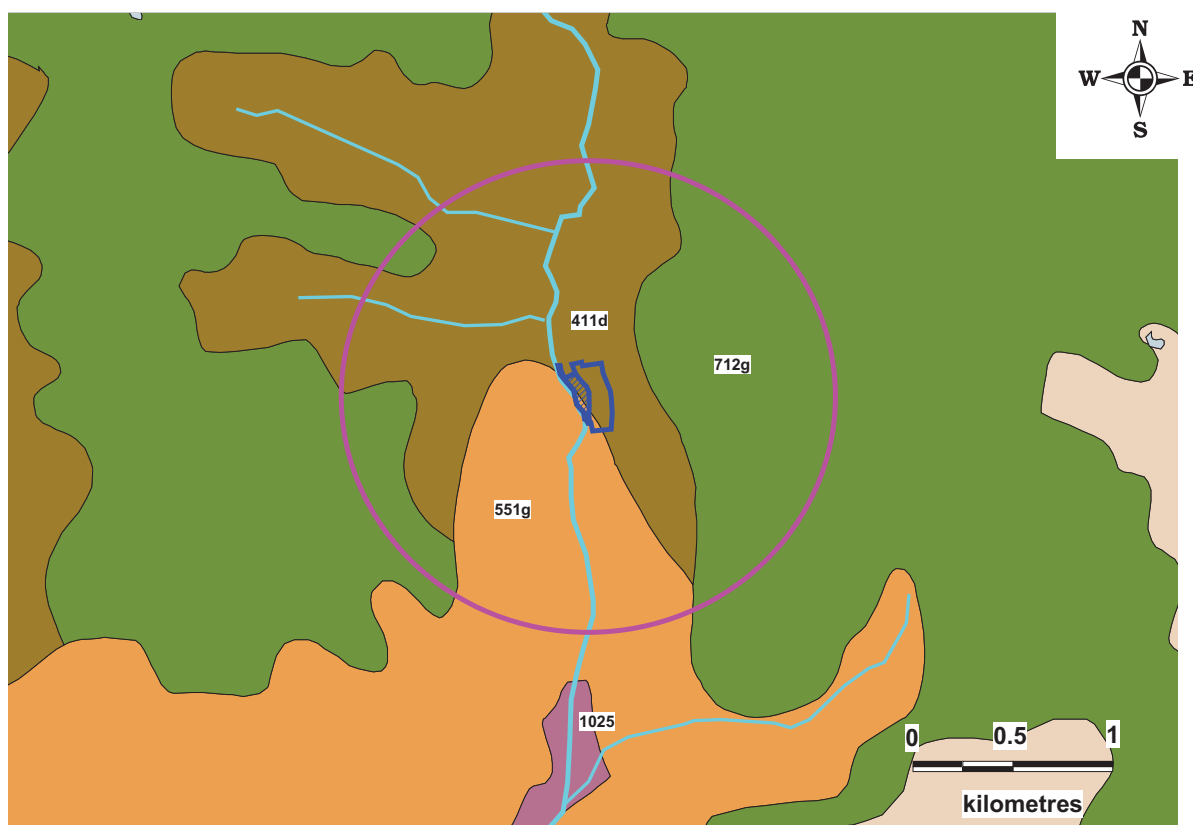
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Figure 2. PDA and 1km study



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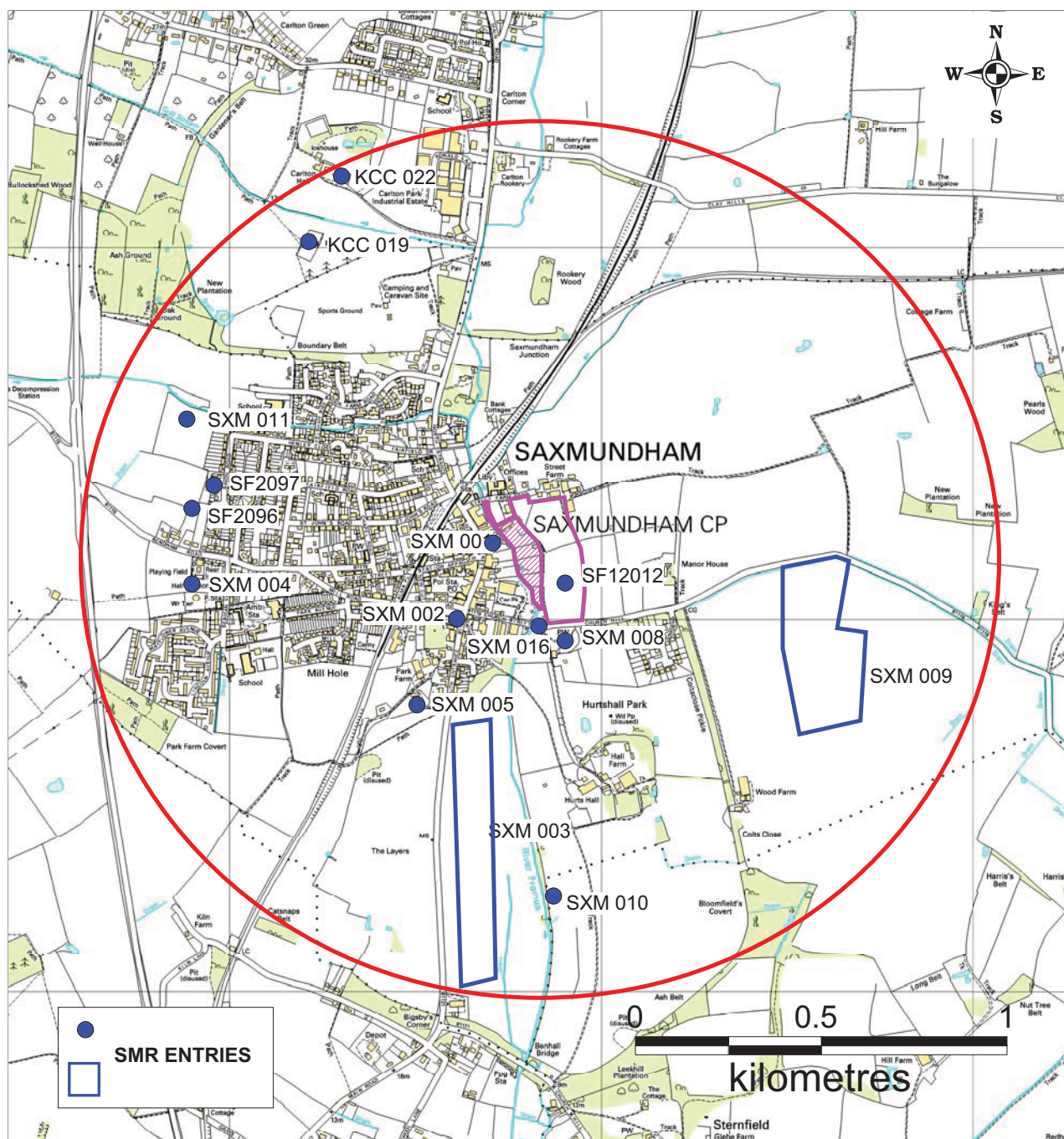
Figure 3. Topography of the PDA and the surrounding area



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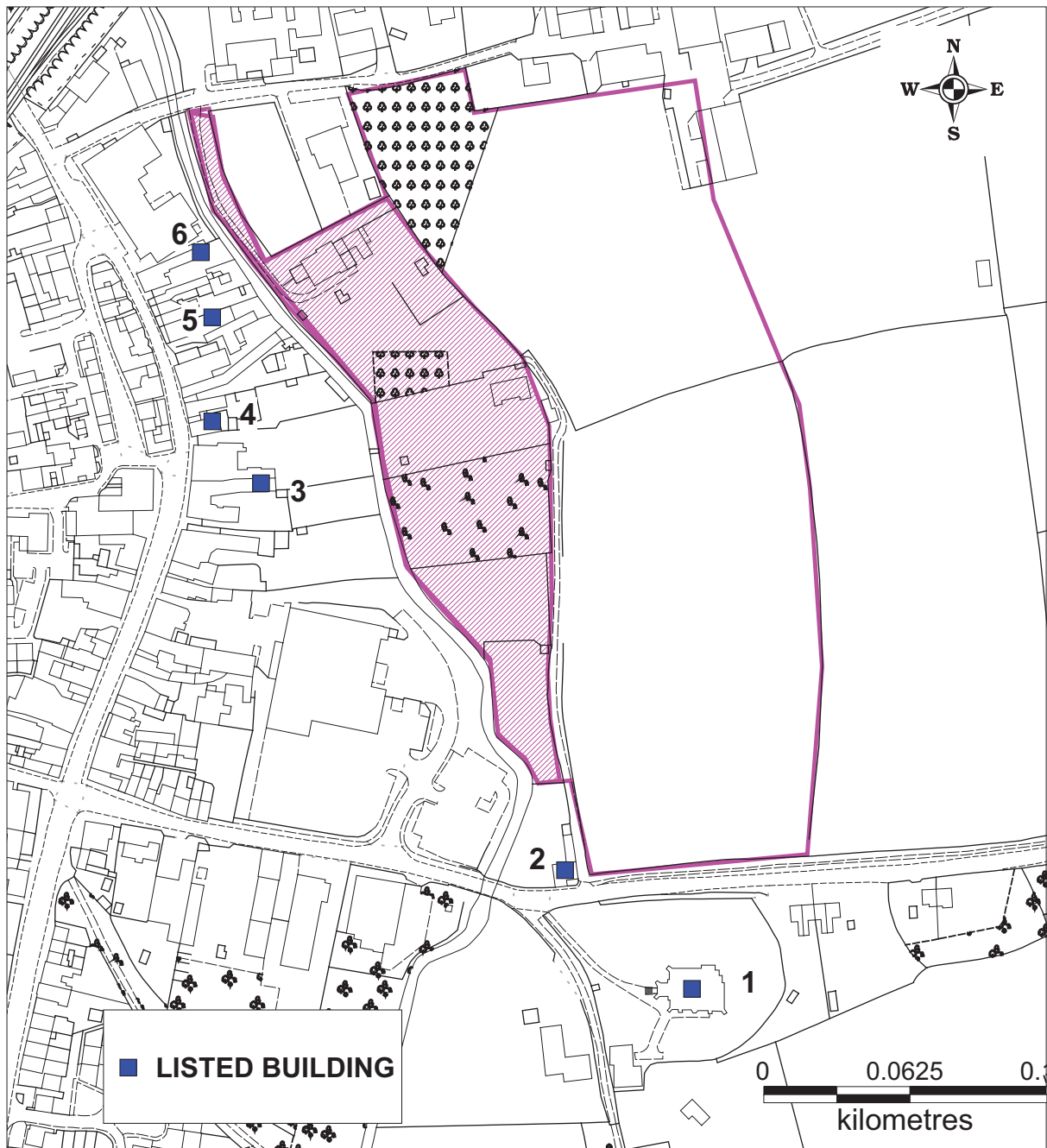
Figure 4. Soils of the PDA and the surrounding area

(Map symbol and soil type: 411d Calcareous clayey soils; 551g deep well-drained sandy soils; 712g seasonally waterlogged clayey and fine loam over clayey soils; 1025 fen peat and river alluvium.)



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Figure 5. Sites recorded on the SMR within a 1km radius from the centre of the PDA



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Figure 6. Listed buildings with possible line of sight to the PDA (numbers referred to in the text)

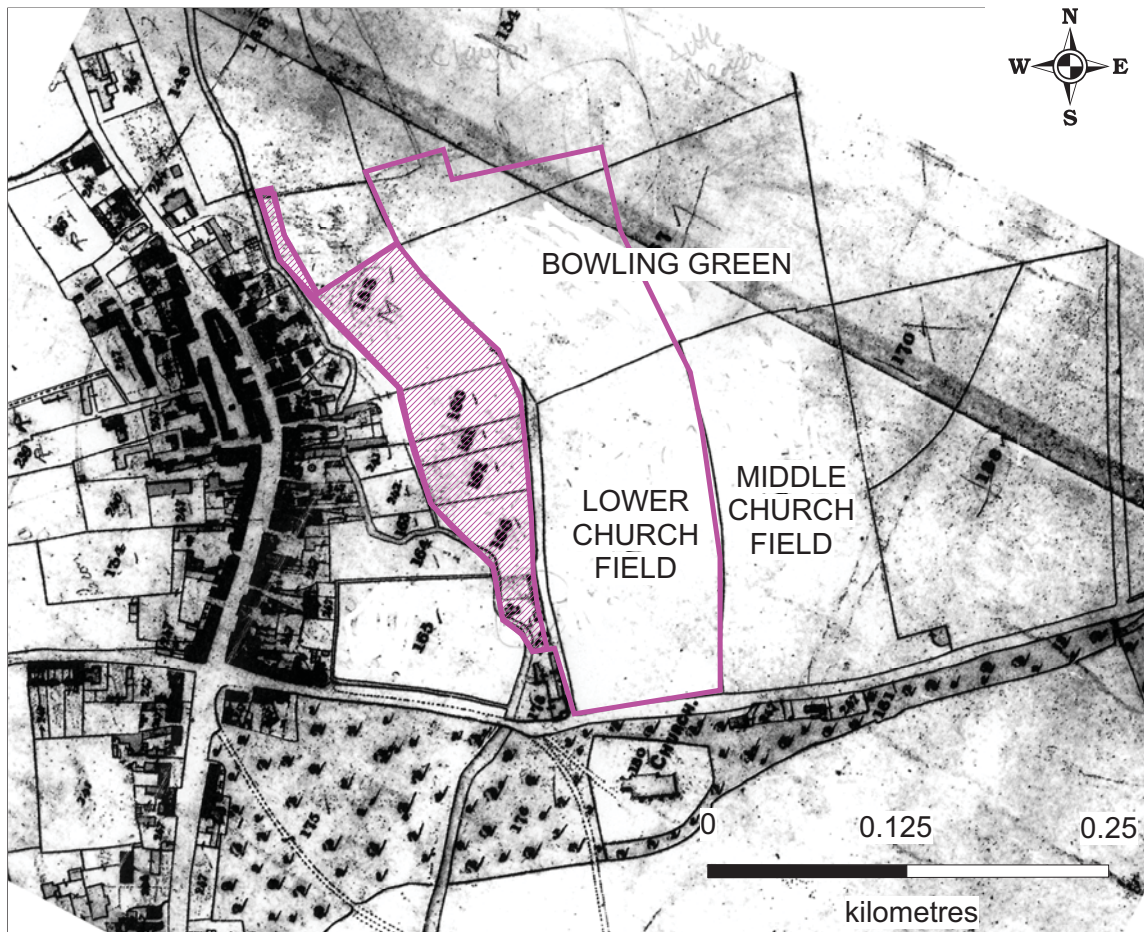


Figure 7. Field names on tithe map 1840

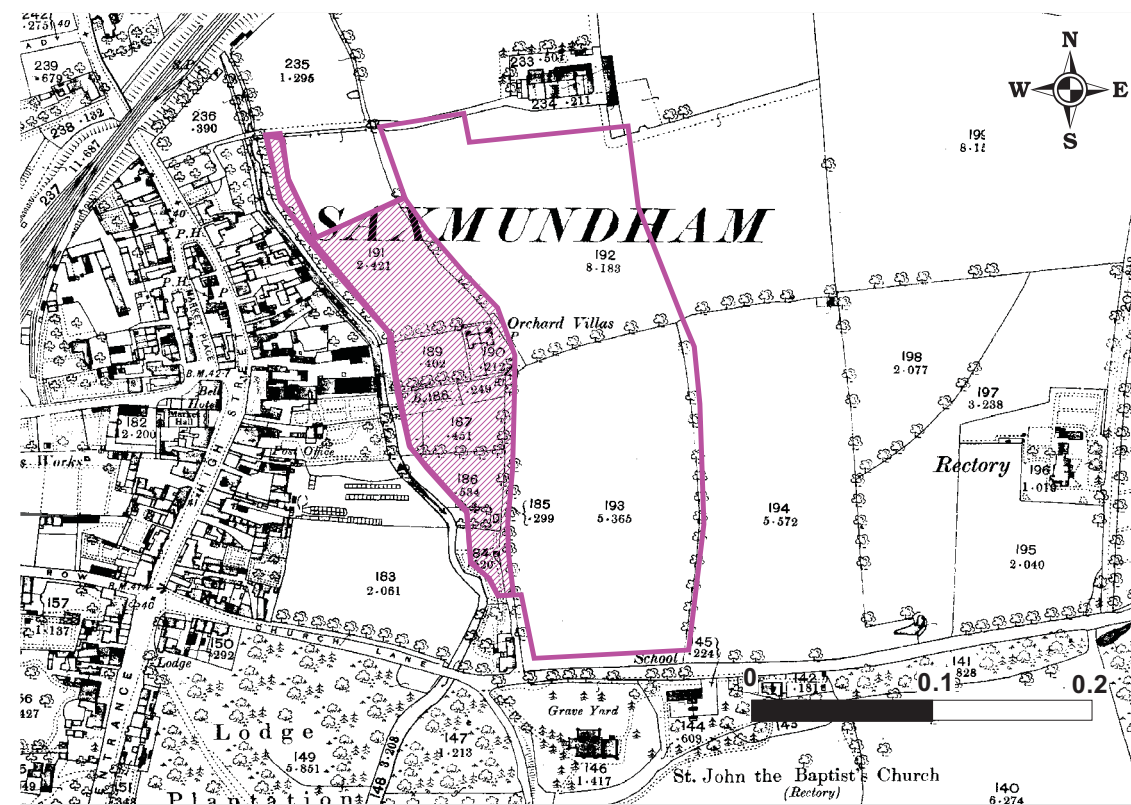
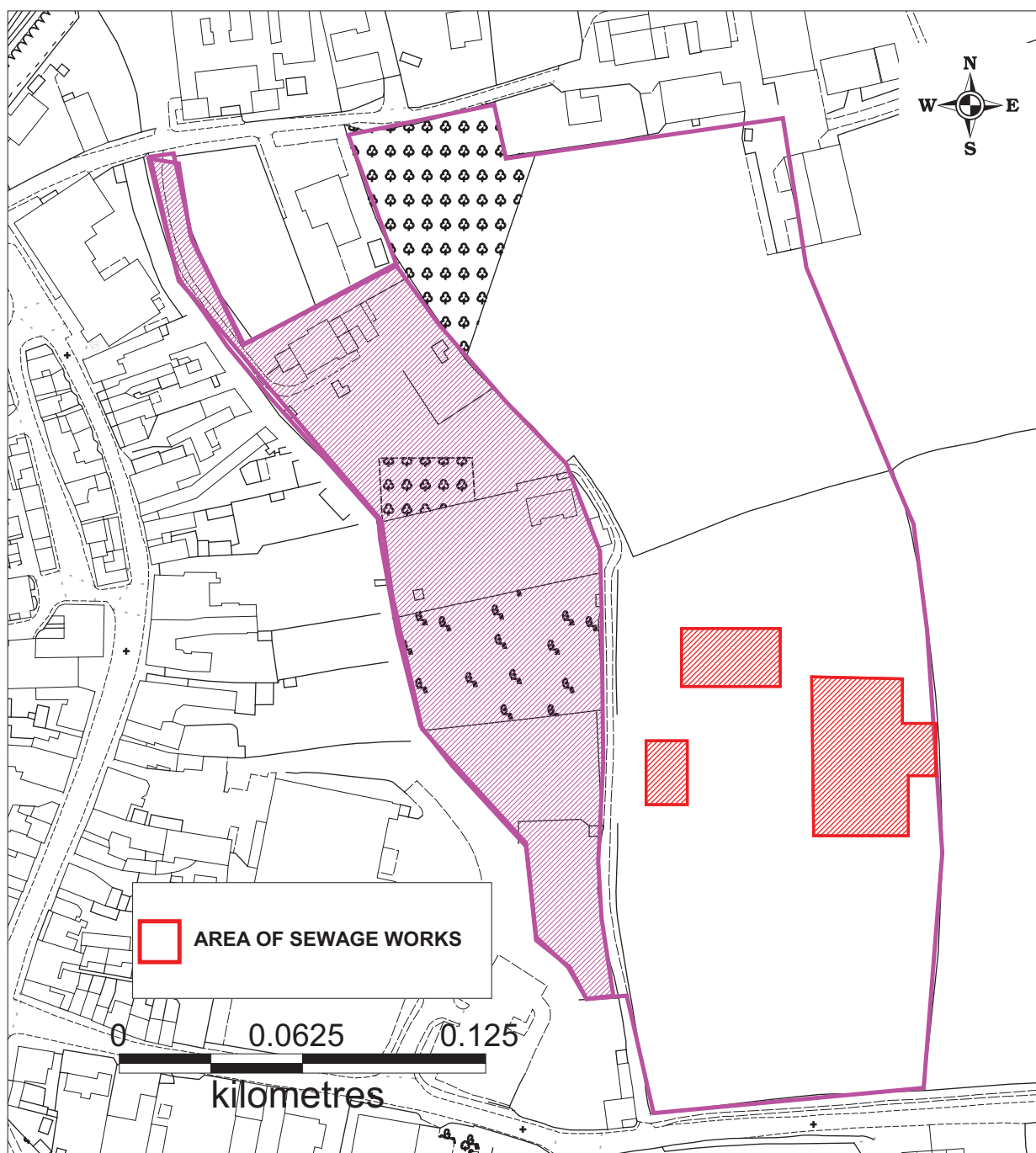


Figure 8. First edition Ordnance Survey map 1880's



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Figure 9. Areas of possibly disturbed archaeology due to sewage works

Appendix 1

SUFFOLK COUNTY COUNCIL ARCHAEOLOGICAL SERVICE - CONSERVATION TEAM

Brief and Specification for an Archaeological Evaluation

LAND AT CHURCH HILL, EAST OF THE RIVER FROMUS, SAXMUNDHAM

The commissioning body should be aware that it may have Health & Safety and other responsibilities, see paragraphs 1.7 & 1.8

1. Background

1.1 The above area is allocated for housing development in the Suffolk Coastal Local Plan.

1.2 The Planning Authority has been advised that any planning consent should be conditional upon an agreed programme of archaeological work taking place before development begins (PPG 16, paragraph 30 condition). An archaeological evaluation of the application area will be required as the first part of such a programme of archaeological work; decisions on the need for, and scope of, any further work will be based upon the evaluation.

1.3 Although there are no known archaeological sites listed on the County Sites and Monuments Record, the area has a high archaeological potential lying opposite Saxmundham parish church. This is likely to be the site of late Saxon Saxmundham prior to the grant of a market in 1271/2 and the subsequent movement of the town to what is now High Street, west of the River Fromus.

1.4 All arrangements for the field evaluation of the site, the timing of the work, access to the site, the definition of the precise area of landholding and area for proposed development are to be defined and negotiated with the commissioning body.

1.5 Detailed standards, information and advice to supplement this brief are to be found in *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Papers 14, 2003.

1.6 In accordance with the standards and guidance produced by the Institute of Field Archaeologists this brief should not be considered sufficient to enable the total execution of the project. A Project Design or Written Scheme of Investigation (PD/WSI) based upon this brief and the accompanying outline specification of minimum requirements, is an essential requirement. This must be submitted by the developers, or their agent, to the Conservation Team of the Archaeological Service of Suffolk County Council (Shire Hall, Bury St Edmunds IP33 2AR; telephone/fax: 01284 352443) for approval. The work must not commence until this office has approved both the archaeological contractor as suitable to undertake the work, and the PD/WSI as satisfactory. The PD/WSI will *provide the basis for measurable*

standards and will be used to establish whether the requirements of the planning condition will be adequately met.

1.7 Before any archaeological site work can commence it is the responsibility of the developer to provide the archaeological contractor with either the contaminated land report for the site or a written statement that there is no contamination. The developer should be aware that investigative sampling to test for contamination is likely to have an impact on any archaeological deposit which exists; proposals for sampling should be discussed with this office before execution.

1.8 The responsibility for identifying any restraints on field-work (e.g. Scheduled Monument status, Listed Building status, public utilities or other services, tree preservation orders, SSSIs, wildlife sites &c.) rests with the commissioning body and its archaeological contractor. The existence and content of the archaeological brief does not over-ride such restraints or imply that the target area is freely available.

2. Brief for the Archaeological Evaluation

2.1 Establish whether any archaeological deposit exists in the area, with particular regard to any which are of sufficient importance to merit preservation *in situ* [at the discretion of the developer].

2.2 Identify the date, approximate form and purpose of any archaeological deposit within the application area, together with its likely extent, localised depth and quality of preservation.

2.3 Evaluate the likely impact of past land uses and natural soil processes. Define the potential for existing damage to archaeological deposits. Define the potential for colluvial/alluvial deposits, their impact and potential to mask any archaeological deposit. Define the potential for artificial soil deposits and their impact on any archaeological deposit.

2.4 Establish the potential for waterlogged organic deposits in the proposal area. Define the location and level of such deposits and their vulnerability to damage by development where this is defined.

2.5 Provide sufficient information to construct an archaeological conservation strategy, dealing with preservation, the recording of archaeological deposits, working practices, timetables and orders of cost.

2.6 Evaluation is to proceed sequentially: the desk-based evaluation will precede the field evaluation. If field-walking is proposed it will precede trenching. The results of the desk-based work and any field-walking are to be used to inform the trenching design. This sequence will only be varied if benefit to the evaluation can be demonstrated.

2.7 This project will be carried through in a manner broadly consistent with English Heritage's *Management of Archaeological Projects*, 1991 (*MAP2*), all stages will follow a process of assessment and justification before proceeding to the next phase of the project. Field evaluation is to be followed by the preparation of a full archive, and an assessment of potential. Any further excavation required as mitigation is to be followed by the preparation of a full archive, and an assessment of

potential, analysis and final report preparation may follow. Each stage will be the subject of a further brief and updated project design, this document covers only the evaluation stage.

2.8 The developer or his archaeologist will give the Conservation Team of the Archaeological Service of Suffolk County Council (address as above) five working days notice of the commencement of ground works on the site, in order that the work of the archaeological contractor may be monitored.

2.9 If the approved evaluation design is not carried through in its entirety (particularly in the instance of trenching being incomplete) the evaluation report may be rejected. Alternatively the presence of an archaeological deposit may be presumed, and untested areas included on this basis when defining the final mitigation strategy.

2.10 An outline specification, which defines certain minimum criteria, is set out below.

3. Specification A: Desk-Based Assessment

3.1 Consult the County Sites and Monuments Record (SMR), both the computerised record and any backup files.

3.2 Examine all the readily available cartographic sources (e.g. those available in the County Record Office). Record any evidence for historic or archaeological sites (e.g. buildings, settlements, field names) and history of previous land uses. Where permitted by the Record Office make either digital photographs, photocopies or traced copies of the document for inclusion in the report.

3.3 Assess the potential for documentary research that would contribute to the archaeological investigation of the site.

3.4 Provide a transcription of archaeological features from all available air photographs held by Suffolk County Council Environment and Transport Department and its SMR, the National Monuments Record and the Cambridge University Collection of Air Photographs, at a scale of 1:2500.

4 Specification B: Field Evaluation

4.1 Examine the area for earthworks, e.g. banks, ponds, ditches. If present these are to be recorded in plan at 1:2500, with appropriate sections. A record should be made of the topographic setting of the site (e.g. slope, plateau, etc). The Conservation Team of SCC Archaeological Service must be consulted if earthworks are present and before proceeding to the excavation of any trial trenches.

4.2 If current land use allows, assess the artefact content of the topsoil by systematic surface collection. Artefacts of all types and periods will be collected with a recording system that will allow the location and extent of concentrations to be accurately defined. Finds of particular significance should be individually plotted. The collection strategy will be based on a line walking system with transects at 20m intervals.

4.3 Provision should be made for the collections strategy to be more detailed over 5% of the area, with a 20m grid as the basic collection and recording area.

4.4 Assess the non-ferrous metal artefacts content of the topsoil by systematic metal detector survey. All artefacts (excluding aluminium) will be collected using a recording system that will allow the locations and extents of concentrations to be accurately defined. A detection strategy will be based upon fieldwalking results, allowance should be made for 10% of the total area to be detected.

4.5 Trial trenches are to be excavated to cover a minimum 5% by area of the entire site and shall be positioned to sample all parts of the site. Linear trenches are thought to be the most appropriate sampling method. Trenches are to be a minimum of 1.8m wide unless special circumstances can be demonstrated. If excavation is mechanised a toothless 'ditching bucket' must be used. The trench design must be approved by the Conservation Team of the Archaeological Service before field work begins.

4.6 The topsoil may be mechanically removed using an appropriate machine fitted with toothless bucket and other equipment. All machine excavation is to be under the direct control and supervision of an archaeologist. The topsoil should be examined for archaeological material.

4.7 The top of the first archaeological deposit may be cleared by machine, but must then be cleaned off by hand. There is a presumption that excavation of all archaeological deposits will be done by hand unless it can be shown there will not be a loss of evidence by using a machine. The decision as to the proper method of further excavation will be made by the senior project archaeologist with regard to the nature of the deposit.

4.8 In all evaluation excavation there is a presumption of the need to cause the minimum disturbance to the site consistent with adequate evaluation; that significant archaeological features, e.g. solid or bonded structural remains, building slots or post-holes, should be preserved intact even if fills are sampled.

4.9 There must be sufficient excavation to give clear evidence for the period, depth and nature of any archaeological deposit. The depth and nature of colluvial or other masking deposits must be established across the site.

4.10 The contractor shall provide details of the sampling strategies for retrieving artefacts, biological remains (for palaeoenvironmental and palaeoeconomic investigations), and samples of sediments and/or soils (for micromorphological and other pedological/sedimentological analyses. Advice on the appropriateness of the proposed strategies will be sought from P Murphy, English Heritage Regional Adviser for Archaeological Science (East of England). A guide to sampling archaeological deposits (Murphy and Wiltshire 1994) is available.

4.11 Any natural subsoil surface revealed should be hand cleaned and examined for archaeological deposits and artefacts. Sample excavation of any archaeological features revealed may be necessary in order to gauge their date and character.

4.12 Metal detector searches must take place at all stages of the excavation by an experienced metal detector user.

4.13 All finds will be collected and processed (unless variations in this principle are agreed with the Conservation Team of SCC Archaeological Service during the course of the evaluation).

4.14 Human remains must be left *in situ* except in those cases where damage or desecration are to be expected, or in the event that analysis of the remains is shown to be a requirement of satisfactory evaluation of the site. However, the excavator should be aware of, and comply with, the provisions of Section 25 of the Burial Act 1857.

4.15 Plans of any archaeological features on the site are to be drawn at 1:20 or 1:50, depending on the complexity of the data to be recorded. Sections should be drawn at 1:10 or 1:20 again depending on the complexity to be recorded. Any variations from this must be agreed with the Conservation Team.

4.16 A photographic record of the work is to be made, consisting of both monochrome photographs and colour transparencies.

4.17 Topsoil, subsoil and archaeological deposit to be kept separate during excavation to allow sequential backfilling of excavations.

5. General Management

5.1 A timetable for all stages of the project must be agreed before the first stage of work commences, including monitoring by the Conservation Team of SCC Archaeological Service.

5.2 The composition of the project staff must be detailed and agreed (this is to include any subcontractors).

5.3 A general Health and Safety Policy must be provided, with detailed risk assessment and management strategy for this particular site.

5.4 No initial survey to detect public utility or other services has taken place. The responsibility for this rests with the archaeological contractor.

5.5 The Institute of Field Archaeologists' *Standard and Guidance for Archaeological Desk-based Assessments* and for *Field Evaluations* should be used for additional guidance in the execution of the project and in drawing up the report.

6. Report Requirements

6.1 An archive of all records and finds must be prepared consistent with the principles of English Heritage's *Management of Archaeological Projects*, 1991 (particularly Appendix 3.1 and Appendix 4.1).

6.2 The data recording methods and conventions used must be consistent with, and approved by, the County Sites and Monuments Record.

6.3 The objective account of the archaeological evidence must be clearly distinguished from its archaeological interpretation.

6.4 An opinion as to the necessity for further evaluation and its scope may be given. No further site work should be embarked upon until the primary fieldwork results are assessed and the need for further work is established

6.5 Reports on specific areas of specialist study must include sufficient detail to permit assessment of potential for analysis, including tabulation of data by context, and must include non-technical summaries.

6.6 The Report must include a discussion and an assessment of the archaeological evidence. Its conclusions must include a clear statement of the archaeological potential of the site, and the significance of that potential in the context of the Regional Research Framework (*East Anglian Archaeology*, Occasional Papers 3 & 8, 1997 and 2000).

6.7 Finds must be appropriately conserved and stored in accordance with *UK Institute of Conservators Guidelines*. The finds, as an indissoluble part of the site archive, should be deposited with the County SMR if the landowner can be persuaded to agree to this. If this is not possible for all or any part of the finds archive, then provision must be made for additional recording (e.g. photography, illustration, analysis) as appropriate.

6.8 The site archive is to be deposited with the County SMR within three months of the completion of fieldwork. It will then become publicly accessible.

6.9 Where positive conclusions are drawn from a project (whether it be evaluation or excavation) a summary report, in the established format, suitable for inclusion in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute for Archaeology*, must be prepared. It should be included in the project report, or submitted to the Conservation Team, by the end of the calendar year in which the evaluation work takes place, whichever is the sooner.

6.10 County SMR sheets must be completed, as per the county SMR manual, for all sites where archaeological finds and/or features are located.

6.11 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms.

6.12 All parts of the OASIS online form must be completed for submission to the SMR. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

Specification by: Keith Wade

Suffolk County Council
Archaeological Service Conservation Team
Environment and Transport Department
Shire Hall
Bury St Edmunds
Suffolk IP33 2AR

Tel: 01284 352440

Date: 7 February 2005
/Saxmundham02

Reference:

This brief and specification remains valid for 12 months from the above date. If work is not carried out in full within that time this document will lapse; the authority should be notified and a revised brief and specification may be issued.

If the work defined by this brief forms a part of a programme of archaeological work required by a Planning Condition, the results must be considered by the Conservation Team of the Archaeological Service of Suffolk County Council, who have the responsibility for advising the appropriate Planning Authority.

Appendix 2

Documentary Study by A.M Breen

Land North of Church Lane, Saxmundham

Introduction

The research for this report has been carried out at the Suffolk Record Office in Ipswich and an attempt has been made to trace the history of this site through both cartographic sources and the use of manorial records. The land within the parish of Saxmundham was divided between four manors Kelsale, Hurts, Swans and the manor of Virleys in Sternfield. The origins of the main manor of Hurts can be traced back to before 1066 when the manor was under the lordship of Algar, a thane of the king. It passed at the time of the conquest to Roger Bigot and from 1388 to the De La Pole family who were the earls of Suffolk. The main area of the town was under the manor of Virleys also known as Glanville's. This manor takes its name from Thomas de Verley who was granted the right to hold both a market and fair at Saxmundham in 1310. Earlier John de Ramseye had been granted the right to hold the market in 1273. The alternative name Glanville's relates to Gilbert de Glanville sometimes earl of Suffolk who died in 1266. This manor too passed to the De La Pole family in the late 14th century. The manor of Swans takes its name from Robert Swan who established a chantry in 1308. Edmund de la Pole Earl of Suffolk held this manor in 1514. The manor of Kelsale sometimes spelt Kelshall passed from the Bigots as earls of Norfolk to Thomas de Brotherton Earl of Norfolk in 1317 and remained with the later dukes of Norfolk until 1567 (see Copinger).

The late medieval records for most of these manors are extant and are held at the record office in Ipswich. Unfortunately this research has shown that the lands were interspersed and small plots of land belonging to one manor adjoined the lands of another. Various members of the Ewer family owned the main area of this site from the late 17th century through to the early 19th century. This family were non-residents and lived in and drew their main income from trade in London as grocers and earlier cheesemongers. The family's estate papers are not held in Suffolk and an on-line search of the indexes of the main London archive repositories through the Access to Archives website has failed to locate further records relating to Saxmundham. In about 1782 through exchange or the conversion of their tenure from copyhold to freehold this family consolidated their landholdings.

In the absence of the Ewer family estate papers, manorial records that describe the lands of the individual manors either in the form of a survey or extent have been used with limited success to try and identify individual medieval landholdings. A further discussion of the value of these records appears in the conclusion of this report.

Maps

This site is within the parish of Saxmundham to the south of Street Farm and to the north of the Church Lane the B1119. It is on a western facing slope to the east of the River Fromus, a tributary of the river Alde. On the modern Ordnance Survey map there is a building situated to the south, Fromus House at the north west corner of this site. Another house known as Orchard Villa adjoins onto small enclosed plots of the land on the eastern side of the site. On the western side the main area of the site is divided between two large fields. The town of Saxmundham is situated to the west of the river. The Suffolk Archaeological Unit have supplied copies of the first three editions of the 1:2500 Ordnance maps, sheet number L.13

for this report. Street Farm is shown on all three editions with the field immediately to the south numbered 192 on the first edition and 199 on the later editions. On the first edition surveyed in 1883 this field was measured as 8.183 acres. On the third edition of 1927 the field was measured at 5.710 acres. Other parts of the field were taken in for additional farm buildings and for a small plantation numbered 199 on the map. To the south the field marked 201 on the second and third editions is numbered 193 on the first edition and measured at 5.365 acres on both. On the third edition there are four footbridges crossing the river Fromus linking the small enclosed plots with properties within the town. Only one footbridge is shown on the first edition linking Orchard House to the adjoining land to the west. On the copy of the first edition of the Ordnance Survey map held at the Record Office a small building on the north side of Church Lane and to the east of the river is identified as a school. This is possibly the school mentioned in White's 1844 'Directory of Suffolk' as having been built in 1836. On all three editions the area to the south of the present B1119 is identified as Hurtshall Park. On the Ordnance Survey 1956 Provisional Edition of the 1:10560 the site of a sewerage farm is shown within the field numbered 193 on the first edition of the 1:2500 map.

The position of the parish glebe lands adjoining Street Farm and numbered on the second and third editions of the Ordnance Survey maps as plot numbers 244, 246, 254 and 255 with the Glebe Barn in plot 243 are depicted on a 'Plan of the Glebe Lands' dated 1919 (ref. FC137/C4/5). The field 246 is shown as 158 on the tithe map of 1840 and adjoining field 244 as 173. The site of the barn is shown as 174 on the tithe map. The significance of these pieces will be discussed later in this report under the description of the glebe terriers.

The railway line to Saxmundham was opened in 1859 and this may explain why Street Farm is not shown on the tithe map of 1840 (ref. P461/210) as the position of the original farm buildings in plot 244 are now under the railway line. The entire area of this site appears free of buildings. The land is listed and described in the separate tithe apportionment date stamped 20th July 1842. The fields as shown on the tithe map are listed under their respective owners in alphabetical sequence. The apportionment also names the occupiers of the land, gives the field names, the state of cultivation and the acreage in acres, roods and perches. There were forty perches to a rood and four roods to an acre.

Owner Henry Berrett

| No | Occupier | Field Name | Cultivation | A | R | P |
|-----|----------|------------|-------------|---|---|----|
| 242 | Himself | Garden | Garden | | | 37 |

Owner Jerome Denny Bright

| | | | | | | |
|-----|---------|--------|---------|---|----|---------------|
| 160 | Himself | Meadow | Pasture | 2 | 38 | $\frac{3}{4}$ |
|-----|---------|--------|---------|---|----|---------------|

This piece was later the site of Orchard Villa and is shown on the tithe map as linked to the unnumbered property in the town of Saxmundham as with the later Ordnance Survey maps.

Owner John Cobbold

| | | | | | | |
|-----|-----------------|--------|---------|---|--|----|
| 163 | James Woolnough | Garden | Garden | | | 17 |
| 164 | ditto | Meadow | Pasture | 2 | | 21 |

Owner William Flatt

| | | | |
|-------------|----------------|---------|--------------------|
| 161 Himself | First Meadow | Pasture | 1 05 |
| 162 Himself | Further Meadow | Pasture | 1 37 $\frac{3}{4}$ |
| 243 Himself | Garden | Garden | 22 |

Owner Samuel Flick

| | | | |
|----------------|----------------------|--------|--------------------|
| 166 Himself | Tan Office Piece | Arable | 2 07 $\frac{1}{2}$ |
| 177 Himself | Tan Office Yards etc | Yard | 1 13 |
| 178 John Flatt | House and Garden | Yard | 27 |

Owner Hester Maria King

| | | | |
|------------------|---------------------------|---------|-----------------------|
| 149 Samuel Flick | Home Meadow | Pasture | 1 2 39 $\frac{3}{4}$ |
| 153 Samuel Flick | Home Meadow | Pasture | 1 19 |
| 154 Samuel Flick | Clay Pit | Arable | 13 1 31 $\frac{1}{4}$ |
| 167 Samuel Flick | Bowling Green | Arable | 6 3 08 $\frac{3}{4}$ |
| 168 Samuel Flick | Church Hill | Arable | 5 0 38 $\frac{3}{4}$ |
| 169 Samuel Flick | Middle Church Hill Meadow | Pasture | 5 2 31 $\frac{1}{4}$ |
| 170 Samuel Flick | Plantation Piece | Arable | 2 0 16 $\frac{1}{4}$ |
| 188 Samuel Flick | Upper Church Meadow | Pasture | 6 0 27 |

N.B. The farm with the house and yards located within plot number 244 later became part of the course of the railway line. The lands consisted of 81 acres 9½ perches.

The total acreage of titheable land in this parish is given in the apportionment as 1,101 acres 2 roods (ref. FDA210/1A/1a), though the contemporary directory gives the total acreage of the parish as 1400 acres. The largest landholding was the estate of William Long who lived at Hurts Hall the site of the principal manor in Saxmundham. He held nearly 193 acres in hand and just over 254 acres in the occupation of his tenants. Hester King had the second largest estate of just over 142 acres divided between her two tenants Enoch Easter and Samuel Flick. Most of the houses in the area of the town are not numbered on the tithe map or described in the apportionment. The apportionment includes details of a modus regulating the payments of the small tithes on livestock and converting the payments to a fixed rent charge. In the description of these tithes there are two references to a “tenth of a noble”, this coin equivalent to 6 s 8d or .33p was minted between 1344 and 1464, the reference suggests that the modus had been instituted during that period.

The 1841 survey of Saxmundham in the Isaac Johnson Collection (ref. HD11: 475/1383) is simply a manuscript copy of the tithe apportionment. A ‘Reference book to the map of Saxmundham’ (ref. HD 11:475/1382) again uses the tithe apportionment numbers though it does include a separate schedule for houses within the town. Unfortunately the map has not survived and only those properties that were public houses and a few others can be readily identified from this schedule. The total area of the “town and four gardens including roads in town” is given in the reference book as 30 acres 2 roods 14 ½ perches. A garden numbered 241 on the tithe map but omitted from the apportionment appears in another reference book as in the ownership and occupation of Robert Freeman and measured at 1 acre and 20 perches.

Nearly all the other manuscript maps of small areas of Saxmundham show areas to the west of the town. There is an exception’ an undated draft plan of an estate then in the ownership of a Mr Ewer is filed with maps for Kelsale and shows the main area of this site (ref. HD

11:475/450) naming the field 168 on the tithe map and 193 and 201 on the Ordnance Survey maps as “Lower Church Field”. The field to the north is named as “Bowling Green”. The boundaries of this field had been altered before the tithe map of 1840. Another map in the Isaac Johnson Collection dated March 1810 and filed under Saxmundham shows another farm then in the ownership of John Ewer (ref. HD11:475:454). It is likely that the undated map is of a similar date.

On all the maps at the southern area of this site there is a drift way, lane or footpath running north from Church Lane to the southwestern corner of the field known as Bowling Green. This field is immediately to the east of Orchard Villa, the only property linked with a footbridge to the town on the 1887 Ordnance Survey map. This same property is linked to the town on the tithe map. Greens were often the focus points of settlement in the medieval period. To the west of the lane the plot numbered 177 on the tithe map was the site of a tan yard situated away from the main area of the town but close to the site of the later livestock market. Samuel Flick is identified as a tanner in White’s 1844 directory. He is also mentioned in a copy admission dated 20th February 1827 now in the Saxmundham Urban District Council collection (ref EF. 10/5/1/1). The land was held from the manor of Kelsale and described as *“That piece of meadow or marsh land situate in Saxmundham aforesaid containing by recent survey one rood and thirty four perches as the same abuts upon the Common River in part upon the land of the said Samuel Flick in part of the south ...and upon a certain little way now called Love Lane on the part of the east”* (ref. HB26/444/22). Other small plots of land are mentioned though it is difficult to identify these pieces on the later maps. The conveyance of land held from a manor was recorded in the manorial court books or earlier rolls. Each new tenant was given a copy of his admission to the property hence the term copyhold tenure.

Manorial Records

There is an extent of the manor of Kelsale dated 1480 (ref. HB26/444/1). The lands of this manor were divided amongst several parishes; Kelsale, Saxmundham, Yoxford, Dunwich, Sibton etc. The lands described in the extent are arranged first under the freeholders and then holdings of the copyholders or native tenants within their respective leets. Later extents are generally arranged in a geographic sequence. The extent written in Latin includes references to lands in Saxmundham such as *“There is a meadow of the demesne in Saxmundham late in the tenure of Thomas Norman as demised to the same from year to year and pays rent of 7s”*. Another part of the same meadow was let to Edward Kenred for 10d and Margaret Bedon held *“one meadow containing by estimation 2 acres of the demesne land lying in Saxmundham to her and to her heirs and assigns for an annual rent of 7s”* (see folio 2 v and 3 r). Later in the same document there are references to:

“Alice Norman (now Robert Norman) for one messuage in Saxmundham late in the tenure of Agnes Sparhawke formerly Adam White and since Hugh Sparhawke and pays for the aforesaid equally 2d and two suit at court.

There are further references to a cottage under the tenure of William Higham, James Kent alias Taylor and the *“widow of Thomas Bedon (now John Barefoote) for a cottage in the same town of Saxmundham late in the tenure of John Puron formerly John Fuller and pays yearly for the said cottage 2 ½ d and two suits at court”* etc. There are also three additional references to meadowlands in Saxmundham all connected to the demesne of the manor (see folio 5r).

There is an early 17th century survey of this manor written in Latin with an index of both the copyholders and the names of the fields (ref. HA18/DB6/4/1). In the survey there are references to land called Bovilles described as “*William Norman gentleman holds freely one cottage with hempland called Bovilles lying between the lands of others and of the same William on the east and the King’s Highway from the market of Saxmundham to Kelshall on the west and abuts on the Parkway from Saxmundham to Estgrene towards the north and upon the tenement Ayleward of the fee of Virleys towards the south and contain by estimation on rood*”. He also held a free “*tenement with a garden called Sparhawkes lying between the King’s Highway near the market of Saxmundham on the east and the land of the fee of Kelsall on the west and abuts on the tenement Dodson now John Salter towards the south and on the lands of the same William of this fee and other lands of the same William towards the north and contains by estimation one acre*”. Two other pieces are described containing 6 acres and 2 ½ acres before “*And one other piece of land called Brookeland lying between the lands of the rectory of Saxmundham and the land chantry of Wyngfield on the south and the other lands of the same William of this fee towards the north and abuts on the said Rectory of Saxmundham and on St Mary’s croft and other pieces of customary lands of the same William towards the west and on the common way from Saxmundham to the church of Carlton towards the east and contains by estimation five roods*”.

A further piece is described as free land at the end of Sandefeld “*lying between the land of William Kempe late William Base on the east and the lands of the same William Norman late Denis his father on the east and abuts on the lands of William Kempe late Bases towards the south and on the path way leading from Saxmundham to Rendham towards the north and contains by estimation 3 acres*”. A field numbered 150 on the tithe map is named as Sandfield in the schedule of the draft map. This field is to the north of the present Street Farm.

The references to a fee means that the lands belonged to another manor. There is no extent or survey for the manor of Swans though a series of late 17th century rentals have survived. The rental of 1678 begins with “*John Base gent xviiiis iiiid*” and “*more of him for part of Hubbards iiis iiiid*”. Inserted after these pieces in a later hand there is the name of “*John Ewer gent*” (ref. HA18/DJ/1/41). In a later rental of 1720 (ref. HA18/DJ/1/43) the list begins with “*Nat Margaret Brown 18:4. Nat for one Inclosure lying on the north part of Swans Wood 8 acr rent 8, Nat for one inclosure of meadow lying between lands of the R. of Saxmundham west and the common river east 8, Nat for 2 ½ acres 2 perches parcel of Swans Close with appurtenances 2. 4*”. The abbreviation “nat” stands for native tenant or copyholder. Against all four pieces and under a date of 1727 there is “*Nat Ewer & Ux London Chesemonger*”. The abbreviation “ux” is from the Latin *uxor* meaning wife. The manorial records were kept in Latin until 1733.

In an undated “*Account of the Coppyhold lands holden of the Manor of Swanes in Saxmundham*” the list begins with “*Mr Johes Ewer for lands Coppy late John Bases vizt Swanes Wood cont 8 acres, One Close of Meadow 8 Acres 2 acres & a halfe & 2 parcells of land parcel of Swans Close & 3 acres parcel of the Demesnes Rent p ann £1 1 s 08 d*” (ref. HA18/DJ/1/48).

In the same file there is a memorandum of a manorial court held on 29th October 1713 that records the “*death of Mr Ewer gent copyhold tenant of this manor who dyed seized of copyhold lands & tenements holden of the same mannor but who is his next heir we know not*” (ref. HA18/DJ/1/54).

The later court books for this manor give further details. John Ewer, a grocer of Fleet Street, London finally surrenders the same lands as described in the rentals at a court held on 23rd September 1782 to Charles Long the lord of the manor. At the same time the tenure of the land was changed from copyhold to freehold. These lands cannot be the same as those depicted on the draft maps. The same family owned other pieces of land called Long Close and Great Morisses mentioned in court records for 2nd January 1728 and 14th January 1775 (ref. HA18/DC2/3 & 4). The fields Upper and Lower Long Close and Great Morris are depicted on the 1810 map of The estates of John Ewer esqr (ref. HD11: 475:454). Long Close is also shown as field 122 on the tithe map to the south west of the town of Saxmundham. It was then in the ownership of Maria King and in the occupation of her other tenant Enoch Easter.

The Ewer family also appear in the records for the manor of Virleys. As an example on 12th March 1781 John Ewer was admitted to *“Three roods of copyhold land parcel of Wood Close lying on the part of the west on a way leading from Saxmundham Market towards Dunwich and on the part of the east on the same close called Wood Close and one pightle of land with appurtenances in Saxmundham formerly William Gosling and to one piece of copyhold land lying on the part of the north on the Old Way leading from Saxmundham to Dunwich abutting upon the meadow formerly of Hugh Thorpe and to one piece of land in the same field abutting upon the meadow before of John Kell towards the west and to one piece of land sometime of William Sparhawke and to one piece of meadow lying at the north end of a pool called Kings Pool sometime of William Sparhawke and to one piece of meadow containing by estimation one acre lying between the meadow of the manor of Kellishall as well on the north as south parts”* (ref. HA18/DF2/11). His uncle John Ewer had entered this property on 13th June 1758 though ultimately it can be traced back to the entry for another John Ewer at a court held on 3rd August 1694 when the same property is described in the same terms though written in Latin. John Meadowe had previously held this property and the same description appears in the court records for 1st February 1676 (ref. HA18/DF2/4). This land was converted into freehold at the court held on 23rd September 1782.

The family also owned land from the manor of Kelsale (ref. HB26/444/17) including *“One parcel of a meadow called Kings Poole containing in length ten perches and in breadth eighteen perches ...in Saxmundham”*. John Ewer was admitted to these premises at a court held on 14th February 1781 and heir to John Ewer who was admitted on 17th March 1758.

There is a survey of the manor of Hurts dated 1411 this is a later 17th century translation of the original Latin text (ref. HA18/DB6/3/1). Amongst the entries for the demesne lands that is those directly under the lord of the manor and in his own use there is *“One large Inclosure lying on the North part of the Church of Saxmundham one piece whereof inclosed lyeth between the Market Path leading from Saxmundham to Sizewell on the south part and the inclosure & land of the Chauntry of Wingfield on the North part ... fifteen acres, three roods & twenty three perches”*. This is followed by a second piece *“So enclosed belongeth to the Mannor of Vyrlayes on the East part and the aforesaid part of the said Inclosure and aforesaid Inclosure of the said Chauntry on the west part ...making 52 acres”*.

Other parts of this document mention the lands and meadows owned by William Sparhawke and later owned by the various members of the Norman family and lands owned by *“The Master of the Chauntry of Wingfeild”*. William Sparhawke's lands in 1411 did not include the lands later known as Bovilles.

Similar records for the manor of Virleys are temporarily unavailable. These include a survey of 1409 of lands later exchanged with the manor of Hurts (ref. HA18/DF5/1) rentals of 1475

– 1477 (ref. HA18/DF4/1 and HA18/DF5/3) and surveys of 1558 and 1578 (ref. HA18/DF5/3).

Glebe Terriers

By the 19th century most of the land was part of a farm of over 81 acres depicted on the draft map and on the tithe map. The land to the west was part of the parish glebe lands and described in a glebe terrier of 1845 as “*four contiguous pieces of arable land in Saxmundham containing by recent survey twenty eight acres and two roods and twenty one perches abutting ... towards the west and north upon the lands of Hester Maria King widow*” (ref FF569/S1/27). These are the four fields numbered 244, 246, 254 and 255 on the 1904 Ordnance Survey maps. In the previous terrier of 1834 the same land is described as “*Two contiguous pieces of arable land containing by estimation twenty eight acres more or less abutting ... towards the west and north upon the lands late John Ewer gentleman and towards the south on the lands of the said John Ewer in part*” (ref. FF569/S1/26). This description first appears in the terrier of 1784. In the previous terrier of 1777 John Ewer is mentioned only once in relation to “*one enclosed piece of meadow containing two acres more or less*”. Other family members appear in earlier terriers back to 1716 when Nathaniel Ewer is mentioned (ref. FF569/S1/6). He is not named in the previous terrier of 1709 and the same piece is described in 1706 as *lyeing over the common road* next to the site of the rectory. In an undated 17th century terrier the land adjoined lands then in the ownership of William Norman though later in 1677 John Base is mentioned.

Conclusion

The evidence of the various manorial court records and the glebe terriers suggest that there had been a period of consolidation of the lands in Saxmundham in around 1781-1782, a result of which was the transfer of land from manorial copyhold tenure to freehold. This might suggest that Street Farm was consolidated into a single large holding about this time. The site of the farmhouse was moved following the construction of the railway line in 1859. The various members of the Ewer family had owned the land from the late 17th century though non-residents.

Previously from the late 16th century some of the land had been owned by the various members of the Norman family as acquired lands formerly owned by the Sparhawke family in the 15th century.

The cartographic evidence suggests that the main area of the town was to the west of the river Fromus and that there were no buildings in the main area of this site. There is however the field known as Bowling Green on the 19th century maps linked to Church Lane by a drift way and adjoining the site of Orchard Villa, the only property linked by footbridge directly to the town. Greens were often the focus point for settlement in the medieval period. The name of this green may possibly be a corruption of the surname Bovilles that appears in the 1480 survey of the manor of Kelsale as adjoining lands of the manor of Virleys. Unfortunately the early surveys for the manor of Virleys are temporarily not available. The point of interest is that the manor of Virleys controlled the main area of the town and amongst the tax-payers in 1323 there was a William de Bovyle.

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References

Suffolk Record Office, of Swans, Saxmundham 1691 - 1748
HA18/DC2/4 Court Book Manor of Swans, Saxmundham 1750 – 1847
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HA 18/DF2/4 Court Book Manor of Virleys in Sternfield 1676 – 1706.
HA 18/DJ/1/41 Rental Manor of Swans 1678
HA 18/DJ/1/43 Rental Manor of Swans 1720
HA 18/DJ/1/46 Account of the Copyhold Lands Manor of Swans n.d.
HA 18/DJ/1/54 Memorandum Manor of Swans 1713

Solicitors Collection

HB26/444/1 Survey of the manor of Kelsale 1480
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Additional Notes on Church Lane Saxmundham

Introduction

Since the completion of the report on Church Lane, Saxmundham documents relating to the manor of Virleys and described in the report as temporarily unavailable have come to hand. Some of these sources are briefly described in these additional notes.

The 1601 survey of the demesne and rental of the manor of Virleys is a particularly interesting document (ref. HA18/DF5/2) as it appears to be valuation of the manor. It contains a description of the “*capitall messuage of the saide mannor buylte of tymber and covered with tyle which howse is of noe better receit then fytt for a farmer or husbandmans use*”. This is followed by an account of the meadows including “*Saxemondam meadowe, beinge also lowe meadowe & russhie ... cont. v acres one rood*”. The pasture is then described including “*Tylekylle Close*” in Sternfield followed by a description of the arable land. The descriptions of the wood are very detailed and name the variety of species and the years of growth. This manor was “*Houlden by knights service of the mannor of ... parcel of the possessions of the Bishoppricke, or late priorie of Ely*” and “*being within the franchises of the saide Bisshopricke, or late priorie of Ely the tenants thereof are not compelled to doe sute or service at any leete*”. The description of the lands of this manor as given in the rental are brief and written in Latin though they include “*John Johnson for free land called Claypitte Close in Saxmondam xvd ob (15½ d) and of the same for one cottage and one curtilage adjoining and three roods of copyhold tenure land iis viiid*” (2s 8d). Amongst the lands of Dennis or Dionysius Norman there is a reference to “*and of the same for one cottage now devastated called Marlingmer*”. It is possible that Denis Norman held part of the Church Lane site in the late 16th century.

The rental of “*lands belonginge to the manor of Verles alias Glandviles in the county of Suffolk*” is dated the 16th year of the reign of Edward IV that is 1475-76. At first sight this appears to be a later translated copy of the original document, however it lacks the structure of surveys or accounts of the period. The entries may have been extracted from the court rolls and compiled to account for missing revenue. It is in a bundle of documents and other memoranda (ref. HA 18/DF5/3). This document includes a detailed description of all the land held from this manor. These include “*A Pightell and one acre of land called Claypitt Close lyinge between the lands of the manor of Swanes one the south in the Chauntery land one the north and abuts upon the land late Poule Palmers towards the west & the Clayepitt towards the east and was in the lords hands in the 16th year of Edward IV demised with the manor of Swannes to paye yerely xvd ob*”. This is followed by “*a little pightle in Saxmundham called Noblots 16th year of Edward IV William Highams lyinge between Sprowtons one three parts & abuttinge upon the north upon the common marshe of Saxmundham. It was once builded & was wont to paye iiis rent and nowe by the Lords charter iiid*”. In a gloss against this piece there is the name of Dennis Norman with the abbreviated Latin word for freehold.

Further in the 1475 survey there is a reference to “*Halfe a roode of land in Saxmundham ... in the tenure of Robert Bovells & sence John Gostlinge lyinge between a tenement once John Parrouks one the south & abuts towards the west one the highwaye payinge yearly iiid*”. Parrouks may be an error in the transcription and the name is possibly Sparhawke. This is followed by the note the lands were “*Likely to be in Thomas Jonsons hands, to whome Gostlings other lands is come or the Normans*”. On the opposite page against the gloss of Robert Jonson there are two pieces of land described including “*Three roods of lande in Saxmundham lyinge between the lands sometimes Sparrowehawkes lately John Normans one the southe and the lands called Bovills late Francis Huggins one the north and abuts uppon a pightell late or nowe Robert Jonsons sometymes Andrewe Norman towards the east and the lands of the said Francis Huggins called Bovills towards the west (1475) in the tenure of Thomas Ayleward and did pay yearly iiid and a henne at Christmas and a halfe dayes work in the lord’s hays without meat and a whole dayes work in his corne harvest*”.

Further lands later held by Dennis Norman are described on another page as “*A wasted tenement called Marrishe with a croft adioyninge containing 1 acre 1 rood by estimacon lyinge between the lands called Picknell towards the north and the land of this manor ...towards the south and abuts upon the Lords Market there towards the west and the lands late Paule Palmers towards the east (1475) in the lords hands but not longe in the tenure of Robert Marlingham paying yearly xiiis iiid d*”.

Dennis Norman’s meadow lands are described elsewhere as “*a peece of meadowe containing 1 acre lyinge in Saxmundham meadows betwene the meadowes of the manor of Kellsall late in the tenure of John Norman one the north and the meadows of the same manor of Kellsall late in the tenure of Thomas Barefoote one the south and abuttinge upon a pightell parcel of this manor sometimes Highams towards the east which acre of meadowe William Sparhawke tooke to him & his heires (1402) and was in (1475) in the tenure of Thomas Norman paying yerely vs*”. On the opposite page there is a further reference to “Sandefeld”. Another reference to this field appears on yet another page and states that the land “was exchanged with the Master of the Chauntry of Wingfeld”.

There are numerous additional references to these lands in the bundle.

The earliest survey of 1409 describes lands that were exchanged between the manors of Hurts and the manor of Virleys. The document is written in Latin and includes *“item iii pieces of land lying together in Saxmundham between the said way from Saxmundham towards Sizewell on the part of the north and a certain close of land of the parson of the church of Saxmundham on the part of the south and abuts towards the west on Hurtefelde and on the said way towards the east and contains together xii acres 1 rood and a half of which one piece contains vi acres iii roods and xxi perches the second piece contains ii acres and a half and the third piece contains iii acres of land”*.

There are records for Wingfield College held at the record office in Lowestoft. The distribution of the lands of these various manors is complex with relatively small pieces adjoining land of another manor. It is likely that the records for Wingfield will show a similar pattern and will not add significantly to the conclusion of this report.

Conclusion

Further documentary research for this site is unlikely to produce significant information. The lands forming the main area of the site were consolidated and the tenure changed to freehold in the period 1781-82. The deeds relating to the Ewer family are missing and may no longer be extant. The adjoining Glebe lands were consolidated at the same time and this process obscures the earlier patterns of occupation.

The Norman family appear to have acquired lands from various manors and a large part of the present site may have been at one time in their ownership. The names of the medieval fields of Sandfield and Claypits are found in the tithe apportionment and are close to this site. The field known as “Bowling Green” on the 19th century maps may be a corruption of the family name Bovilles. The various manorial surveys offer no reference to a green or area of common either within the area of this site or elsewhere in Saxmundham.

In the rental of 1475 there are the references to a tenement known as Noblotts *“It was once builded”* and *“A wasted tenement called Marrishe with a croft adioyninge”*. Both tenements passed into the hands of Denis Norman and may be within the area of the site though this is far from certain.

It is assumed that the present road pattern is the same as the medieval road system. Unfortunately the documentary sources are again vague. The present B1119 would appear to be the road to Dunwich and Sizewell, though this may not have been the only road leading in that direction in the medieval period.

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References

- HA 18/DF5/1 Survey of land held of the manor of Virleys in Sternfield to be exchanged 1409
- HA 18/DF5/2 Survey and Report of the quantity and quality of the demesnes of the manor of Verlies alias Glanviles ... January 1601
- HA 18/DF5/3 Bundle including 16th century copy of rental 15 Edward IV 1475-76 Extracts from Court Books 1657-1721, minute book 1722-1728, surveys 1558, 1578, rental 1701, Draft court books 1704-1721, Lands and Rents sometime the manor of Hurts granted in exchange to the manor of Glanvills alias Virlais

Appendix 3

Listed Buildings

A search was carried out on the listed building web site <http://lbonline.english-heritage.org.uk>, which identified the 6 listed buildings within 1 km of the PDA all of which are grade II listed (Fig. 4).

1. Church of St John the Baptist) II* Parish church. C14th west tower: south chapel at east end of south aisle 1308 for Robert Swann, restored 1948: north aisle rebuilt 1853 by Henry Roberts: restoration 1872-73 by RM Phipson including rebuilding of south aisle, removal of south porch and partial reconstruction of chancel: north transeptal vestry added 1907-8 by Brown & Burgess of Ipswich. MATERIALS: flint and conglomerate with ashlar quoins. Aisle roofs lead, otherwise slate. EXTERIOR: 3-stage tower supported by diagonal west buttresses. Arched west door below 2-light Y-traceried window with C15 stained glass in vesica head. Trefoil niche above. Cusped 2-light belfry openings. Flushwork crenellated parapet with square corner pinnacles. South aisle with 3-light Perpendicular windows under depressed arches, one to west end and three to south flank. To east of these serving Swann chapel is one 2-light cusped Y-tracery window. Four 2-light Perpendicular north aisle windows. Six 2-light restored Perpendicular clerestory windows to north and south, the western two on south side with flushwork panelling and inscriptions. Gabled north vestry lit through one 2-light north window. 4-light Dec chancel east window of C19; C19 3-light south chapel east window in Perpendicular style. INTERIOR: 4-bay arcade on octagonal piers with polygonal capitals and triple-chamfered arches. Chancel arch with polygonal responds under double-hollow-chamfered arch. Eastern clerestory windows with moulded jambs, to the north on crenellated sills, to the south with black-letter inscription: 'Sanct Johannes, ora pro Nobis'. Restored late C15 hammerbeam nave roof supported on moulded wall posts resting on corbels in form of singing angels. Crenellated hammerbeams and collars, the latter above arched braces. Arch-braced aisle roofs, to the north entirely C19, the south early C16, with pierced spandrels. 2-bay C19 arcade between south chapel and chancel. FITTINGS: octagonal C15 font with wild men and lions against the stem; angels bearing shields and lions alternate against the bowl. Cinquefoiled early C15 piscina in south chapel. MONUMENTS: various C19 tablets and monuments to Long family of Hurts Hall including tablet to Charles Long, d.1812, by Nollekins: weeping winged cherub with extinguished torch before an obelisk (chancel north wall). Monument to Charles Long, Baron Farnborough, d.1838, by Sir Richard Westmacott, a tablet with a profile bust (chancel north wall). (Brown C: Dictionary of Architects of Suffolk Buildings 1800-1914: Ipswich: 1991-; BOE: Pevsner N & Radcliffe E: Suffolk, 2nd Edition: Harmondsworth: 1974-: 412). Listing NGR: TM3890062941

2. Church House II Formerly known as: Church House CHURCH LANE. House incorporating earlier house with attached stable and loft. Earlier house mid C18 incorporated as rear wing into house of early C19 built at front. Original house of flint and brick under pantiled roof; front house of brick under slate roof with brick end stacks: stable loft weather-boarded. EXTERIOR: 2-storey 3-window entrance front. Central 6-panel door under 5-paned fanlight: unhorned sashes with 6/6 glazing bars under gauged skewback arches. Cross wing to rear also 2 storeys with one casement to each floor. 2-storey rear wing has windows irregularly disposed: two 2-light ground-floor casements, one 3/3 first-floor sash. Stack on wall plane. Stable has hay loft above. Listing NGR: TM3884662992

3. House with hayloft, stables and coach house at rear; now shop, offices and restaurant. Late C18 front, reduced in height in 1930s, and with late C19 shop front; two C17 wings at

rear and additional rear extension of 1866; late C20 alterations with flat topped dormers and fenestration. Front of gault-brick with plain tile hipped roof; rear wings brick on ground floor, plastered timber-frame on first floor; C19 extension of brick; pantile and concrete tiles to rear wings. EXTERIOR: 2 storeys and attic; 4-window front. Plate glass shop front to centre and right of ground floor with doorway to No.26A to left, and one unhorned sash window with 8/8 glazing bars at far left. Four similar first-floor sashes under gauged skewback arches. Plain parapet, formerly pierced by four windows, partly conceals 3 small flat-topped dormers fitted with casements. Right return has three sashes on first floor. Rear: wing of 2 storeys with dormer attic and mainly C20 replacement casements. Lower range of 2-storey service buildings now converted. INTERIOR: front block opened out as showroom. Some chamfered bridging beams with tongue stops. One early C20 staircase with spiral incised decoration to balusters; early C19 staircase with stick balusters and a ramped handrail. Timber-framed rear wings show jowled principal studs and in left wing is one wave-moulded bridging beam. Roofs plastered. Some C17 brick to extensive cellars, but mainly C19. (Saxmundham and District Local History Society: Saxmundham Old and New: Saxmundham: 1989-). Listing NGR: TM3871663157

4. Pair of houses and shops. c1840 with later C19 shop front to No.30, early C20 shop front to No.28. Gault brick with slate hipped roof and central brick stack. EXTERIOR: 2 storeys; each house has 2-window front with pilaster strips to outer angles. In centre is an arched passageway entrance fitted with a plank door. Two first-floor sashes to each property with 3/6 glazing bars with elongated horns. INTERIOR: No.30 retains sliding sashes behind shop display window. Listing NGR: TM3869663184

5. House, later shop, now offices. Late C16 in origins but altered C17 and remodelled early C19; C20 shop fronts and further alterations 1983-85. Rendered and colour-washed brick and some timber-frame: plain tile roof, hipped at left end, with ridge stack. EXTERIOR: 2-storey 4-window front. Recessed doorway to right of centre with panelled reveals, in plate-glass display windows. On first floor, four recessed sashes with 8/8 glazing bars and elongated horns. Central plaque reads 'Estab'd 1833 (Messrs Flick)'. Plain parapet over moulded eaves cornice. On ground floor, right end window was probably formerly a carriageway to rear. Rear: 2 gables, that to right replacing wall stack during restorations of 1980s. INTERIOR: ground floor altered to form offices. First-floor principal room to front with exposed timber framing and bridging beams and joists with chamfers and barred tongue stops. Room to right with some early C17 small-framed panelling below a pargetted frieze of fleur-de-lys motifs. Left end room retains jamb of doorway at head of a former staircase decorated with C16 wave and roll mouldings. Roof altered but two tiers of butt purlins indicate reconstruction c1680. Listing NGR: TM3869563226

6. House, now house and shop. Early C19 incorporating early C18 right rear wing; late C19 shop window. Colour washed brick; plain tile roofs, with truncated ridge stack in centre of front range and massive axial stack to rear right wing. EXTERIOR: 2-storey 2-window front. To left, shop display window; to right, private entrance with 4-panelled door; further right, one 8/8 unhorned sash. On first floor, two similar sashes. Door and windows with gauged skewback arches. Modillion eaves cornice. Right return lit through one 10/10 unhorned sash to each floor and through a C20 attic window in gable head. Right rear wing with blocked segmental-headed windows and an early C19 crenellated bay window to east return. Left rear wing contains services and stables. INTERIOR: some boxed bridging beams. Winder staircase by stack removed. Shop interior impinges on former private apartments on ground floor. Early C18 2-panel doors with catches prominent by their profusion. Roof has 2 tiers of butt staggered purlins and cambered collars. Listing NGR: TM3868863255

Appendix 4

List of sites on SMR within the 1km from the centre of the PDA

| Parish Code | Name | Period | Summary | NGR | MonUID |
|-------------|-----------------------------------|--------|--|------------|---------|
| KCC 019 | Church of St Peter, Carlton | Med | Church of St Peter, Carlton. | TM38226401 | SF14059 |
| KCC 022 | Carlton Park; Carlton Hall | PMed | Carlton Hall & Park (R1). | TM38146404 | SF14899 |
| SXM 001 | | Rom | Rom lamp in redware, at a depth of 3 feet, 20 feet behind Ashfords in open garden, found 1967. | TM38706320 | SF2091 |
| SXM 002 | Priory House | Med | C16 horse bit found under hearth. | TM38616300 | SF2092 |
| SXM 003 | | Un | Double line cropmark, possibly road, a previous line of A12? S of town. | TM38606200 | SF2093 |
| SXM 004 | | BA | Tanged arrowhead (S1). | TM37906310 | SF1835 |
| SXM 005 | Park House | IA | Three sherds of IA pottery found by Misses Copinger Hill in garden of Park House in 1968-1969. | TM38506277 | SF7559 |
| SXM 005 | Park House | Rom | Roman pottery including five sherds of samian, found in garden of Park House by Misses Copinger Hill in 1968-1969. | TM38506277 | SF7560 |
| SXM 008 | Church of St John the Baptist | Med | A church plus 15 acres is recorded in Saxmundham in the Domesday Survey of 1086. | TM38906294 | SF14060 |
| SXM 009 | Great Wood | Un | Ancient Woodlands | TM39596293 | SF19469 |
| SXM 010 | River Fromus | PMed | Coin hoard/purse loss, coins of Elizabeth I and Charles I, possible civil war deposit. | TM38866225 | SF20219 |
| SXM 011 | Land off Rendham Road, Saxmundham | IA | Pottery and flint scatter from Watching Brief | TM37866352 | SF19611 |
| SXM 011 | Land off Rendham Rd, Saxmundham | Rom | Pottery and tile scatter from Watching Brief | TM37866352 | SF19612 |
| SXM 016 | Church Bridge | PMed | Bridge over River Fromus, mapped by Kirby in 1736 and Hodkinson in 1783, construction form and date unknown. | TM38816298 | SF22940 |
| SXM Misc | | Med | Circular lead seal matrix inscribed ?'seal of Margaret Hocre' around 8-pointed star, found metal detecting (S1). | TM38906310 | SF12012 |
| SXM Misc | 52, Saxon Road | PMed | Groat of Edward VI found at 52 Saxon Road (S1). | TM37906330 | SF2096 |
| | 43 Saxon Road | PMed | C17 token (S1). | TM37966336 | SF2097 |

