

SUFFOLK ARCHAEOLOGY

• A HISTORY OF EXPERTISE •

Holywells Park Ipswich, Suffolk

Client:

Ipswich Borough Council

Date:

March 2015

IPS 768
Archaeological Monitoring Report
SACIC Report No. 2015/016
Author: M. Sommers
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Holywells Park, Ipswich, Suffolk
Stable block refurbishment, remodelling of Cliff Lane
entrance and continuing work on the icehouse
IPS 768

Archaeological Monitoring Report

SACIC Report No. 2015/016

Author: M. Sommers

Editor: Dr. R. Gardner

Report Date: March 2015

HER Information

Site Code(s) IPS 768 (stable block)
IPS 749 (icehouse)

Site Name: Holywells Park, Ipswich, Suffolk. Restoration of Stable block, remodelling of Cliff Lane entrance and continuing works on the icehouse,

Planning Application Nos: Stable block alterations - IP/13/00147
Cliff Road entrance – IP/13/00143

Date of Fieldwork: 27th March 2014 to 26th January 2015

Grid References: Stable block - TM 1763 4337
Icehouse – TM 1773 4333
Gate piers – TM 1766 4327

Oasis Reference: suffolka1-205423

Curatorial Officer: Dr A. Antrobus

Project Officer: M. Sommers

Client/Funding Body: Ipswich Borough Council

Digital report submitted to Archaeological Data Service:

<http://ads.ahds.ac.uk/catalogue/library/greylit>

Prepared By: M. Sommers

Date: 18th March 2015

Approved By: Dr. R. Gardner

Position: Contracts Manger

Date:

Signed:

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Summary

As part of the Holywells "Parks For People" restoration project, an Ipswich Borough Council scheme undertaken with funding from The Heritage Lottery Fund, a programme of archaeological monitoring was undertaken. This was primarily focussed on the refurbishment of the Holywells Manor stable block and the remodelling of the park's Cliff Lane entrance, although the ongoing excavation of an icehouse and some other works were also observed during site visits.

Refurbishment of the stable block revealed two separate underground chambers constructed of red brick, both of which contained boilers for heating water. Map regression indicates that these structures were located under former 19th century glasshouses. This would suggest that the purpose of these boilers was for heating within the glasshouses to enable the cultivation of exotic plants.

A service trench was excavated between the stable block and an extant glasshouse to the west (the orangery) within which a red brick wall base and a covered well associated of the former mansion house that was demolished in the early 1960s were revealed. Comparison with early Ordnance Survey maps suggest the wall base is possibly a protruding chimney breast against the main rear wall of the house whilst the covered well is located in small enclosed yard, which was presumably related to a service part of the house.

Monitoring of the foundations for two new gates piers at the Cliff Lane entrance to the park only exposed a truncated natural deposit and modern service runs.

The presence of a 19th century icehouse within the park was confirmed during earlier exploratory works undertaken as part of the 'Parks For People' project. It was entirely backfilled and buried but is slowly being exposed by volunteers from the Friends of Holywells Park group. The entrance tunnel has been fully cleared and soil to a depth of c.2m has been removed from the ice chamber, although there is still a considerable amount of material to remove. Graffiti revealed inside was thought to be related to its possible use during the Second World War but this is inconclusive and, on the balance of probabilities, it is probably later. (Mark Sommers, Suffolk Archaeology CIC, for Ipswich Borough Council.).

1. Introduction

A programme of archaeological monitoring of works associated with the Holywells Park, "Parks For People" restoration project, an Ipswich Borough Council scheme undertaken with funding from The Heritage Lottery Fund, was carried out during most of 2014 and into early 2015. The archaeological monitoring was primarily focussed on the refurbishment of the Holywells stable block and the construction of a pair of new gates piers for the park's Cliff Lane entrance, both of which were covered by briefs issued in response to planning conditions, although the ongoing excavation of an icehouse and some other works were also observed during site visits.

Holywells Park is the former parkland associated with Holywells, the Cobbold family's main residence. It was built after 1814 on the site of Pitts Farmhouse, large parts of which were probably incorporated into the house. The park was landscaped and the house extended and refurbished throughout the mid to late 19th century by John Chevallier Cobbold (1797-1882) and later by his grandson, John Dupuis Cobbold (1861-1929). The estate was purchased by Lord Woodbridge in 1929 and subsequently given to the Borough of Ipswich. It opened as a public amenity in 1936 and the house stood until 1962 when it was demolished. Only two parts of the original house complex are extant, the stable block (plate 1), built in c.1870, presumably as a replacement of earlier stables, and the orangery (plate 2), which was added as an extension to the main house in the 1860s. Both are now Grade II Listed Structures. Very few associated features survive within the park although evidence may exist as buried archaeological features. One such buried feature, recently rediscovered, is a 19th century icehouse located approximately 130m to the southeast of the main house. The precise date of its construction is at present unknown but it was probably one of the features added by John Chevallier Cobbold in the mid 19th century. The structure is currently being emptied of soil by volunteers from the Friends of Holywells Park group. The ultimate aim is the restore its damaged brickwork and present it to the general public.

A number of planning applications were submitted as part of the Parks For People project and two of these attracted archaeological conditions; the works associated with the stable block refurbishment (application no. IP/13/0147), and the remodelling of the Cliff Lane entrance (application no. IP/13/00143). The conditions stipulated the implementation of a programme of archaeological works, to be in place prior to the



Figure 1. Location map

commencement of any groundwork. To define the archaeological work required Briefs were written by Dr. Abby Antrobus of the Suffolk County Council Archaeological Service Conservation Team (Appendices 1 & 2). In summary, the briefs called for any potentially damaging groundwork associated with the planning consent to be archaeologically monitored in order to provide a record of any significant archaeological evidence that may be exposed.

To undertake the required archaeological work the Suffolk County Council Archaeological Service, Field Team, which has since evolved into the Suffolk Archaeology Community Interest Company (SACIC), was commissioned by Ipswich Borough Council.

The brief issued in relation to the refurbishment of the stable block also calls for a record of the existing building prior to refurbishment to the English Heritage Level 2 standard for Historic Building Recording. For this aspect of the work a freelance historic building specialist was commissioned; the resultant report can be found as Appendix 4.

2. Geology and topography

Holywells Park lies across a small valley which gently slopes down to the west where it meets the valley of the River Orwell. The base of this tributary valley is underlain by an almost impervious layer of what is probably London clay with sides formed of layers of Red Crag and Norwich Crag. The higher ground is then overlain glacial sands and gravels.

The area of the stable block, Cliff Lane and the icehouse is on the edge of a high ground that overlooks the central area of the park which slopes down to the north. The majority of the slopes are relatively gentle although they can be relatively steep in localised areas.

3. Archaeology and historical background

The present park centres on springs and streams that, via a series of ponds, flow into the River Orwell. Consequently this area is likely to have been topographically favourable for early activity and indeed, a limited amount of prehistoric finds, comprising

Neolithic and Bronze Age axes (HER refs. IPS063 and IPS067), have been made in the park.

Prior to the 19th century development of the Holywells estate the area is described in early documents as being open farmland. In the medieval period it was part of the Manor of Wix Bishop and there are references to a possible Bishop's residence, although no positive evidence for this has been identified. A rectangular area partly enclosed by water filled ditches is often described as a moated site that possibly dates from the medieval period and could potentially be the site of an early house. Trenched evaluation across this site did not identify any positive structural evidence and although medieval pottery was recovered it is quite possible that 'the moat' is in fact a 19th century landscape feature.

The main house at Holywells was developed from an existing post-medieval farmhouse which may have had medieval origins. The present stable block is located in the vicinity of this earlier house site and it is therefore possible that evidence for medieval or early post-medieval activity may be exposed by groundworks in this area.

Given the existence of known archaeological sites in the park there was deemed to be a high potential for further archaeological features and deposits to be encountered during the proposed groundwork.

4. Methodology

The monitoring was achieved through the visual examination of the excavated groundwork for the Stable Block refurbishment and the remodelling of the park entrance. These inspections were undertaken during and after their excavation by the on-site building contractors in order to identify any significant archaeological features and/or deposits that may be exposed. The location of any significant phenomenon identified was then be plotted and the stratigraphy recorded. The spoil was also examined in an attempt to recover datable finds. Plans and section of significant features were drawn at scales of 1:10 or 1:20 as appropriate or in the case of larger structures, measured sketches were produced and later worked up as dimensioned plans. Unique context numbers were issued as required. A number of digital photographs were also taken as part of the record.

5. Results

Stable Block

Figure 2 illustrates the stable block and the areas of interest noted during the monitoring of the refurbishment works. Works in the stable block area have been allocated the HER ref. IPS 768 (event no. ESF22937).

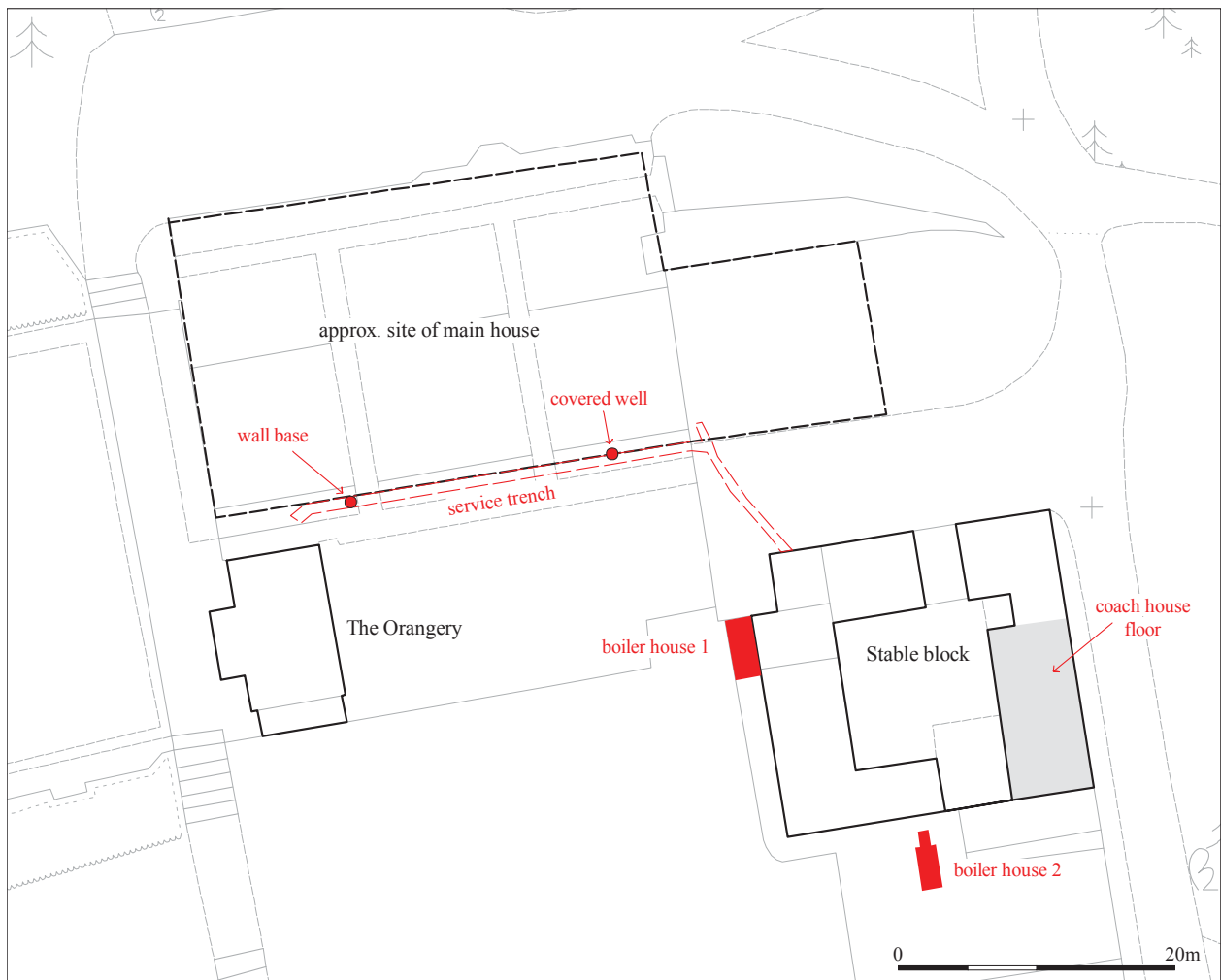


Figure 2. Features noted in area of stable block

Coach house floor

Monitored groundwork within the stable block was restricted to the lifting and relaying of a floor in what was originally a storage area for coaches. The floor consisted of thin yellow bricks/tiles laid on a base of clean yellow sand (plate 3). No significant excavations under the floor were planned and consequently no earlier features were revealed. The floor was subsequently relayed.

Service trench between the stable block and orangery

The broken remains of a covered vertical shaft were observed in a service trench running east-west on a line roughly coincidental with the back wall of the former house. It was constructed of brick and covered with a brick dome (plate 4). The dome was partly broken and the shaft filled with soil. This feature is likely to be a well to feed a hand cranked pump. Comparison with early Ordnance Survey maps suggest it was located within a small yard at the back of the house (see Fig. 5) in an area that was presumably close to the kitchens. No pump or well is marked suggesting it was located within the house.

Elsewhere in the trench a wall base of soft red brick with lime mortar was noted (plate 5). It was fairly substantial and appeared to be forming an angled or rounded corner. Although there is no clear indication on early Ordnance Survey maps it is likely to be the site of buttress, a bay window or, more likely, a chimney breast that protruded from the southern wall of the house (see Fig. 5).

Boiler House 1

Excavations undertaken on the west side of the stable block revealed a subterranean chamber immediately adjacent to the building (Fig. 3). It was located in a corner formed by a short length of wall running west from the northwest corner of the stable block, and the stable block's west wall. The chamber was constructed of red brick and measured just under 2m in width and 4.35m in length (plate 6). A narrow extension to the north of the chamber was accessed through an arched opening through the north wall at just below ground level. This northern extension, which was located under the surfaced yard area in front of the stable block, measured 1.64m by 1.2m (plate 7). At the time of discovery the chamber, and its northern extension, were filled with sand and gravel that contained frequent building rubble and numerous fragments of roofing slate, glass and other debris. This area of the boiler house was being lowered by the contractors a limited distance in order to create space for a new equipment room. As it was not necessary to fully empty the chamber the floor was not seen and its depth not established.

As part of this work an access had been cut through the brickwork of the east-west wall at ground level.

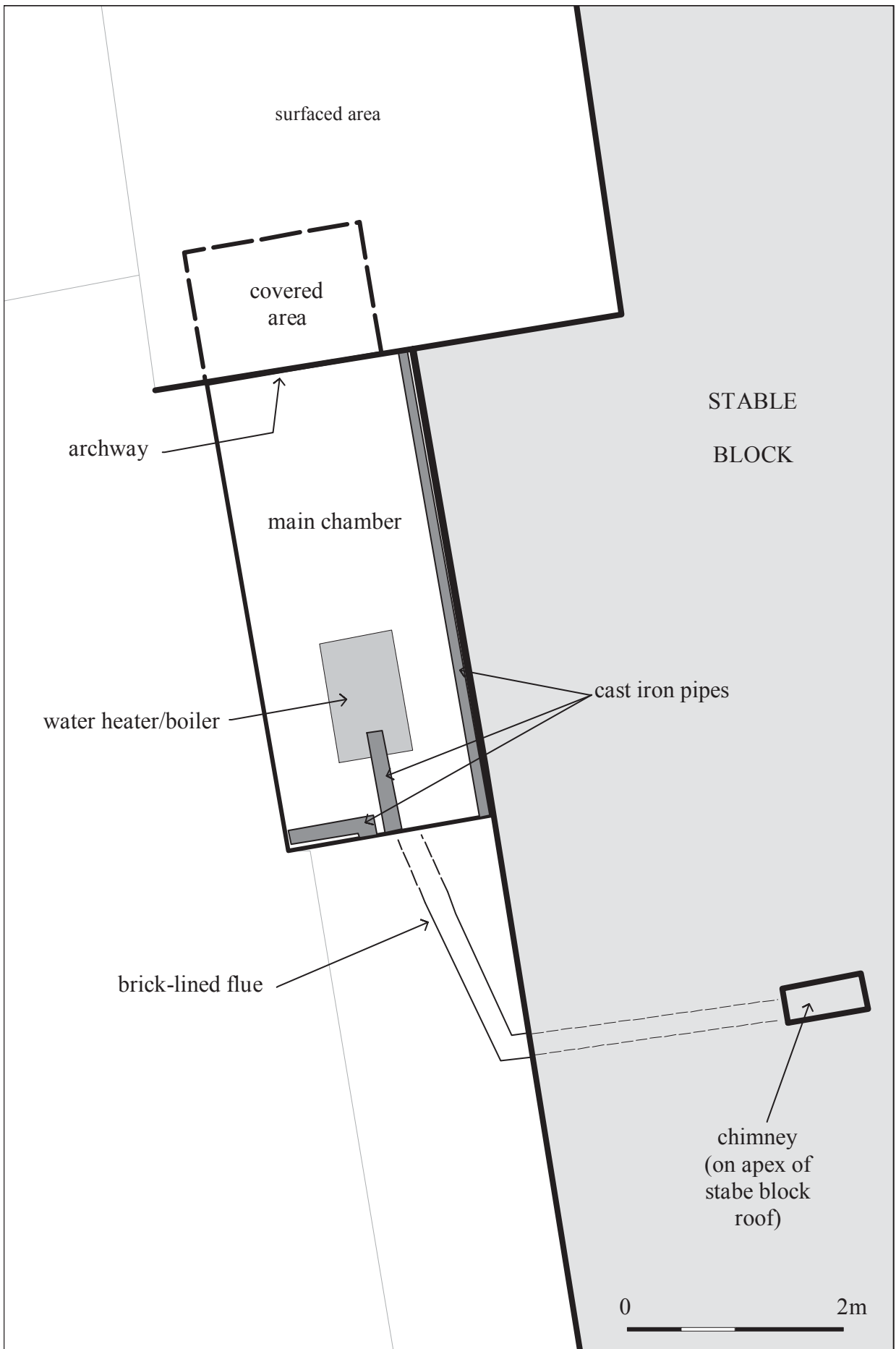


Figure 3. Plan of boiler house (1) on west side of stable block

Located close to the southern end of the chamber the top 0.2m to 0.3m of an extant cast-iron water boiler or heater was exposed (plate 8). The southern end of the boiler was connected to c.10cm diameter cast iron pipe which exited out of the chamber through a square hole on the southern wall. A second pipe was visible which ran through the hole and then ran down in the southwest corner of the chamber where it would have presumably connected to the bottom of the boiler. A concrete lintel ran across the top of this access hole and the adjacent brickwork had been clearly rebuilt suggesting a repair or alteration (plate 9). The boiler flue comprised a brick-lined channel capped with stone slabs that ran from the southern end of the chamber and, after an initial slope up, continued roughly horizontally, just below ground level, before turning and entering the west wall of the stable block (plate 10). From there it presumably ran under the floor or within a void in the wall before exiting through an extant chimney visible at the apex of the roof.

The boiler was presumably coal or coke fired by an operative standing in the space to the north of boiler. The additional space to the north, which may have been for fuel storage, was covered over by what appeared to be a relatively modern concrete slab. No evidence for the method of roofing over the main part chamber was identified. It was noted at the time that an area of the stable block wall immediately above the boiler house and the remains section of the east-west wall at the northern end of the chamber bore traces of having been whitewashed (visible in plate 7).

Within the chamber, a further cast iron pipe ran roughly horizontal along a ledge on the eastern wall. It entered and exited through the north and south walls and had no obvious connection with the chamber itself. It was likely to be a foul water drain that had no association with the boiler.

No obvious access to this space was noted. It is possible that it was entered via a ladder within the main chamber or, more likely, via a ladder or steep set of iron stairs, since removed, located in the northern chamber, which may have originally been open to the air and guarded with railings.

Upon completion of the ground reduction the boiler was left *in-situ* and the chamber was sealed under a concrete slab supported by brackets mounted on the side walls.

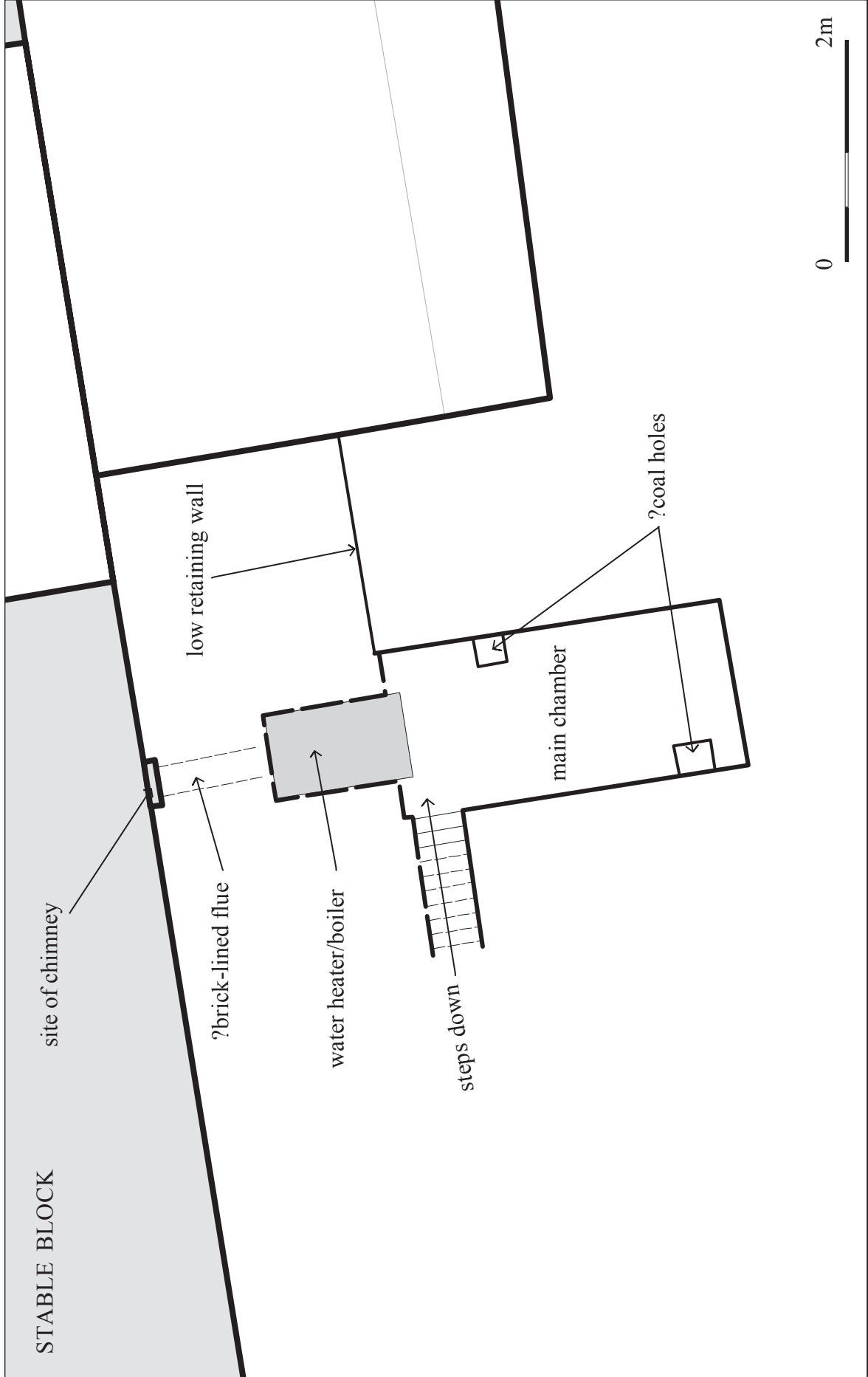


Figure 4. Plan of boiler house (2) on south side of stable block

Boiler House 2

Ground level reduction to the south of the stable block, in advance of the construction of an extension, revealed a second subterranean boiler house (Fig. 4). It comprised a brick built chamber, measuring approximately 1.5m by 3m, with an estimated internal height of 1.7m, and roofed over with a brick built vault. At the time of the monitoring visit the northern end of the chamber had been broken open and some of the brickwork removed (plate 11). A cylindrical boiler, c.0.7m in diameter and c.1.2m in length appeared to have been set into a space in the northern wall of the chamber so that only a small section protruded into the chamber. The boiler was surrounded by brickwork and even appeared to be mortared into the structure (plates 12 and 13). The top of mountings of the boiler were broken and any connecting pipework had already been removed. The boiler flue had been removed but it clearly connected with a short remaining length of brick-lined flue leading into a protruding chimney breast against the southern wall of the stable block. The top of this chimney would have passed through the edge of the stable block's slate roof but had been previously blocked and roof continued over (plate 14).

Access to the chamber was via a set of narrow stairs close to the northwest corner. This boiler was also presumably coal fired by an operative standing in the main chamber (plate 15). Two square holes through the brick vault were presumably for tipping fuel into the chamber. A cast iron pipe was mounted along the top edge of the eastern wall. It presumably connected with the top of the boiler and appeared to exit the chamber in the southeast corner. It was noted that the brickwork forming the southern half of the vault and the top section of the southern wall was clean suggesting a possible rebuild, although this was not conclusive.

It was noted that the north wall of the main chamber coincided with a low retaining wall running approximately east – west. Evidence on an extant wall to the east suggested this may have been the base for a glasshouse that formerly stood on this site (plate 16). It was also noted that the south wall of the stable block and the west face of the eastern wall had been previously whitewashed. On the south wall of the stable block the roof line of the former glasshouse was marked by the clear horizontal boundary to the whitewashed section (visible in plates 14 and 16).

In order to facilitate the construction of the extension the boiler was removed and the vault removed to enable the chamber to be filled. A large proportion of the access stair was also removed.

Cliff Lane entrance remodelling

A pair of large brick gate piers were to be construed at the park's Cliff Lane entrance. The foundations for these were inspected but this revealed only a truncated natural subsoil, of yellow-brown sandy silt, below the make-up of the existing roadway, and a large number of modern services (plate 17). This aspect of the monitoring was allocated the HER event no. ESF22938.

Continuing works to the icehouse

The presence of a 19th century icehouse within the park was confirmed during earlier exploratory works undertaken as part of the 'Parks For People' project (HER ref. IPS 749). The top of the brick dome over the ice chamber was found to be broken and the chamber itself was entirely filled with soil. The entrance portal and tunnel had also been damaged and the area landscaped hiding the icehouse completely. The fill material is being removed by hand by volunteers from the Friends of Holywells Park group. The aim of this phase of the project is to restore the structure's damaged brickwork and to then present it to the general public.

During the monitoring visits to the park progress on the icehouse has been followed. At the time of the last visit (January 2015) the entrance tunnel had been fully cleared and soil to a depth of c.2m has been removed from within the ice chamber (plates 18 and 19), although there is still a considerable amount of material in place. A single line of graffiti had been revealed inside that was recorded August 2014. Although not entirely clear it appeared to be the text 'UNDERTAKERS II' followed by a swastika (plate 20). It was initially thought to be related to the icehouse's possible use as an air-raid shelter during the Second World War but this is inconclusive and, on the balance of probabilities, it is probably the result of children playing in the icehouse during the post-war period.

It was noted during the January 2015 visit that some of the brickwork had been repaired. Part of the brick vault covering the access tunnel had been replaced and the flanking walls either side of the entrance had been rebuilt (plate 21).

6. Finds

No pre-modern artefacts worthy of retention were identified during the monitoring of these works. The only artefact of note was a carved stone block recovered from the fill in boiler house 1 (plate 22), which presumably originated from the main house or a garden feature, possibly part of the balustrade that ran across the front of the house. It was left in the care of the site contractors.

7. Discussion

No evidence relating to activities prior to the early 19th century creation of Holywells Park was identified during any of the monitoring visits. This does not preclude the presence of such activity as the majority of the inspected works were located immediately adjacent to areas of 19th century activity that is likely to have destroyed earlier evidence. That said, the monitoring did allow the identification and recording of some interesting features relating to the Cobbold's occupation of the park that were previously unknown.

The two boiler houses noted adjacent to the stable block are coincidental with glasshouses marked on the early edition Ordnance Survey maps, which would suggest their purpose was to provide heating, via hot water, to enable the cultivation of exotic species and to force the early ripening of fruits, a hobby the Cobbolds are known to have been interested in. It is also possible these boilers provided heating and hot water to the stable block as well.

These glasshouses are marked on the 1st edition map of 1884 indicating they predate that survey. Both boiler house 1, with its wall coincidental to, and clearly a continuation of, the west wall of the stable block, and boiler house 2, with the attached chimney breast, are likely to be contemporary with the stable block's construction, which, according to the Listing entry, is thought to be around 1871.

Figure 5 is an extract of the 2nd edition Ordnance Survey map published in 1904 with the positions of the two boiler houses superimposed. It clearly shows the glasshouses and their relationship to the boiler houses, along with the stable block, the Orangery and the footprint of the main house. It can be seen that boiler house 1 is located entirely

under the glasshouse to the west of the stable block whereas the main chamber of boiler house 2 is outside. This could account for the differing roof structures employed with no. 1 being covered by an internal timber floor within the glasshouse whilst no. 2, being outside, necessitated the brick vault with its potential to support more weight. It should also be noted that the low retaining wall adjacent to boiler house 2 and the marks on the adjacent wall are coincidental with the glasshouse against the south wall of the stable block.

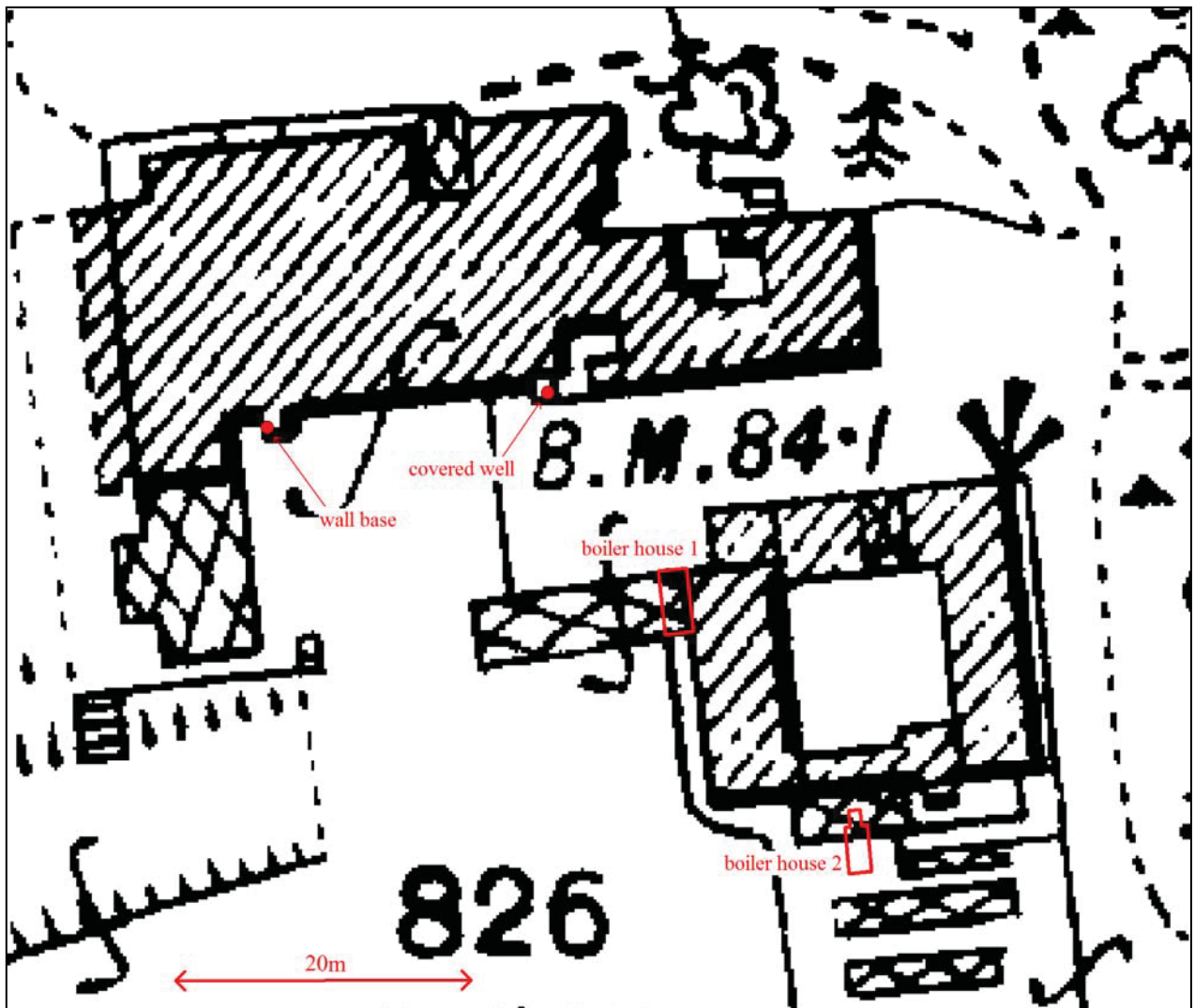


Figure 5. 2nd edition Ordnance Survey map of 1904 (rescaled extract)

The glasshouses saw some alterations and rearrangement during the late 19th century. The 1st edition Ordnance Survey map of 1884 depicts an additional glasshouse, on a perpendicular alignment, at the western end of that associated with boiler house 1 although by the time of the 2nd edition survey this has gone but that further glasshouses have been built to the south of the stable block. By the time of the 3rd

edition map (1927) all glasshouses, other than the still extant Orangery, have been removed from the area to the south side of the house. The site of boiler house 1 is marked as a solid roofed structure suggesting the boiler may still be in use, possible to provide heating and hot water for the stable block itself. This possible change of use could account for the repair/alteration noted in southern wall of the main chamber.

8. Archive deposition

Paper, digital and photographic archive will be sent to the County HER, ref. IPS 767.

SACCIC digital photograph refs. HZJ 51 to HZJ 72.

A summary of this project has been entered into OASIS, the online database, under the reference: suffolkc1-205423

9. Plates



Plate 1. General view of the stable block, camera facing SW



Plate 2. General view of the Orangery (photographed in 2003), camera facing NE



Plate 3. Stable block, coach house floor refurbishment, camera facing S



Plate 4. Well shaft and brick dome revealed in service trench, camera facing NE



Plate 5. Brickwork, probable wall base, revealed in service trench, camera facing N



Plate 6. General view of Boiler House 1 through the newly opened access, camera facing S



Plate 7. View of the arched opening in the northern wall



Plate 8. Boiler/water heater within boiler house 1, camera facing S



Plate 9. Southern wall of boiler house 1 showing repair/alteration, camera facing S



Plate 10. Flue from boiler house to west wall of stable block, camera facing E



Plate 11. General view of boiler house 2, camera facing SE



Plate 12. General view of boiler in boiler house 2, camera facing E



Plate 13. General view of boiler house 2, camera facing S



Plate 14. General view of area of boiler house 2, camera facing N.
The flue and chimney breast can be seen in the centre of the photograph



Plate 15. main chamber in boiler house 2, camera facing S



Plate 16. The north-south wall to the east of boiler house 2 (post construction) showing remnants of the retaining wall and other marks where a former glasshouse was attached, a clear vertical boundary to the whitewash is also visible



Plate 17. Cliff Lane entrance, foundation for eastern gate pier, camera facing N



Plate 18. General view of the icehouse, camera facing SW



Plate 19. General view through the broken dome of the icehouse, camera facing N



Plate 20. Graffiti exposed within the icehouse, camera facing S



Plate 21. Restored brickwork around the entrance to the icehouse (Jan 15), camera facing SE



Plate 22. Dressed stone block recovered from fill in boiler house 1

Appendix 1. Brief in relation to Application IP/13/00143/FUL



The Archaeological Service

Economy, Skills and Environment
9–10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Brief for Continuous Archaeological Recording

AT
HOLYWELLS PARK, IPSWICH

PLANNING AUTHORITY: Ipswich Borough Council
PLANNING APPLICATION NUMBER: IP/13/00143/FUL
SHER NO. FOR THIS PROJECT: To be arranged
GRID REFERENCE: TM 176 433
DEVELOPMENT PROPOSAL: Re-modelling of entrances to park
AREA: small
CURRENT LAND USE: Urban park
THIS BRIEF ISSUED BY: Abby Antrobus

Archaeological Officer
Conservation Team
Tel. : 01284 741231
E-mail: abby.antrobus@suffolk.gov.uk
Date: 29 November 2013

Archaeological Background

- 1.1 Holywells Park in the medieval period was part of the Manor of Wix Bishop, and the parkland was owned and developed by the influential Cobbold family through the nineteenth-century. The park centres on springs, streams and ponds at the base of a valley that flow into the River Orwell, an area which is likely to have been topographically favourable for early activity: prehistoric finds have been made in the park (IPS 063, IPS 067). The comprehensive Heritage Assessment of the park produced by CgMS highlights the general potential for ground disturbance to encounter prehistoric archaeological remains and those relating to the medieval and later house and landscape. Aspects of this proposed development involve groundworks which have the potential to impact upon archaeological remains.
- 1.2 The condition relates only to works at the Cliff Road entrance to the park. Significant archaeologically damaging activity associated with this proposal would be any strip/ground reduction for the new path/setts, which may impact upon earlier boundary and access features. SCCAS/CT would be happy to consider further details of the anticipated depths of proposed works.

Planning Background

- 2.1 In accordance with paragraph 141 of the National Planning Policy Framework, planning permission has been granted with the following condition:

'No development shall take place until a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.' This will record and advance understanding of the significance of heritage assets that might be present at this location before they are damaged or destroyed.

- 2.2 The archaeological contractor must submit a copy of their Written Scheme of Investigation (WSI) or Method Statement, based upon this brief of minimum requirements, to the Conservation Team of Suffolk County Council's Archaeological Service (SCCAS/CT); SCCAS/CT is the advisory body to the Local Planning Authority (LPA) on archaeological issues.
- 2.3 The WSI should be approved before costs are agreed with the commissioning client, in line with Institute for Archaeologists' guidance. Failure to do so could result in additional and unanticipated costs.
- 2.4 Following acceptance, SCCAS/CT will advise the LPA that an appropriate scheme of work is in place, and recommend partial discharge of the condition to allow work to commence. The WSI, however, is not a sufficient basis for the full discharge of the planning condition relating to archaeological investigation. Only the full implementation of the scheme (completion of fieldwork and reporting), will enable SCCAS/CT to advise the LPA that the condition has been adequately fulfilled and can be discharged.
- 2.5 The 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.

Requirement for Archaeological Investigation

- 3.1 Assessment of the available archaeological evidence indicates that it will be adequate for the groundworks undertaken by the building contractor to be continuously monitored and recorded by a trained archaeologist.
- 3.2 Any ground works, and also the upcast soil, are to be closely monitored during and after excavation by the archaeological contractor in order to ensure no damage occurs any heritage assets. Adequate time is to be allowed for archaeological recording of archaeological deposits during excavation, and of soil sections following excavation.
- 3.3 The archaeological investigation should provide a record of archaeological deposits which are damaged or removed by any development [including services and landscaping] permitted by the current planning consent. Opportunity must be given to the archaeological contractor to hand excavate and record any archaeological features which appear during earth moving operations.
- 3.4 The method and form of development should be also monitored to ensure that it conforms to previously agreed locations and techniques upon which this brief is based.
- 3.5 If unexpected remains are encountered SCCAS/CT must be informed immediately. Amendments to this brief may be required to ensure adequate provision for archaeological recording. This could include the need for archaeological excavation of parts of the site which would otherwise be damaged or destroyed.

Arrangements for Archaeological Investigation

- 4.1 All arrangements for the excavation of the site, the timing of the work and access to the site, are to be defined and negotiated by the archaeological contractor with the commissioning body.
- 4.2 The project manager must also carry out a risk assessment and ensure that all potential risks are minimised, before commencing the fieldwork. The responsibility for identifying any constraints on fieldwork (e.g. designated status, public utilities or other services, tree preservation orders, SSSIs, wildlife sites and ecological considerations rests with the commissioning body and its archaeological contractor.

Reporting and Archival Requirements

- 5.1 The project manager must consult the Suffolk HER Officer to obtain an event number for the work. This number will be unique for each project or site and must be clearly marked on any documentation relating to the work.
- 5.2 An archive of all records and finds is to be prepared and must be adequate to perform the function of a final archive for deposition in the Archaeological Service's Store or in a suitable museum in Suffolk.
- 5.3 It is expected that the landowner will deposit the full site archive, and transfer title to, the Archaeological Service or the designated Suffolk museum, and this should be agreed before the fieldwork commences. The intended depository should be stated in the WSI, for approval. 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. Finds must be appropriately conserved and stored in accordance with guidelines from the Institute of Conservation (ICON).

- 5.4 The project manager should consult the intended archive depository before the archive is prepared regarding the specific requirements for the archive deposition and curation (including the digital archive), and regarding any specific cost implications of deposition.
- 5.5 The WSI should state proposals for the deposition of the digital archive relating to this project with the Archaeology Data Service, or similar digital archive repository, and allowance should be made for costs incurred to ensure proper deposition (<http://ads.ahds.ac.uk/project/policy.html>).
- 5.6 A report on the fieldwork and archive, consistent with the principles of MoRPHE, must be provided. Its conclusions must include a clear statement of the archaeological value of the results, and their significance in the context of the Regional Research Framework (East Anglian Archaeology, Occasional Papers 3, 8 and 24, 1997, 2000 and 2011). **Reporting should be commensurate with results. When no significant features or finds are found, a short report will be sufficient** with the following information: location (grid ref., parish, address), planning application number and type of development, date(s) of visit(s), methodology, plan showing areas observed in relation to ground disturbance/proposed development (a digital vector plan when possible), depth of ground disturbance and soil profile in each area, observations as to land use history (truncation etc), recorder and organisation, date of report.
- 5.7 An unbound hardcopy of the report, clearly marked DRAFT, must be presented to SCCAS/CT for approval within six months of the completion of fieldwork unless other arrangements are negotiated. Following acceptance, a single hard copy and also a .pdf digital copy should be presented to the Suffolk HER.
- 5.8 Where appropriate, a digital vector plan should be included with the report, which must be compatible with MapInfo GIS software, for integration in the Suffolk HER. AutoCAD files should also be exported and saved into a format that can be imported into MapInfo (for example, as a .dxf or .TAB files).
- 5.9 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. When the project is completed, all parts of the OASIS online form must be completed and a copy must be included in the final report and also with the site archive. A .pdf version of the entire report should be uploaded.
- 5.10 Where positive results are drawn from a project, a summary report must be prepared, in the established format, suitable for inclusion in the annual 'Archaeology in Suffolk' section of the Proceedings of the Suffolk Institute of Archaeology and History. It should be included in the project report, or submitted to SCCAS/CT, by the end of the calendar year in which the work takes place, whichever is the sooner.
- 5.11 A copy of the WSI should be appended to the report.
- 5.12 This brief remains valid for 12 months. If work is not carried out in full within that time this document will lapse; the brief may need to be revised and re-issued to take account of new discoveries, changes in policy and techniques.

Standards and Guidance

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. The Institute for Archaeologists' Standard and Guidance for an archaeological watching brief (revised 2001) should be used for additional guidance in the execution of the project and in drawing up the report.

Notes

The Institute of Archaeologists maintains a list of registered archaeological contractors (www.archaeologists.net or 0118 378 6446). There are a number of archaeological contractors that regularly undertake work in the County and SCCAS will provide advice on request. SCCAS/CT does not give advice on the costs of archaeological projects.

Appendix 2. Brief in relation to Application IP/13/00147



Economy, Skills and Environment

The Archaeological Service
9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Brief and Specification for Historic Building Recording and Archaeological Monitoring

HOLYWELLS PARK STABLES, IPSWICH, SUFFOLK

PLANNING AUTHORITY: Ipswich Borough Council
PLANNING APPLICATION NUMBER: IP/13/00147
HER NO. FOR THIS PROJECT: tba
GRID REFERENCE: TM 176 433
DEVELOPMENT PROPOSAL: Restoration of Stables
AREA: Small
THIS BRIEF ISSUED BY: Abby Antrobus
Archaeological Officer
Conservation Team
Tel. : 01284 741231
E-mail: abby.antrobus@suffolk.gov.uk
Date: 29th November 2013

1. Background

- 1.1 Planning consent for the refurbishment of the stable block at Holywells Park, with associated works, has been granted by Ipswich Borough Council with this condition:
No development shall commence within the application site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.
- 1.2 Holywells Park in the medieval period was part of the Manor of Wix Bishop, and the parkland was owned and developed by the influential Cobbold family through the nineteenth-century. The park centres on springs, streams and ponds at the base of a valley that flow into the River Orwell, an area which is likely to have been topographically favourable for early activity: prehistoric finds have been made in the park (IPS 063, IPS 067). The comprehensive Heritage Assessment of the park produced by CgMS highlights the general potential for ground disturbance to encounter prehistoric archaeological remains and those relating to the medieval and later house and landscape. The stables in particular are in the vicinity of the earlier house site and it should be borne in mind that the site of any medieval buildings in particular is not at present known. Aspects of this proposed development involve groundworks which have the potential to impact upon archaeological remains. The Heritage Assessment also recommends recording of the stable buildings to English Heritage Level 2 prior to commencement of works.

- 1.3 In accordance with the condition on the planning consent, and following the standards and guidance produced by the Institute for Archaeologists (IfA), a Written Scheme of Investigation (WSI) based upon this brief and specification must be produced by the developers, their agents or archaeological contractors. This must be submitted for scrutiny by the Conservation Team of the Archaeological Service of Suffolk County Council (SCCAS/CT) at 9-10 The Churchyard, Shire Hall, Bury St Edmunds IP33 1RX; telephone 01284 741230; fax: 01284 741257. The 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. Detailed standards, information and guidance to supplement this brief are to be found in *Understanding Historic Buildings; A guide to good recording practice* (English Heritage 2006; this defines the different levels of recording recommended by English Heritage, see: www.helm.org.uk/server/show/category.19612) and *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (Institute of Field Archaeologists 2001). Technical standards, applicable to detailed survey, are covered in *Measured and Drawn: Techniques and Practice for the Metric Survey of Historic Buildings* (English Heritage 2006).
- 1.4 Following receipt of the WSI, SCCAS/CT will advise the Local Planning Authority (LPA) if it is an acceptable scheme of work. Work must not commence until the LPA has approved the WSI. Neither this specification nor the WSI is, however, a sufficient basis for the discharge of the planning condition relating to the archaeological work. Only the full implementation of the approved scheme – that is the completion of the **building recording, archaeological monitoring and the production and deposition of an acceptable report** – will enable SCCAS/CT to advise the LPA that the condition has been adequately fulfilled and can be discharged.
- 1.5 Before commencing work the assessment contractor should carry out a risk assessment and liaise with the site owner, client and the Conservation Team of SCCAS (SCCAS/CT) in ensuring that all potential risks are minimised.
- 1.6 It is the recording contractor's responsibility to ensure that adequate resources are available to fulfil the Brief.

2. Brief for the Historic Building Recording and Archaeological Monitoring of Groundworks

- 2.1 Historic building recording, as specified in Sections 3 is to be carried out prior to demolition
- 2.2 The objective will be to compile a descriptive record of the building at English Heritage **Level 2** (see above 1.3) before demolition of the building takes place.
- 2.3 Any works that might disturb below-ground archaeological remains, including underpinning, excavation of service trenches and any other ground reduction, are to be observed during stripping and after they have been excavated. Adequate time is to be allowed for archaeological recording of archaeological deposits during excavation, and of soil sections following excavation.
- 2.4 The academic objective will be to provide a detailed understanding of the nature of the building, and to provide the historical context, development and significance of the building group.

3. Specification for Historic Building Recording and Analysis

The survey methodology will form part of the WSI and is to be agreed in detail before the project commences; defined minimum criteria in this outline are to be met or exceeded. Any variation from these standards can only be made by agreement with SCCAS/CT, and must be confirmed in writing.

- 3.1. English Heritage **Level 2** recording must be carried on the building and its setting. Both the exterior and interior will be viewed, described and photographed. Any distinctive features must be both described and photographed.

- 3.2 The building must be set into its historic context, with reference to documentary, cartographic and pictorial sources. The record will present conclusions regarding the location, form, date, development and use of the building.

4. Specification for Archaeological Monitoring of Groundworks

- 4.1 The developer shall afford access at all reasonable times to both SCCAS/CT and the contracted archaeologist to allow archaeological observation of building and engineering operations which disturb the ground.
- 4.2 In the case of footing and main service trenches unimpeded access of trench must be allowed for archaeological recording before concreting or building begins. In the case of the topsoil stripping and levelling, or other ground reduction (including replacement of internal floors) unimpeded access of trench must be allowed for archaeological recording before concreting or building begins.
- 4.3 Opportunity must be given to the contracted archaeologist to hand excavate any discrete archaeological features which appear during earth moving operations, retrieve finds and make measured records as necessary. Where it is necessary to see archaeological detail one of the soil faces is to be trowelled clean.
- 4.4 If unexpected remains are encountered SCCAS/CT must be informed immediately. Amendments to this specification may be made to ensure adequate provision for archaeological recording.
- 4.5 All archaeological features exposed must be planned at a scale of 1:20 or 1:50 on a plan showing the proposed layout of the development, 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.
- 4.6 A photographic record of the work is to be made of any archaeological features, consisting of high resolution digital images.
- 4.7 All contexts must be numbered and finds recorded by context. All levels should relate to Ordnance Datum.
- 4.8 Archaeological contexts should be assessed for sampling for palaeo-environmental remains. Best practice should allow for the sampling of interpretable and datable archaeological deposits and provision should be made for this. Advice on the appropriateness of the proposed strategies will be sought from the English Heritage Regional Adviser for Archaeological Science (East of England). A guide to sampling archaeological deposits (Murphy, P.L. and Wiltshire, P.E.J., 1994, *A guide to sampling archaeological deposits for environmental analysis*) is available for viewing from SCCAS.
- 4.9 All finds will be collected and processed (unless variations in this principle are agreed with SCCAS/CT during the course of the evaluation).
- 4.10 The data recording methods and conventions used must be consistent with, and approved by, the County HER.

5. Report Requirements

- 5.1 An archive of all records is to be prepared consistent with the principles contained in *Understanding Historic Buildings; A guide to good recording practice* (English Heritage 2006), particularly section 7. This should be deposited with the County HER within six months of the completion of work. It will then become publicly accessible.
- 5.2 The recording contractor should consult the County HER Officer (Dr Colin Pendleton) to obtain a HER number for the work. This number will be unique for each project or site and must be clearly marked on any documentation relating to the work.
- 5.3 The recording contractor should consult the SCC Archive Guidelines 2008 and also the County HER Officer regarding the requirements for the deposition of the archive (conservation, ordering, organisation, labelling, marking and storage).
- 5.4 The report should include a brief history of the buildings complex, relating it to the map study and should include illustrations of the maps at a sufficient scale and quality for the buildings to be identifiable. **Please remember that copyright permissions should be sought from the Suffolk Record Office, and/or other document owners or holders, for items included in the report.** The report should include a description of the building fabric(s), their structural use and any particular features. It should also present the

- available evidence for the dating and use of the structure(s). The photographs should be listed with a description of the viewpoint and included on a CD to accompany the report.
- 5.5 A copy of the report, clearly marked DRAFT, should be presented to SCCAS/CT for approval within six months of the completion of fieldwork unless other arrangements are negotiated with the project sponsor and SCCAS/CT. Following approval, two hard copies, as well as a digital copy, of the report should be presented to SCCAS/CT and a single copy to the Conservation Officer of Mid Suffolk District Council.
 - 5.6 A summary report, in the established format, suitable for inclusion in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute of Archaeology and History*, should be prepared and included in the project report.
 - 5.7 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> should be initiated and key fields completed on Details, Location and Creators forms.
 - 5.8 All parts of the OASIS online form should be completed for submission to the County HER. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

This brief and specification remains valid for six months from the above date. If work is not carried out in full within that time this document will lapse; the authority must be notified and a revised brief and specification may be issued. As 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 3. OASIS data collection form

OASIS ID: suffolka1-205423	
Project details	
Project name	Holywells park, Ipswich - conversion of stable block
Short description of the project	monitoring of groundwork associated with the refurbishment of the stable block and the remodelling of the Cliff Lane entrance at Holywells Park, Ipswich, did not identify any evidence of pre-19th century activity. Works adjacent to the stable block, built c.1871, revealed two subterranean chambers housing boilers/water heaters associated with a series of lost glasshouses. One of these remains in-situ beneath a later equipment room, the other was severely truncated to allow the construction of a modern extension (HER ref. IPS 768). Ongoing excavations to expose an icehouse within the park were also noted (HER ref. IPS749)
Project dates	Start: 27-03-2014 End: 17-03-2015
Previous/future work	No / No
Any associated project reference codes	IPS768 - HER event no.
Type of project	Recording project
Current Land use	Community Service 1 - Community Buildings
Monument type	BOILER HOUSE Post Medieval
Significant Finds	NONE None
Investigation type	"Salvage Record"
Prompt	National Planning Policy Framework - NPPF
Project location	
Country	England
Site location	SUFFOLK IPSWICH IPSWICH Holywells Park, Stable Block and other works
Study area	500.00 Square metres
Site coordinates	TM 1763 4337 52.0453844631 1.17403401857 52 02 43 N 001 10 26 E Point
Project creators	
Name of Organisation	Suffolk Archaeology CIC
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Suffolk Archaeology Community Interest Company
Project director/manager	Rhodri Gardner
Project supervisor	Mark Sommers

Type of sponsor/funding body	District Council
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Suffolk HER
Digital Archive ID	IPS768
Digital Contents	"other"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	Suffolk HER
Paper Archive ID	IPS768
Paper Contents	"other"
Paper Media available	"Correspondence","Plan","Report"
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological Monitoring Report: Holywells Park, Ipswich, Suffolk Stable block refurbishment, remodelling of Cliff Road entrance and continuing work on the icehouse
Author(s)/Editor(s)	Sommers, M.
Other bibliographic details	SACIC Report No. 2015/016
Date	2015
Issuer or publisher	SACIC
Place of issue or publication	Needham Market
Description	printed sheets of A4 paper with card covers and a plastic comb binding
Entered by	MS (mark.sommers@suffolkarchaeology.co.uk)
Entered on	17 March 2015

**The Stable Block, Holywells Park,
Ipswich, Suffolk
IPS 768**

Historic Building Record



**Leigh Alston MA (Oxon), Architectural Historian
on behalf of
Suffolk Archaeology**

**Suffolk Archaeology CIC
Maitland Road
Lion Barn Industrial Estate
Needham Market
Suffolk IP6 8NZ
Tel. (01449) 900120**

March 2015

The Stable Block, Holywells Park, Ipswich, Suffolk

(TM 175 435)

Historic Building Record

This report provides a photographic record and brief analysis at English Heritage (2006) Level 2 of a grade II-listed building in advance of its Lottery-funded conversion by Ipswich Borough Council into a visitor centre.

Introduction

The report is accompanied by a CD containing a full photographic record in the form of 93 Canon 5D digital images of 21 megapixels (Appendix 1), but also contains 14 printed photographs of key features to illustrate the text. Each image is described in a separate schedule and wherever possible includes a scale rod with half-metre divisions in red and white. The site was inspected on 28th March 2014.

Summary

The mansion known as Holywells was built in or about 1814 for the Cobbold brewing family and remained in its possession until 1929. The house and park were presented to Ipswich Borough Council in 1935, opening to the public in 1936, but the Council demolished the house in 1962. The surviving stable block lay immediately behind the house and is a grade II-listed structure of gault and red brick with slate roofs arranged around a central courtyard. It was depicted in much the same form as today on the First Edition Ordnance Survey of 1880-81 but had not been built at the time of White's Map of Ipswich in 1867. A date in the 1870s is fully consistent with the remaining fabric, although its southern range is an addition of the 1880s or '90s that was shown for the first time on the Ordnance Survey of 1902. An earlier linear range of stables depicted in 1867 appears to have been positioned to the south of the present complex. The imposing five-storey red-brick clock tower at its north-western corner is built in the Queen Anne style, differing dramatically from the rest of the gault-brick facade, and although not present in 1867 may be slightly older.

The stable block is an exceptionally well preserved example of its type that is of national importance and clearly justifies its grade II-listing. High status stables are notoriously rare in anything approaching original condition as most were adapted for motor vehicles during the 20th century and any animal accommodation which survived this process was usually altered to keep pace with changing fashions and standards of hygiene. In this instance, however, the stables were in use for little more than a generation before being acquired and largely abandoned by the Borough Council. As a direct consequence original decor has remained intact, along with many fixtures and fittings including paintwork, plaster lined in imitation of ashlar, wainscot panelling, vertically hinged cast-iron vents made by Musgrave's of Belfast, gault-brick and cobbled floors, stall divisions with turned finials and pierced iron grills, wooden grain bins and storage benches, fireplaces and sophisticated pressed metal feeding troughs incorporating hay baskets, etc. These features offer important insight into the nature of riding stables at the upper levels of Victorian society level, and others are likely to be uncovered during the forthcoming conversion into a visitor centre.

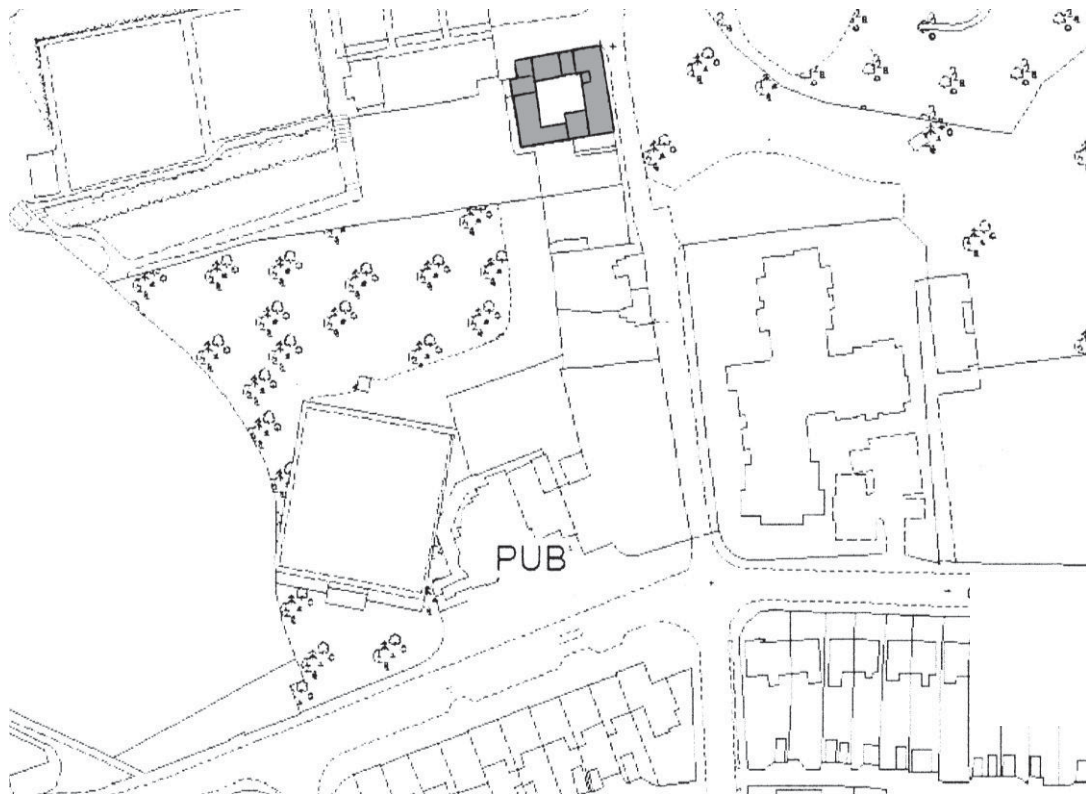


Figure 1
Current Ordnance Survey Site Plan
The highlighted stable block lies immediately south-east of the demolished house and is reached by a dedicated road from Cliff Lane to the south.

Historic Context and Cartographic Evidence

The following account provides a brief summary of the 19th century history of Holywells which has been described more fully elsewhere, notably by Suffolk County Council's Archaeological Service in its Archaeological Evaluation Report of 2006 (OASIS ID: suffolkc1-15894).

The mansion known as Holywells was built in or about 1814 for the Cobbold brewing family and remained in its possession until 1929. The house and park of 67 acres were presented to Ipswich Borough Council in 1935, opening to the public in 1936, but the Council demolished the house in 1962. The surviving stable block lay immediately behind the house, which faced north across a landscaped valley, as shown in figures 4-6. This stable block was built between 1867 and 1881 as it was not shown on the parish tithe map of 1841 or White's Map of Ipswich in 1867 (figures 2 & 3), but appears in much the same form as today on the First Edition Ordnance Survey of 1880-81 (figure 4). A date in the 1870s is fully consistent with the remaining fabric. The house was also much enlarged and altered between 1867 and 1880-81 and this probably occurred at the same time. An earlier linear range of stables appears to have been positioned to the south of the existing courtyard complex as depicted in figures 2 and 3 and possibly illustrated in figure 7.

The relevant changes to the site between 1841 and 1925 are described in the captions to figures 2-9 below.

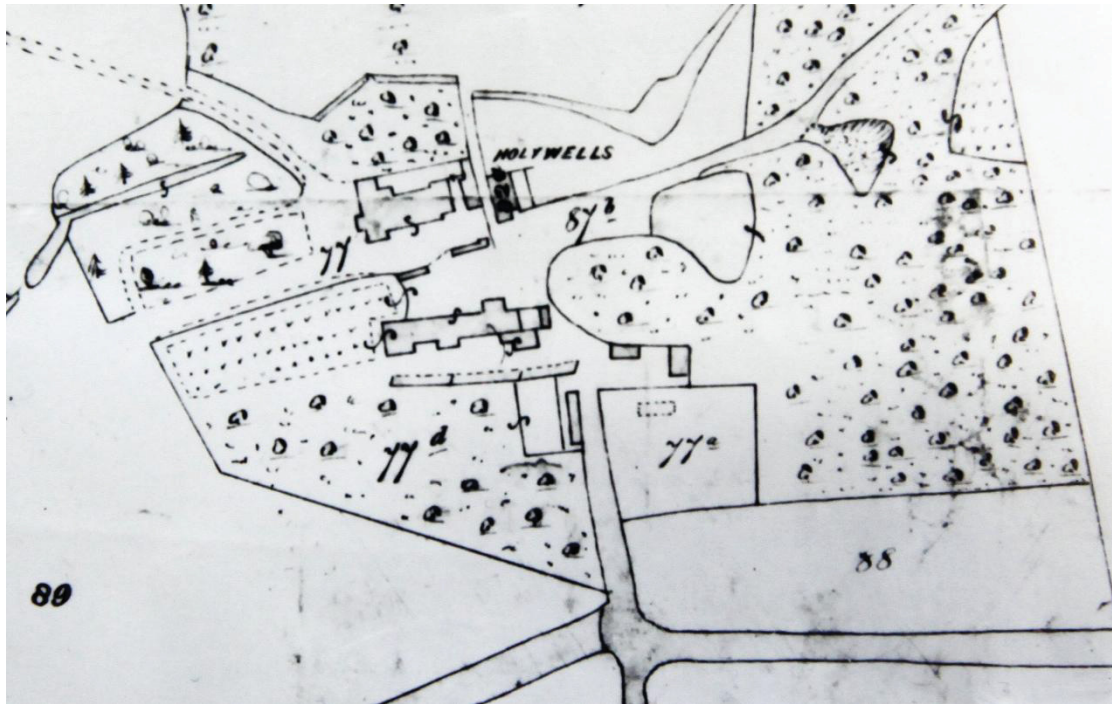


Figure 2. Tithe Map of St Clement's Parish, Ipswich, 1841 (SRO). The house lies to the north of a large, linear building on an east-west axis that probably represents an earlier stable and service range to the south of the present stable block. The dotted northern elevation of the narrow building indicates an open-sided structure such as a cart lodge.

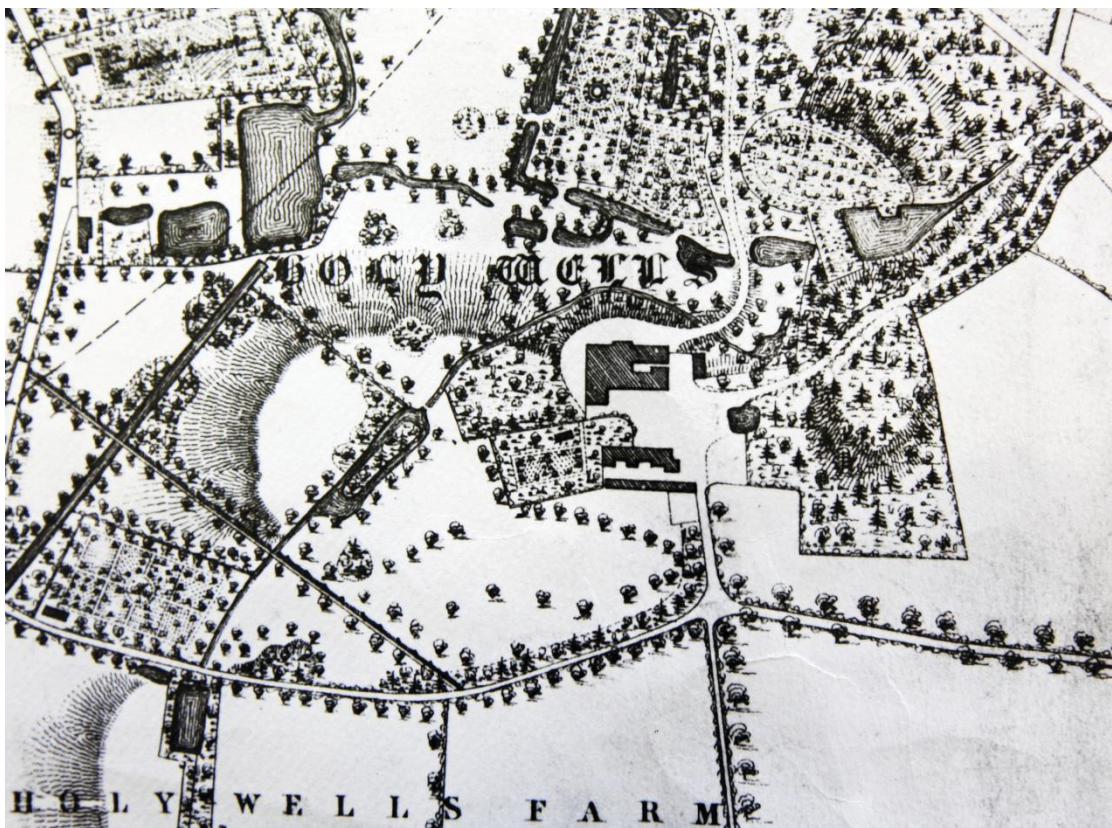


Figure 3. Edward White's Map of Ipswich in 1867. The outline of the house has altered since 1841 but the southern service range remains much the same. The present stable yard is conspicuous by its absence.

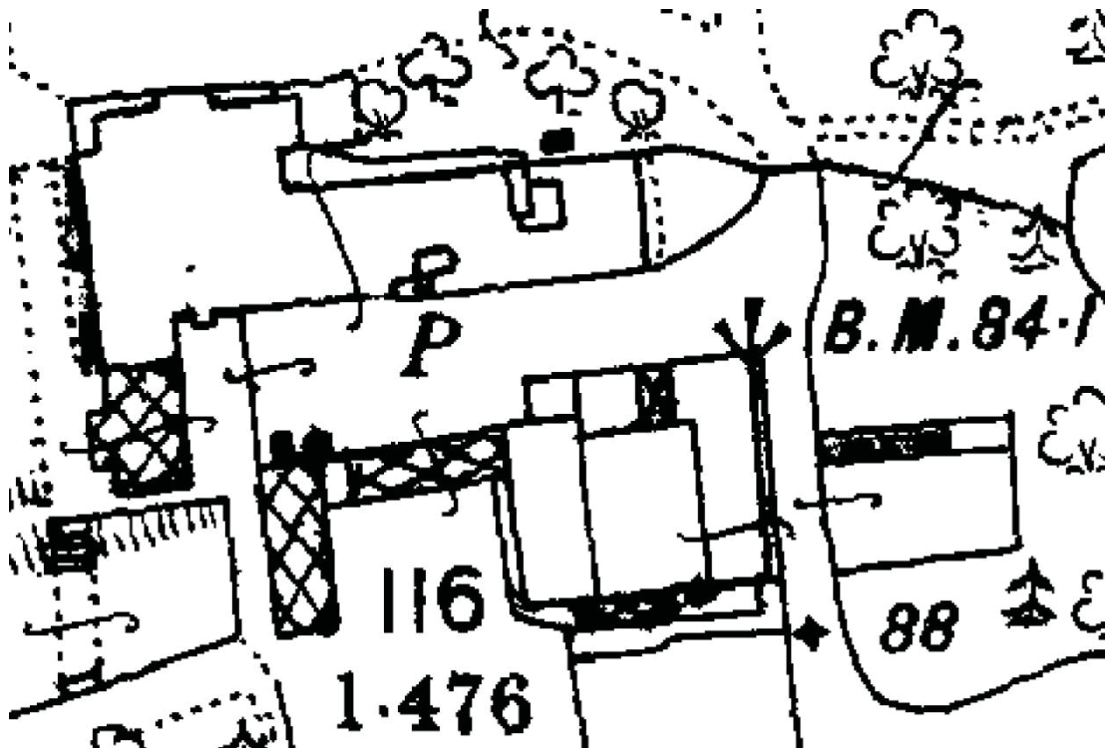


Figure 4. The First Edition 25 inch Ordnance Survey of 1880-81 (as dated on the map). The new stable block is much closer to the house than its predecessor to the south, which had been demolished. The southern side of the yard appears to be formed by a narrow glasshouse, with the present southern sheds (7-9 in figure 10) yet to be built. Another glasshouse adjoins the northern end of the western range.

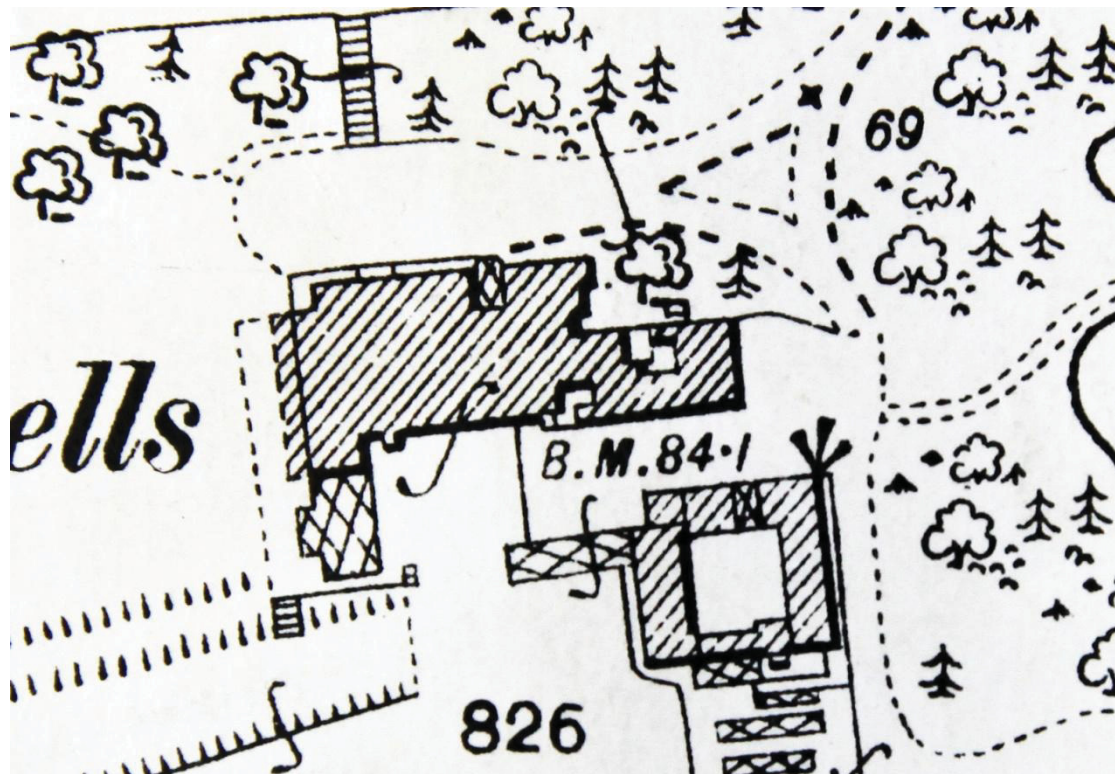


Figure 5. Second Edition 25 inch Ordnance Survey of 1902. The southern glasshouse still survives but two new sheds (7-9) had been built between the eastern and western ranges.

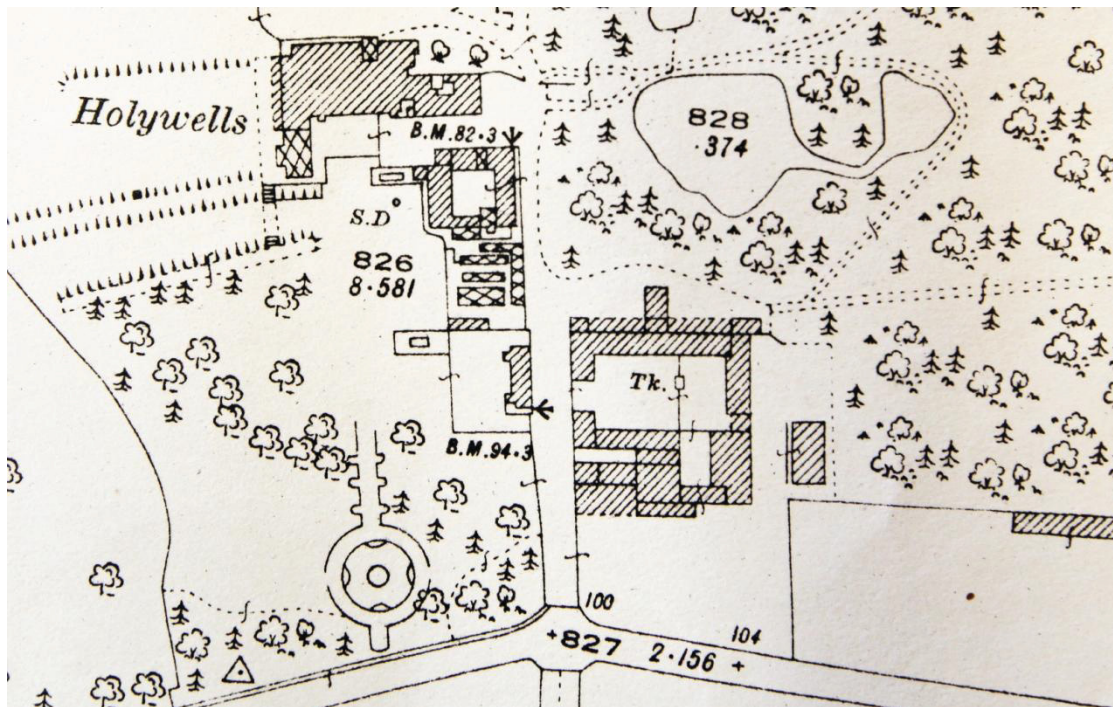


Figure 6. The 25 inch Ordnance Survey of 1925. The glasshouse adjoining the northern end of the western range had been demolished or re-roofed since 1902 but in other respects the stable block is depicted much as it remains today. The open-sided shelter (7) in the south-eastern corner appears is cross-hatched, indicating a glazed roof.



Figure 7. A mid-Victorian painting of Holywells from the north-west which shows a similar but ostensibly lower clock tower without a bell turret to the east of the house (*Holywells Park Conservation Area Appraisal and Management Plan*, IBC, published online). This is dated by Wessex Archaeology to 1867, which is consistent with the clothing, and to both 1812 and 1814 by IBC). cf. figure 8 below.



Figure 8. A similar view to that of figure 7 in *circa* 1910. The large new wing of the house to the east (left) of the facade depicted in figure 7 obscures the tower of the stable block, the bell turret of which is just visible above its roof. If the Victorian painting is accurate and reliably dated to 1867 it may depict a smaller, earlier clock tower to the east of the house. From an old postcard.



Figure 9. Holywells Park from the north-east in *circa* 1910 showing the stable block's clock tower to the left of the large eastern wing of the house. From an old postcard.

Building Description

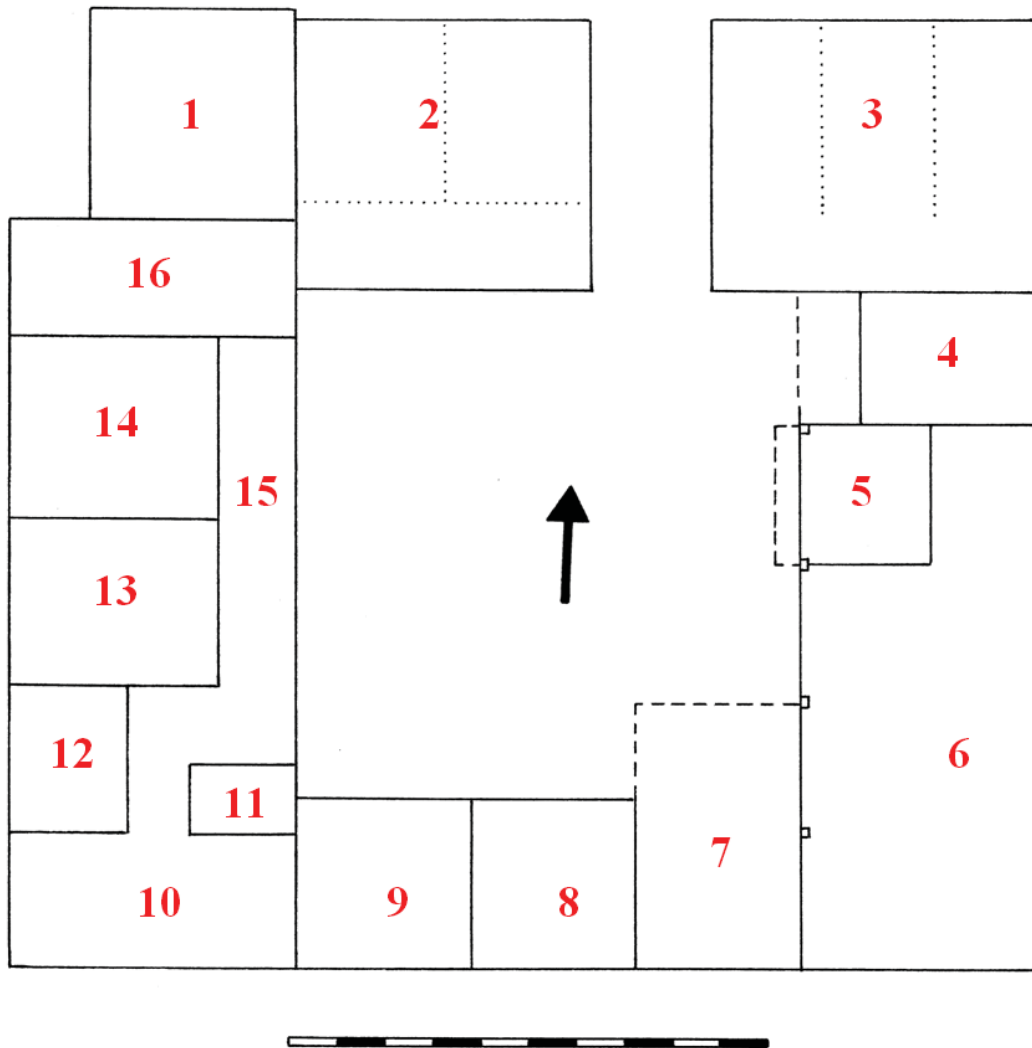


Figure 10
 Block plan of the stable complex identifying each area with a number for ease of reference in the text and photographic record.
 Based on Ordnance Survey and not fully surveyed.
 Scale in metres.

The stable block at Holywells Park is a grade II-listed structure of gault and red brick with slate roofs arranged around a central courtyard of 11.5 m in width (east-west) by 11 m in length. It was depicted in much the same form as today on the First Edition Ordnance Survey of 1880-81 but had not been built at the time of White's survey in 1867 (figures 4 & 3 above) and is therefore correctly dated to circa 1870 in the English Heritage Schedule of Listed Buildings. The northern range is a two storied structure with an expensive gault brick facade (presumably matching the house) and blind windows while the single-storied eastern and western ranges are of cheaper red brick. A set of original mounting steps lies to the east of the main entrance in the centre of the facade. The southern stalls (8 & 9) and the open-sided shelter (7) are slightly later additions, built between the eastern and western ranges after 1880-81 and before 1902, as indicated by figures 4 & 5 above. At the time of inspection the building was in use by Ipswich Borough Council as offices and storage

space for park maintenance equipment. The interior of the clock tower was declared unsafe by IBC staff and proved inaccessible as they were unable to locate the key.

Key to figure 10

- 1. An impressive five-storey clock tower of grey-painted red brick with a stuccoed ground storey that now houses a public lavatory. This structure was inaccessible at the time of inspection as IBC staff were unable to find the key. The elaborate Queen Anne style of this tower differs dramatically from the rest of the block, as does its fabric of painted red brick instead of the more expensive gault (white) brick in the rest of the facade. Its arched windows with key stones, modillion cornice and quoins of stone or rendered brick, all in the fashion of the early-18th century, are at odds with the rectangular windows and Georgian simplicity found elsewhere. A similar tower is depicted in a painting which purports to date from 1867 (figure 7) and although not shown on White's map of that year (figure 3) it may predate the adjoining courtyard by some years. The scar of what appears to be an earlier roof can be seen on its southern elevation immediately above its uncomfortable junction with the present western range. The red brick appears to have been painted grey at a later date to match the gault brick used in the courtyard's northern facade.**
- 2. A double stable with two stalls retaining its original gault brick floor, gates, stall divisions and decor of plaster lined in imitation of ashlar (i.e. stone blocks) above wainscot of vertical deal boards (illus. A2.7-9). An ostensibly original grain bin adjoins the wall at the eastern end of its southern passage. The gates and stall division incorporate decorative pierced iron grills with original red paint. The scar of a missing trough or hay basket can be seen in the north-eastern corner of the eastern stall and a wooden trough which appears to be original survives against the northern wall of the western stall with an unusual hay basket of vertical columns in its western corner. A series of iron rails mounted on the stall division is a secondary feature as it interrupts the turned finials of the wooden posts. A cast iron vertically hinged vent in the northern wall bears the name MUSGRAVE'S PATENT BELFAST. A straight stair at the western end of this stable gives access to four first-floor rooms in the two-storied northern range now used as offices and a kitchen. Two late-19th century coal grates are currently exposed in one of two chimneys and two other fireplaces may survive behind modern boarding (A2.10). These rooms were presumably designed as staff quarters or estate offices.**
- 3. A triple stable with two original stall divisions of identical form to those of the western double stable (2) but lacking its southern gates. Pressed metal troughs with two compartments and a hay basket adjoin the northern walls of the eastern and western stalls, and original decor of painted plaster imitating ashlar survives above the wainscot and gault-brick floor (A2.5, 13). The eastern elevation is lit by a sash window and the northern wall contains a vertically hinged Musgrave vent.**
- 4. A single stall with its original decor of plaster above wainscot and a gault-brick floor (A2.14). A Musgrave vent lights the eastern elevation which retains a pressed metal trough in its northern and a metal hay basket in its southern corner. A red-brick chimney against the southern wall contains a circular aperture for a flue pipe suggesting this stable once contained a stove.**
- 5. A small enclosed, window-less shed of Fletton brick entered by an eastern door from the adjoining vehicle shed (6) and created in the mid-20th century by blocking its**

arched northern doorway. Apparently designed as a secure store for park equipment such as hazardous chemicals.

6. A large vehicle shed retaining three of its original double doors set in the brick arches of its courtyard elevation (A2.6). The original floor of gault brick had been removed shortly before inspection and was stored in the yard leaving only its base of sand *in situ*. A small 20th century window lies at the northern end of the eastern elevation but this shed appears to have been unlit initially. There is no evidence of internal partitions, and a series of 20th century wooden harness hooks adjoins the southern gable. The northern door is blocked by the 20th century shed (5) described above.
7. An open-sided shelter with a steel-framed, boarded and felted roof supported by a decorative iron column and bracket (A2. 3 & 4). This structure is an addition of the 1880s or 90s as indicated by figures 4 and 5 and is cross-hatched in figure 6 suggesting its roof was glazed. It was presumably designed as a wet weather shelter.
8. A single stall or loose box with its original gault-brick floor and wainscot built in conjunction with its identical neighbour on the west (9). Both structures are later additions of the 1880s or 90s as indicated by figures 4 and 5 and their paintwork and stain differs slightly from the original decor elsewhere.
9. A single stall or loose box with its original gault-brick floor and wainscot built in conjunction with its identical neighbour on the east (8). An interruption in the skirting board in its south-western corner indicates the position of a missing corner trough (A2.10).
10. A shed at the southern end of the western range with an original sash window to the west and a window aperture to the east that was blocked when the adjoining stable (9) was added. A fireplace at the western end of its southern elevation has lost its chimney but an original southern doorway survives to the east. This room may have been designed as a gardener's office adjoining the glasshouse depicted in figure 4. Two doors now link this space to the corridor (15) and WC (11) but these may be secondary. A recent boarded partition divided the western and eastern halves of this area at the time of inspection.
11. A small brick WC inserted in the 20th century.
12. A walk-in storage shed with an eastern elevation of 20th century brickwork and a blocked original window to the west. This part of the complex has been much altered in the 20th century and its original configuration is unclear.
13. A storage area with late-20th century dry-lining but with a blocked western window and an original doorway to the eastern corridor (15) suggesting it has been converted from a heated 19th century office. Any fireplace is hidden by modern boarding but it shares a double chimney with its neighbour on the north (14).
14. A modern kitchen retaining what appears to be original wall panelling of vertical boards and a fixed bench to the north with a hinged seat opening to reveal a storage area within. A chimney in the southern wall is hidden by later boarding which may conceal an original fireplace. This area was probably designed as a stableman's office.

15. A corridor with original decor of gault brick and painted plaster imitating ashlar above the wainscot to the north of a central doorway and a much altered area of exposed brickwork to the south (A2.11).
16. An area now used as a ladies' WC with a low suspended ceiling that was inaccessible at the time of inspection.

Historic Significance

The mid-Victorian stable block at Holywells Park is an imposing and exceptionally well preserved example of its type that is of national importance and clearly justifies its grade II-listing. High status stables are notoriously rare in original condition as most were adapted for motor vehicles during the 20th century and any animal accommodation which survived was usually altered to keep pace with changing fashions and standards of hygiene. In this instance, however, the stables were in use for little more than a generation before being acquired and largely abandoned by the Borough Council in the 1930s. As a direct consequence of this neglect, which led to the demolition of the main house in 1962, rare original decor has remained intact along with many fixtures and fittings: these features include colour schemes, plasterwork lined in imitation of ashlar above wainscot panelling, vertically hinged cast-iron vents (windows), gault-brick and cobbled floors, stall divisions with turned finials and pierced iron grills, wooden grain bins and storage benches, fireplaces and sophisticated pressed metal hay baskets and feeding troughs, etc. These features offer important insight into the nature of stable blocks at this social level, and others may be discovered during the forthcoming refurbishment - most notably in rooms 13 and 14 where an original chimney is hidden behind later boarding.

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Photographic schedule follows on pp.11-15

Appendix 1 (on accompanying CD): Full Photographic Record

Descriptions of Photographs in Appendix 1

1. General view of site from north-west showing stable block in rear with site of demolished house in foreground.
2. General view of site from west showing clock tower (1) and site of demolished house to left.
3. Exterior of stable block from north-west showing corner clock tower (1) with entrance to ladies' WC (16) to right.
4. Exterior from north-east showing gault-brick northern facade to right and red-brick eastern range to left.
5. Exterior from south-east showing hipped slate roof of re-brick eastern range (4-6).
6. Exterior from south showing slate roof of southern loose-boxes (8-9) in foreground.
7. Gault brick northern facade showing mounting block to left of entrance with courtyard in rear.
8. Detail of mounting block to east of entrance with blind window and vent to north-eastern stalls (3) in rear.
9. Courtyard from south showing red-brick inner walls of northern range with door to north-western double stall (2) on left.
10. Courtyard from west showing northern entrance to left and arcade of vehicle shed (5 & 6) to right.
11. Courtyard from east showing doors to western range of offices (10-16).
12. Courtyard from north showing open shelter (7) to left and southern loose boxes (8 & 9) to right.
13. Northern exterior of southern range of loose boxes (8 to left & 9 to right) with open shelter (7) to left.
14. Courtyard from west showing arched entrance to north-eastern stalls (3 & 4) to left & blocked northern arch of vehicle shed (5).
15. Arched entrance in north-eastern corner of courtyard showing door single stall (4) on right and triple stall (3) left.
16. Interior from western entrance of single stall (4) showing original vertical wainscot, brick floor and iron corner hay rack.
17. Interior from north-west of single stall (4) showing chimney with aperture for flue pipe to right.

18. Eastern interior of single stall (4) showing iron hay basket to right and pressed metal corner trough to left with vent above.
19. Detail of vertically hinged cast iron vent in eastern interior of single stall (4) MUSGRAVE'S PATENT BELFAST.
20. Interior from east of single stall (4) showing chimney to left and door to courtyard.
21. Detail from east of original gault brick floor of single stall (4) during demolition.
22. Exterior from west of ladies WC (16) at northern end of western range showing modern window with window of office (14) right.
23. Western exterior of office (14) showing straight vertical joint in brickwork coinciding with chimney.
24. Western exterior of southern office (13) showing blocked window to left with blocked window of corner room (10) to right.
25. Western exterior of southern end of western range showing blocked window of corner room (10) and keying for missing structure.
26. Southern exterior of corner shed (10) showing external door to right.
27. Southern exterior from west showing door of corner shed (10) on left and detached 20th century shed on right.
28. Interior from east of triple stall (3) showing courtyard door on left and original stall divisions on right.
29. Interior from south of triple stall (3) showing two original stall divisions.
30. Western interior of triple stall (3) showing pressed iron troughs and hay basket of western stall to right.
31. Eastern interior of triple stall (3) showing glazed window with vertical wainscot & pressed iron trough to left.
32. Interior from south of eastern stall of triple stall (3) showing original division and pressed iron hay basket & troughs.
33. Detail from south of ostensibly original pressed iron hay basket & troughs in eastern stall of triple stall (3).
34. Original division with red-painted decorative grill in triple stall (3) seen from eastern wall.
35. Detail from east of original decoratively pierced and red-painted grill of eastern division of triple stall (3).
36. Southern interior of triple stall (3) showing door to yard & ostensibly original decor with imitation ashlar above wainscot.
37. Detail of original gault brick floor of triple stall (3) viewed from north-west.

38. Interior from west of open shelter (7) showing arcade of double doors to vehicle shed (6).
39. Interior from north of open shelter (7) showing arched southernmost double doors of vehicle shed (6) to left.
40. Interior from east of open shelter (7) showing blind wall of southern loose box (8) to left and cast-iron post to right.
41. Interior of open shelter (7) from south-east showing cast-iron corner post with courtyard beyond.
42. Western interior of vehicle shed (6) showing double doors and brick arcade with 20th century inserted shed (5) to right.
43. Interior from north of vehicle shed (6) showing 20th century wooden harness hooks on southern gable.
44. Interior from south of vehicle shed (6) showing blind eastern elevation to right & sand floor after removal of original bricks.
45. Interior of vehicle shed (6) from south showing 20th century inserted brick shed (5) in its north-western corner to left.
46. Entrance from northern end of vehicle shed (6) to east of 20th century shed (5) used as chemical store.
47. Interior from west of double stall (2) showing original gates & grain bin at eastern end of southern corridor.
48. Detail from west of grain bin at eastern end of southern corridor in double stall (2) with courtyard window on right.
49. Interior from east of double stall (2) showing southern corridor with original stall gates on right & entrance to left.
50. Southern corridor of double stall (2) from east showing stair at western end and original stall gates to right.
51. Interior from south of easternmost stall of double stall (2) showing ostensibly original wainscot & scar of missing corner trough.
52. Interior from north of easternmost stall of double stall (2) showing gate to southern corridor.
53. Interior from east of double stall (2) showing original boarded central division with pierced iron grill.
54. Detail from east of original central division of double stall (2) showing red-painted pierced iron grill and rails.
55. Detail from east of original central division of double stall (2) showing red-painted pierced iron grill and turned finial.

56. Interior from south of western stall of double stall (2) showing wooden trough and cast iron vent.
57. Detail of MUSGRAVE'S PATENT BELFAST vent in northern interior of western stall of double stall (2).
58. Detail of hay basket in north-western corner of western stall of double stall (2).
59. Interior from west of double stall (2) showing original boarded central division with pierced iron grill.
60. Interior from east of western stall of double stall (2) showing boarded trough to right.
61. Interior from north of western stall of double stall (2) showing turned finial of gate to southern corridor.
62. Staircase at western end of double stall (2) seen from south.
63. Interior from west of office above triple stall (3).
64. Interior from east of office above triple stall (3) showing ostensibly original fireplace in rear.
65. Detail from east of ostensibly original fireplace of office above triple stall (3).
66. Interior from north of chamber above courtyard gateway showing ostensibly original fireplace to right.
67. Interior from south of chamber above courtyard gateway showing door to northern corridor & ostensibly original fireplace to left.
68. Detail from east of ostensibly original fireplace of chamber over courtyard gateway.
69. Interior from west of office above eastern stall of double stall (2).
70. Interior from east of office above eastern stall of double stall (2) showing northern corridor to right.
71. Interior from north of kitchen above western stall of double stall (2).
72. Interior from south of kitchen above western stall of double stall (2) showing door to northern corridor.
73. Interior from south of corridor (15) of western range showing step-ladder access to area above WC (6).
74. Interior from south of original ceiling above modern WC (16) at northern end of western range.
75. Interior from south of northern office (14) in western range showing storage bench with door to corridor (15) on right.
76. Detail of storage bench adjoining northern interior of northern office (14) in western range.

77. Interior from east of northern office (14) in western range.
78. Interior from north of northern office (14) in western range.
79. Interior from north of corridor (15) in western range showing ostensibly original decor with imitation ashlar above wainscot.
80. Interior of corridor (15) showing doors to northern and southern offices (14 & 13 to right & left).
81. Interior from east of southern office (13) in western range showing modern cladding with door to storage shed (12) on left.
82. Interior from west of southern office (13) in western range showing modern cladding with door to storage shed (12) on right.
83. Eastern interior of corridor in western range (15) showing double doors to corridor.
84. Interior from north of storage shed (12) at southern end of western range.
85. Interior from north of corridor in western range (15) showing 20th century brick wall of storage shed (12) to right.
86. Interior from east of corner shed (10) in western range showing modern boarded partition with door to corridor (15) on right.
87. Interior from north-west of corner shed (10) in western range showing door to exterior with blocked eastern window on left.
88. Interior from east of corner shed (10) in western range showing window of western external wall.
89. Southern interior of corner shed (10) in western range showing fireplace with no external trace of chimney.
90. Interior from south of corner shed (10) in western range showing door to corridor (15) in centre and WC (11) to right.
91. Interior from north of westernmost stall of southern range (9) showing ostensibly original wainscot.
92. Interior from north of westernmost stall of southern range (9) showing original brick floor.
93. Interior from north of easternmost stall of southern range (8) showing ostensibly original wainscot & brick floor.

Photographic Appendix 2 follows on pp. 16-22

Appendix 2 (pp. 16-22): Selected Printed Photographs



Illus. 1. A general view of the site from the north-west showing the footprint of the demolished house in the foreground with the stable block in the rear.



Illus. 2. The stable block from the north-east showing its gault-brick northern facade to the right and the red-brick eastern gable and single-storied eastern range (4-6) to the left. Note the original blind windows of the facade adjoining the two principal stables (2 & 3) and the mounting steps to the left of the entrance. The Queen Anne style of the clock tower is in stark contrast to the rest of the block and its red brick has been painted grey to match.



Illus. 3. The inner courtyard from the iron-framed open shelter (7) in its south-eastern corner showing the yard surface of cobbles and gault brick. The central door and windows of the double stable with two stalls (2) are visible to the left of the entrance on the right with the two doors of the southern stalls (8 & 9) on the extreme left. The doors of the much altered western range in the centre both open onto its eastern corridor (15).



Illus. 4. The courtyard from the west showing the main entrance in the two-storied northern facade to the left and the arcade of the eastern range (4-6) in the centre. The left-hand arch opens onto both the triple stable (3) and single stall (4) with the blocked arch of the 20th century shed (5) to its right.



Illus. 5. The intact eastern stall of the triple stable (3) showing what appears to be its original decor and fittings with the north-eastern corner of the stable block to the right. The plaster above the wainscot is lined in imitation of ashlar and the decorative pierced iron grill of the internal stall division on the left is painted red. Note the pressed iron trough incorporating twin compartments with a hay basket on the left.



Illus. 6. The western internal elevation of the vehicle shed (6) in the eastern range showing its arched double doors with no evidence of internal partitions. A series of 20th century wooden harness hooks is attached to the southern gable on the left and a 20th century brick shed (5) blocks a fourth door on the right. The original gault floor bricks had been removed from the sand floor shortly before inspection.



Illus. 7. The southern corridor of the double stable (2) seen from the west, with the courtyard window on the right. Note the ostensibly original grain bin at its eastern end and the gate to the eastern stall on the left.



Illus. 8. The double stable (2) from the east showing its original boarded division against the western stall with its red-painted pierced iron grill and a turned wooden finial on the right. The horizontal bars appear to be an early addition.



Illus. 9. The western stall of the double stable (2) viewed from the north and showing the turned wooden finial of the door post adjoining the southern corridor. The central entrance door and sash windows are visible in illus. A2.3 above.



Illus. 10. The interior from the north of the chamber above the main entrance to the courtyard showing its ostensibly original coal grate on the right.



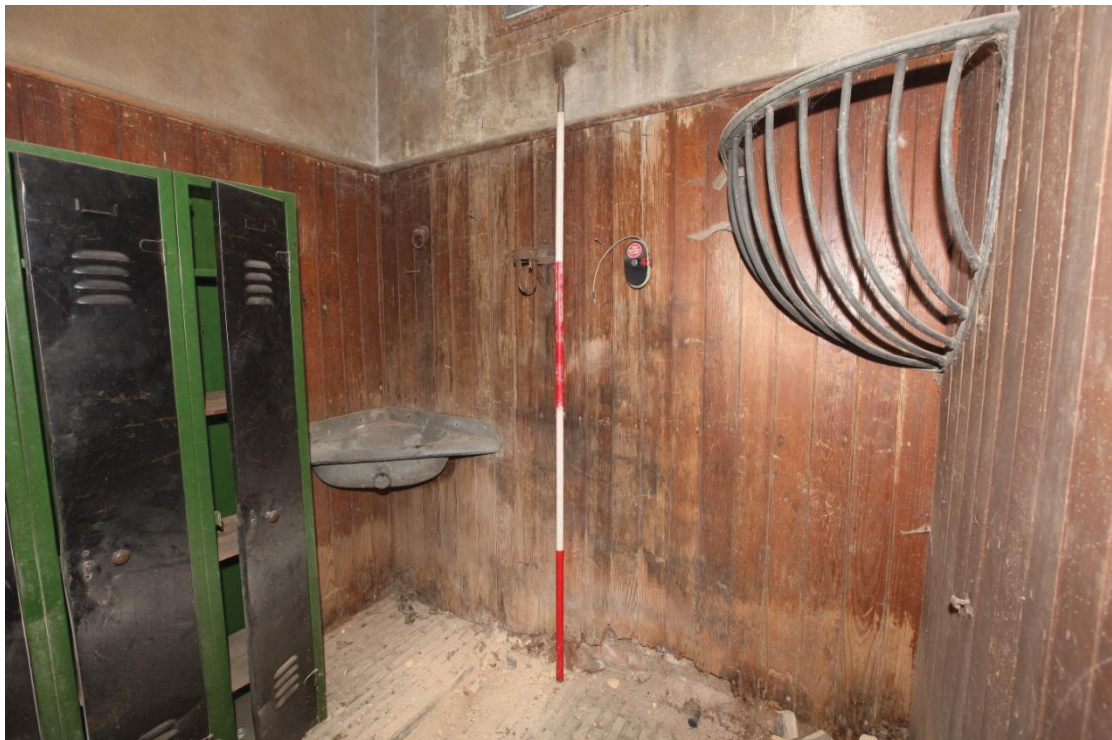
Illus. 11. The corridor of the western range (15) viewed from the north-east and showing the doors of the northern and southern offices (14 and 13 to right and left respectively). The wainscot and imitation ashlar matches that of the stables but these rooms were heated and probably used by the stablemen.



Illus. 12. The interior from the north of the later westernmost stall of the southern range (9) showing its ostensibly original wainscot and gault brick floor. The scar of a trough is visible above the interruption in the skirting board in the south-western corner.



Illus. 13. A detail from the east of an original stall division in the triple stable (3) showing its red-painted decorative pierced iron grill.



Illus. 14. The eastern internal elevation of the single stall (4) at the northern end of the single-storied eastern range showing its iron hay basket to the right and a pressed metal trough in the opposite corner.

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