

ARCHAEOLOGICAL SERVICE

The Civic Centre Site, Ipswich; Archaeological & Historical Desktop Survey

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View of the site from Lady Lane

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Summary

Ipswich, Civic Centre Site (TM 1596 4469) A desktop survey was undertaken in advance of the sale of the former Civic Centre site and adjacent car park to assess its archaeological potential.

The results of the survey suggested that in the area occupied by the standing buildings (approximately $\frac{1}{3}$ of the site), any archaeological deposits present would have been seriously truncated by the excavation of cellars and during other construction process. In addition, archaeology close to the western edge of the site may have been damaged by the construction of the subterranean car park and the Wolsey Theatre. The remaining area (approximately $\frac{2}{3}$ of the site), effectively that now used as a car park, appears to have been relatively unaffected by the adjacent developments and associated landscaping. As a consequence, the potential here for archaeological deposits to survive intact in this area must be considered to be high.

From a combination of the known history of the town, map evidence and previously recorded archaeology it has been possible to determine that the most significant archaeology likely to survive on the site will relate to the Saxon and medieval periods. This will include the two known phases of the town's defences, the extramural road (Lady Lane), occupation evidence and possibly, a small area of the Norman castle.

(Stuart Boulter for Suffolk County Council & Savills)

1. Introduction

The forthcoming sale of a *c.*0.7 hectare area of land presently occupied by an office block and car park on the western side of Ipswich town centre (centred on TM 1596 4469, Fig. 1) prompted the commissioning of a desktop survey in order to determine the archaeological potential of the site.

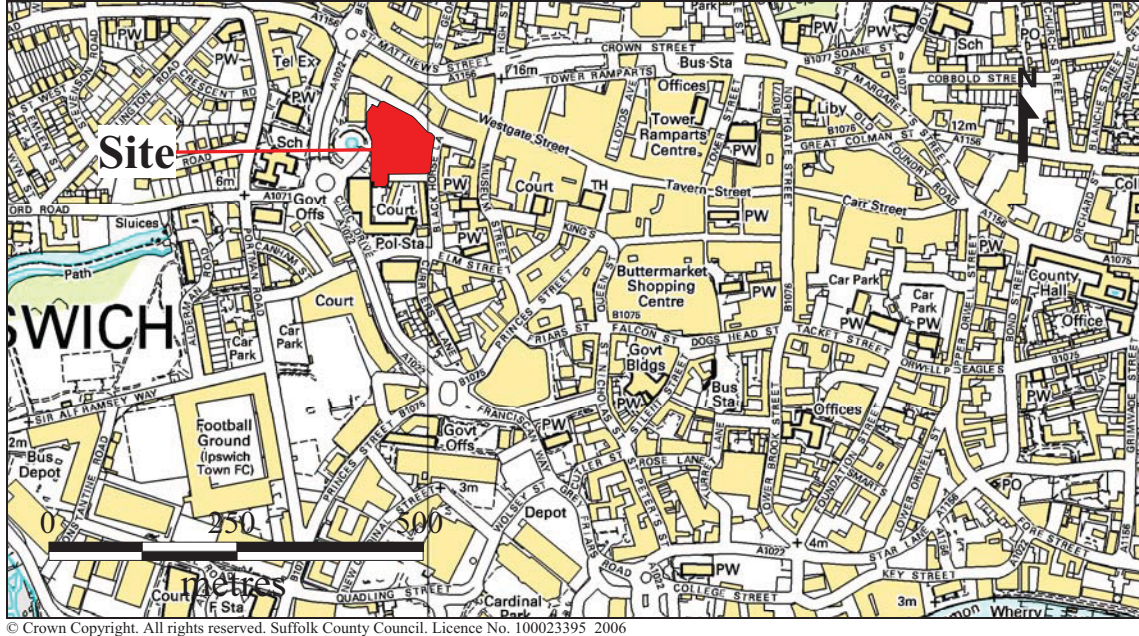


Fig. 1 1:10,000 scale OS map extract showing the location of the site

At present the site is occupied by an office block and car park (Plate 1).

While not lying in a Conservation Area as designated within the Ipswich Local Plan, approximately two thirds of the site, effectively its eastern side, fall within the Area of Archaeological Importance as defined in the same document. For this part of the town, the area is defined by the outer limit of the towns Saxon and medieval defences (see Fig. 3).

No formal archaeological excavation has previously been undertaken on the site and the perceived potential must be based on the known historical context, historic



Plate 1: View of the existing site

documents and archaeological information available from adjacent sites.

The main body of this document concerns previously recorded archaeological evidence, site topography, existing buildings and map evidence. A historical document search will also be undertaken and will be attached as Appendix I.

Suffolk County Council's Archaeological Service Field Projects Team were commissioned Savills Estate Agents, on behalf of the vendor, to undertake the desktop survey in June 2006.

2. Methodology

Data held by Suffolk County Council's Archaeological Service (hereafter SCCAS) was interrogated and included the following sources:

- **Town history:** A short summary of the known early historical development of the town was put together from existing sources.
- **The county SMR (Sites & Monuments Record):** A list of previously recorded archaeological sites and finds. All relevant entries within a *c.*200 metres radius of the Civic Centre site were copied and included in this document.
- **Historic Maps:** A number of historic maps are held by SCCAS that pertain to the area of the survey and all were examined. Where relevant these were copied for inclusion in this report.
- **Site Records:** The archives of previously excavated sites located in the vicinity of the survey area were interrogated to ascertain the character of their archaeological deposits and the depth of overburden. The former was used to determine what date and type of archaeological deposits that are likely to occur within the study area while the latter informs an estimate as to the likely depth of overburden forming a protective layer over the incised archaeological features.

In addition, a visit was made to the Civic Centre site to examine the existing topography and Ipswich Borough Council were approached regarding the provision of the original plans for the standing building, both with a view to assessing whether previous landscaping and construction processes may have already truncated archaeological deposits.

3. Results

3.1 Overall Historical Context

The Middle Saxon Emporium (trading centre) of Gipeswic (Ipswich) was founded in the late 6th or early 7th century on the banks of the River Orwell, expanding northwards, with some settlement on the south bank, until it occupied the area covered by {A} in Fig. 2 (taken from An Historical Atlas of Suffolk, 1999, p.159). The approximate location of the Civic Centre site has been added to provide some indication of where it lies within the overall context of the town's development.

The Danes occupied the town during the late 9th and early 10th century and it is during this time that the town's first defensive ditch and bank were constructed following the line shown on {B} of Fig. 2. Also shown is the possible location for the lost Norman castle which was demolished as early as the late 12th century and may encroach on the eastern side of the Civic Centre site (Wade, 1999, p.158).

The earlier ditch and rampart were replaced in 1203, effectively on a similar alignment (Fig. 2 {C}) and it was during the medieval period that suburbs continued to develop beyond the confines of the town's defences.

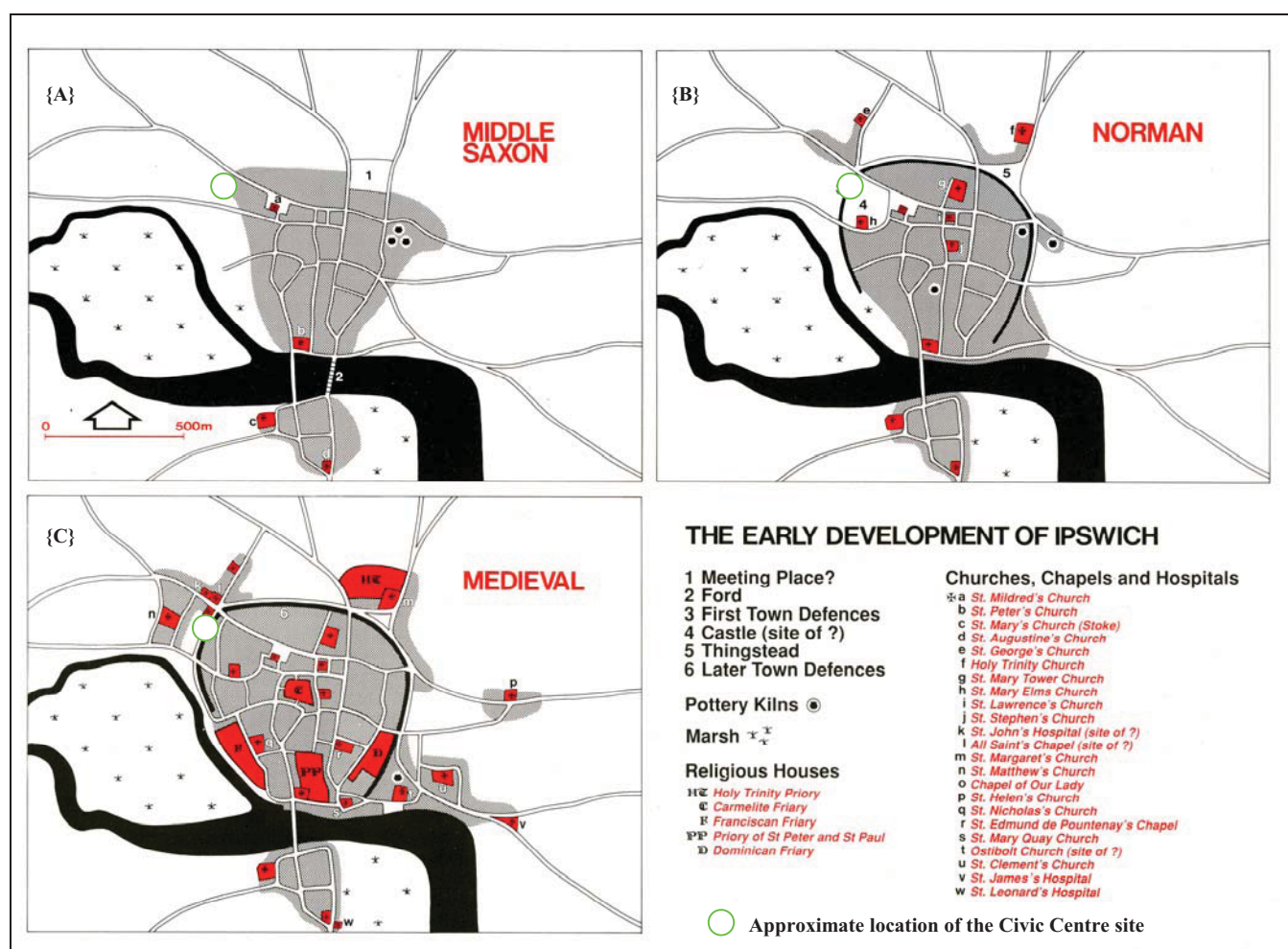
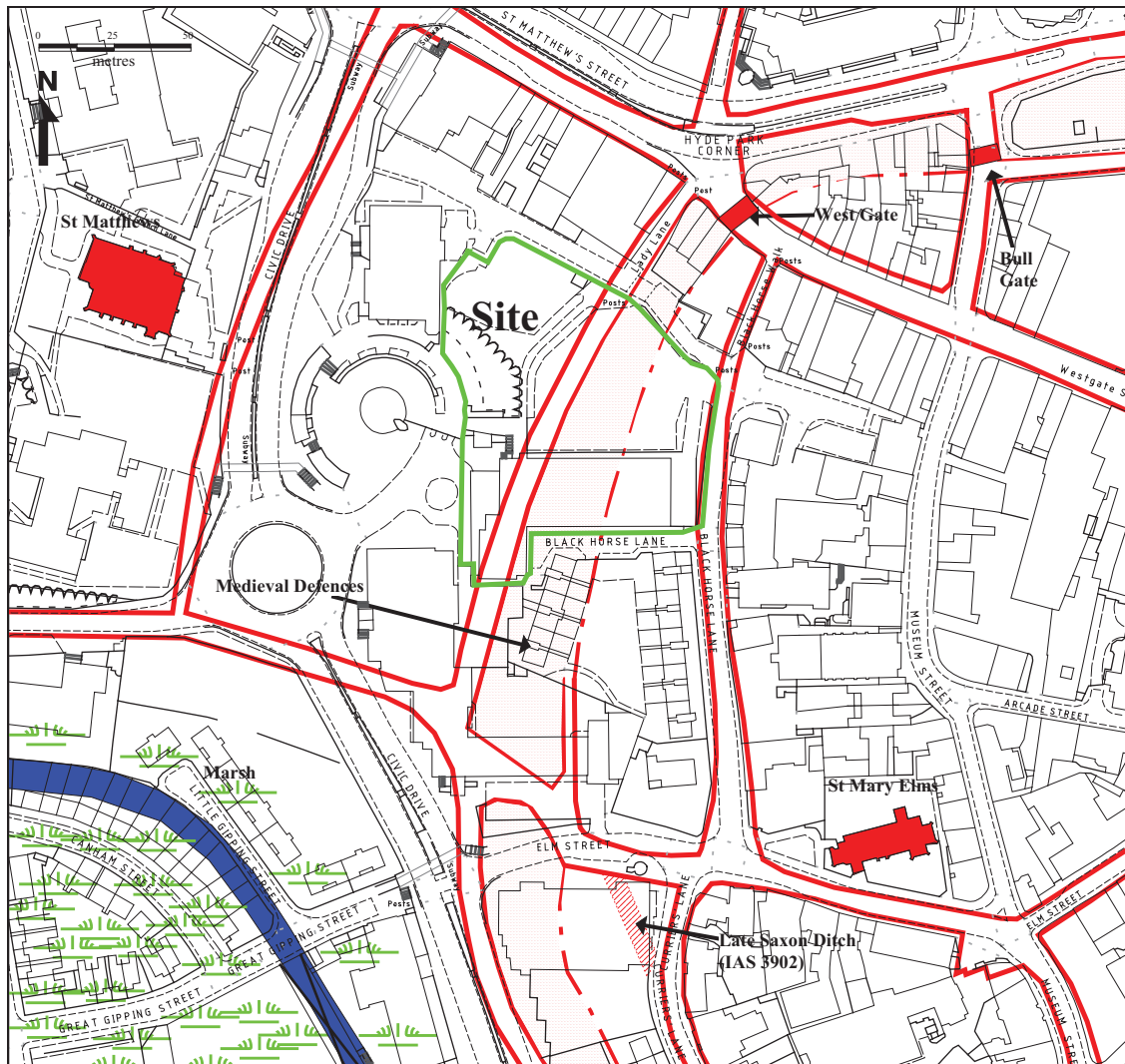


Fig. 2 The Development of Ipswich (from An Historical Atlas of Suffolk, 1999, p.159)

Figure 3 shows the medieval street alignments and location of the town defences superimposed on the modern OS map and their juxtaposition with the Civic Centre site. Clearly, the defences themselves, which would have comprised a bank and ditch, run right through the middle of the site along with the extramural street (Lady Lane).

The area of the site lying between Blackhorse Lane and the medieval defences to the west may also have been occupied by part of Ipswich's Norman castle.



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Fig. 3 1:2,500 scale map showing the medieval road layout & the projected line of the town defences

3.2 SMR Search

Figure 4 shows the previously known archaeology recorded on the county SMR (Sites and Monuments Record), while Table 1 presents more detailed information regarding each site/record. Where possible, depth of overburden has been included, although this information was not always available.

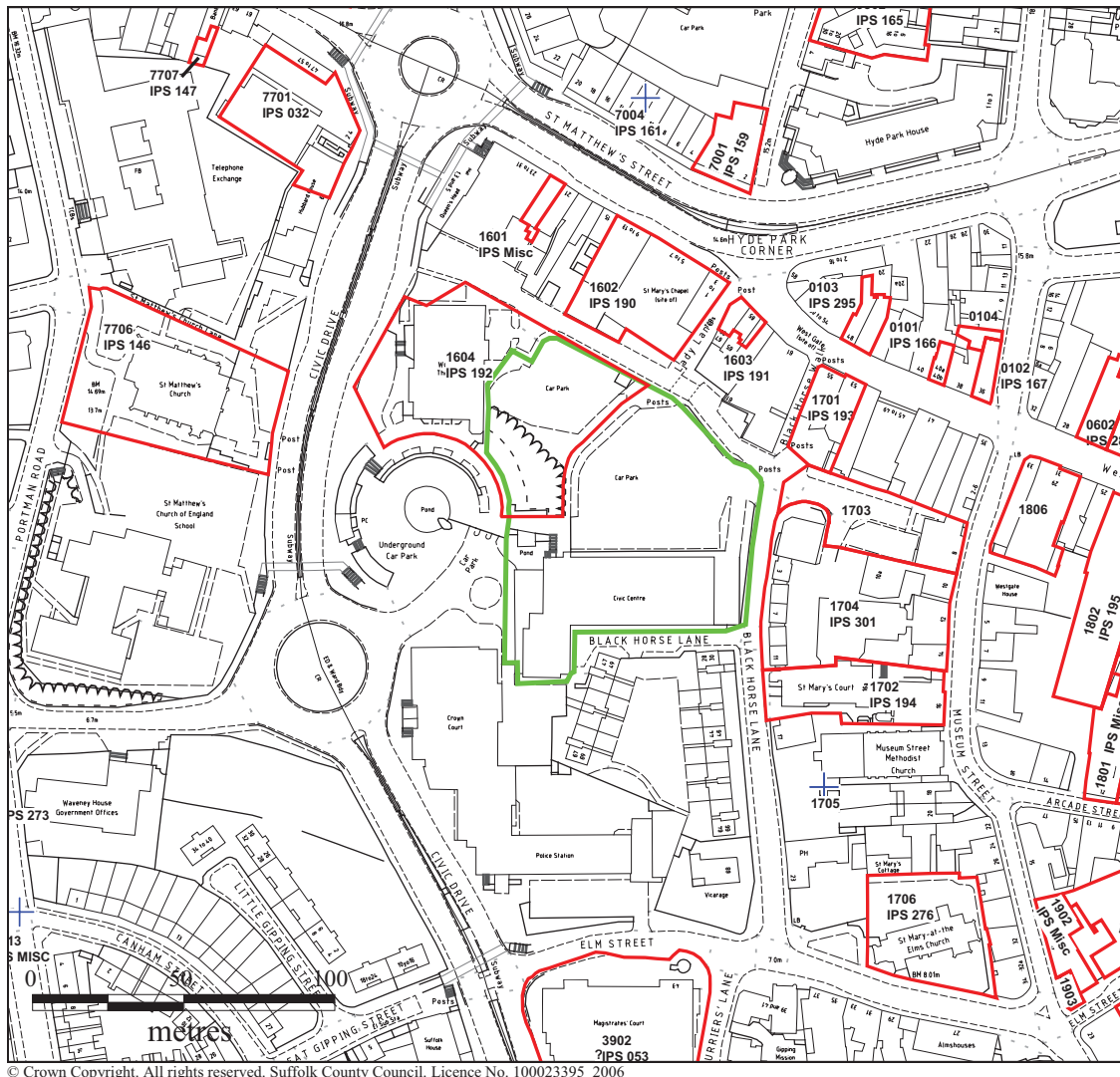


Fig. 4 1:2,500 scale OS map extract with Sites & Monuments Record Data

The map shows that no information is available from the spiral underground car park or the former Crown Court buildings and Police Station immediately to the south of the study area. In addition, many of the entries for sites to the north and east are also of limited nature. However, they do provide evidence for the character of the archaeological deposits that can be expected to survive on the Civic Centre site.

SMR Code	Grid Ref.	Date of Record	Site Name	Description	Depth of Overburden
IPS 032 & IAS 7701	TM 1580 4480	1962	St. Matthews	Pottery & brooches of 1 st - 2 nd century date recovered during construction work	-
IPS 053 & IAS 3902 (also IPS 411)	TM 1597 4450	1967, 1975 & 2003	Magistrates Court	Roman-post-medieval, including Early/mid Saxon burials, two town defensive ditches (Late Saxon & medieval) & 11 th century cellared building. Mostly recorded during a SCCAS excavation in 1975. Also inhumation & large ditch seen during pavement widening in 2003 (IPS 411)	2.0 m
IPS 146 & IAS 7706	TM 1580 4472	-	St Matthews Church	Medieval church, also coin of Aethelred II, 978-1016 found in churchyard	-
IPS 147 & IAS 7707	TM 1582 4483	-	TSB, 65 St. Matthews Street	Pits seen in section during construction works	1.4 – 2.0 m
IPS 159 & IAS 7001	TM 1600 4480	1964	4 St Matthews Street	Medieval (c.14 th -15 th century) masonry probably from a chapel built into wall.	-
IPS 161 & IAS 7004	TM 1597 4482	1963	10-12 St Matthews Street	Skeleton aligned E-W found at depth of 4-5 feet	-
IPS 165 & IAS 9802	TM 1604 4484	1983	St George's Street	Late Saxon & Medieval pits, property boundaries recorded during an excavation by SCCAS	-
IPS 166 & IAS 0101	TM 1605 4473	1960	40a Westgate Street	Medieval pottery recovered	-
IPS 167 & IAS 0102	TM 1608 4471	1966	Westgate Street/High Street	Saxon and medieval pottery recovered	-
IAS 0104	TM 1608 4473	2000	1-3 High Street	Saxon & medieval pits recorded during development (see SCCAS Rpt. 2000/99)	2.0 m
IPS 285 IAS 0602	TM 1612 4472	1995	24-26 Westgate Street	Features including pits, post-holes, ovens & property boundaries of Late Saxon & medieval date were recorded during development (see SCCAS Rpt. 95/30)	c.1.5-2.0 m
IPS 190 & IAS 1602	TM 1598 4476	-	1-13 St Matthews Street	Site of our Lady Chapel, destroyed by Thomas Cromwell	-
IPS 191 & IAS 1603	TM 1605 4471	1967	85-87 Westgate Street	Westgate of town, excavated by IPSMG in 1967	2.0 m+
IPS 192 & IAS 1604	TM 1592 4472	1977	Wolsey Theatre, Civic Drive	Watching Brief by SCCAS recovered Saxon pottery and wattle marked daub from a pit	-
IPS 193 & IAS 1701	TM 1603 4472	1950/60's	55/57 Westgate Street	Saxon/medieval pottery, animal bones & human remains. Also flint-lined well, all recorded during development	c.2.0 m
IPS 194 & IAS 1702	TM 1605 4463	1977	16 Museum Street	Watching Brief by SCCAS recorded Saxon & medieval pottery from pits during building site clearance	c.2.0 m
IPS 195 & IAS 1802	TM 1612 4466	1987	23 Westgate Street	Middle Saxon to medieval pottery from features seen on building site during development	-
IPS 276 & IAS 1706	TM 1606 4454	-	Elm Street	Church of St. Mary Elms, medieval (including Norman) fabric	-
IPS 295 & IAS 0103	TM 1604 4474	1990	46-48 Westgate Street	Saxon-medieval features and pottery recovered during Watching Brief by SCCAS	-
IPS 301 & IAS 1704	TM 1604 4465	1988	10-14 Museum Street	Saxon & medieval pottery recovered during Watching Brief by SCCAS of large sewer trench on west side of Museum Street	3-3.5 m
IPS Misc. IAS 1902	TM 1611 4455	1968	17-19 Museum Street	Saxon (Thetford Ware) pottery	-
IPS Misc. IAS 1601	TM 1586 4487	1963	23 St Matthews Street	Medieval pottery human skeleton	-
IAS 1703	TM 1604 4468	-	4-10 Museum Street	Boreholes information only	3.0 m
IAS 1806	TM 1610 4470	1999	29-33 Westgate Street	Footings monitored by SCCAS	2.6 m

Table 1 Sites & Monuments Record data

3.2 Map Search

The maps held by SCCAS that were studied for this survey are as follows: Speede (1610), Ogilby (1674), Pennington (1778), White (1867), Ordnance Survey (c.1880, 1900, 1920 & present day).

Speede, 1610

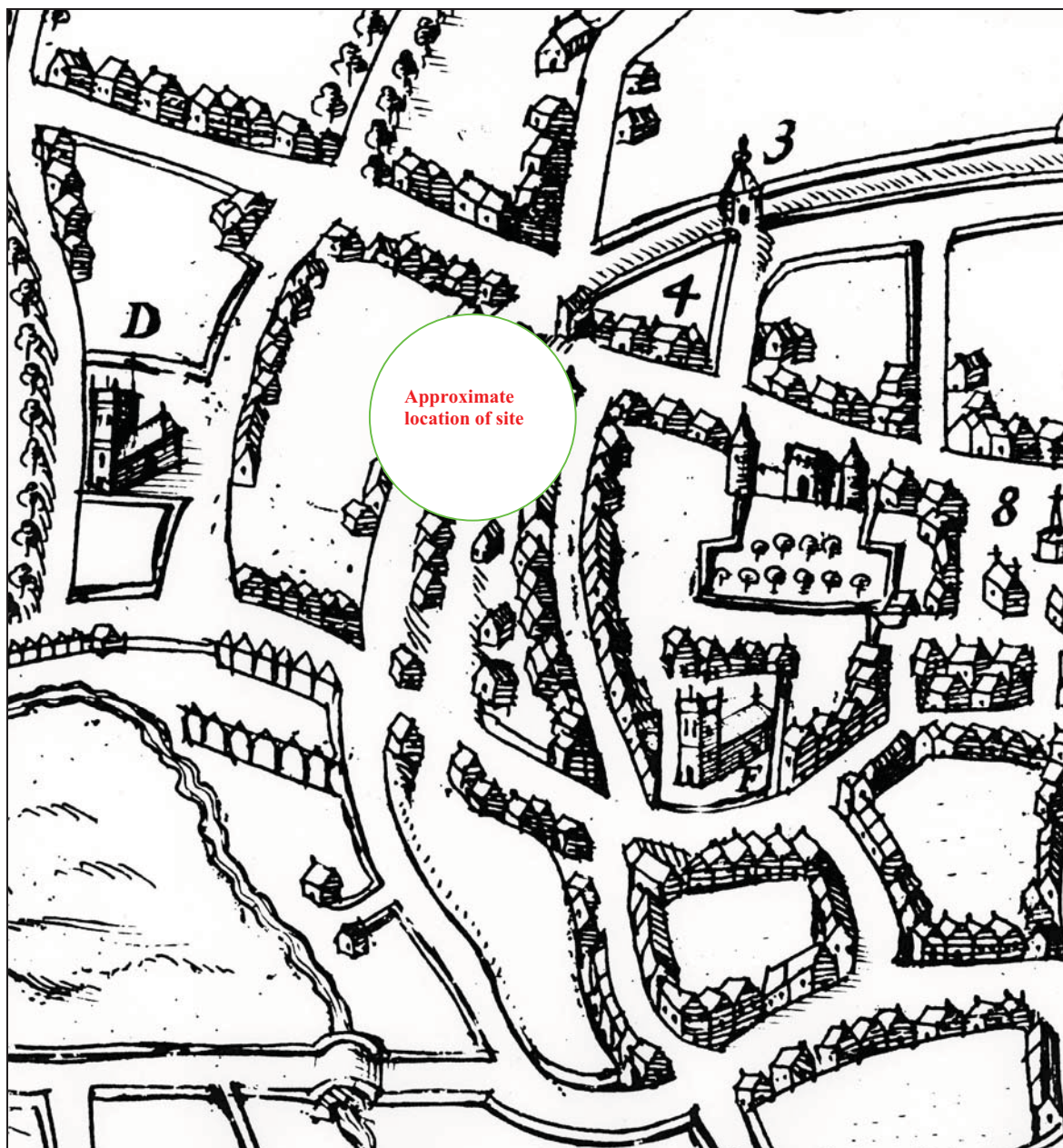


Fig. 5 Extract from Speede's map of 1610 at a scale of c.1:3,500

This is the earliest map studied as part of the survey and while it is very subjective in many ways, it does provide useful information about the town at that time (Fig. 5). The approximate location of the Civic Centre site has been marked with St. Matthews church to the west, the West Gate to the north and the intramural road (Blackhorse Lane) immediately to the east.

The extramural road (Lady Lane) is also present and a series of diagonal dashed lines between the two lines of houses are thought to represent the bank of the town's defences which clearly survived as a topographic feature within the study area at this time, probably with a path/walkway running along the top. The roads associated with the site are shown lined with a series of small buildings; these were likely to have been timber framed.

Ogilby, 1674



Fig. 6 Extract from Ogilby's map of 1674 at a scale of c.1:2,000

The Ogilby map was the first accurate survey of the town presented in what is effectively modern way (Fig. 6). While only surveyed a few decades after that of Speede, a number of changes have occurred, although comparisons with the earlier, more subjective, map must be undertaken with caution. The main street layout is the same, but the density of buildings on the street frontage towards the middle and the southern ends of Lady Lane and Burstall Lane (the latter now known as Blackhorse Lane) appears to have diminished. In addition, what seems to be a ‘back-lane’ running parallel with and between Lady Lane and Burstall Lane must in fact represent the aforementioned path/walkway along the remains of the defensive bank. This is confirmed by the fact that it terminates against the walls of the West Gate to the north. It is also clear that at this time, a reasonable proportion of the survey area was open cultivated ground and gardens.

Pennington, 1778

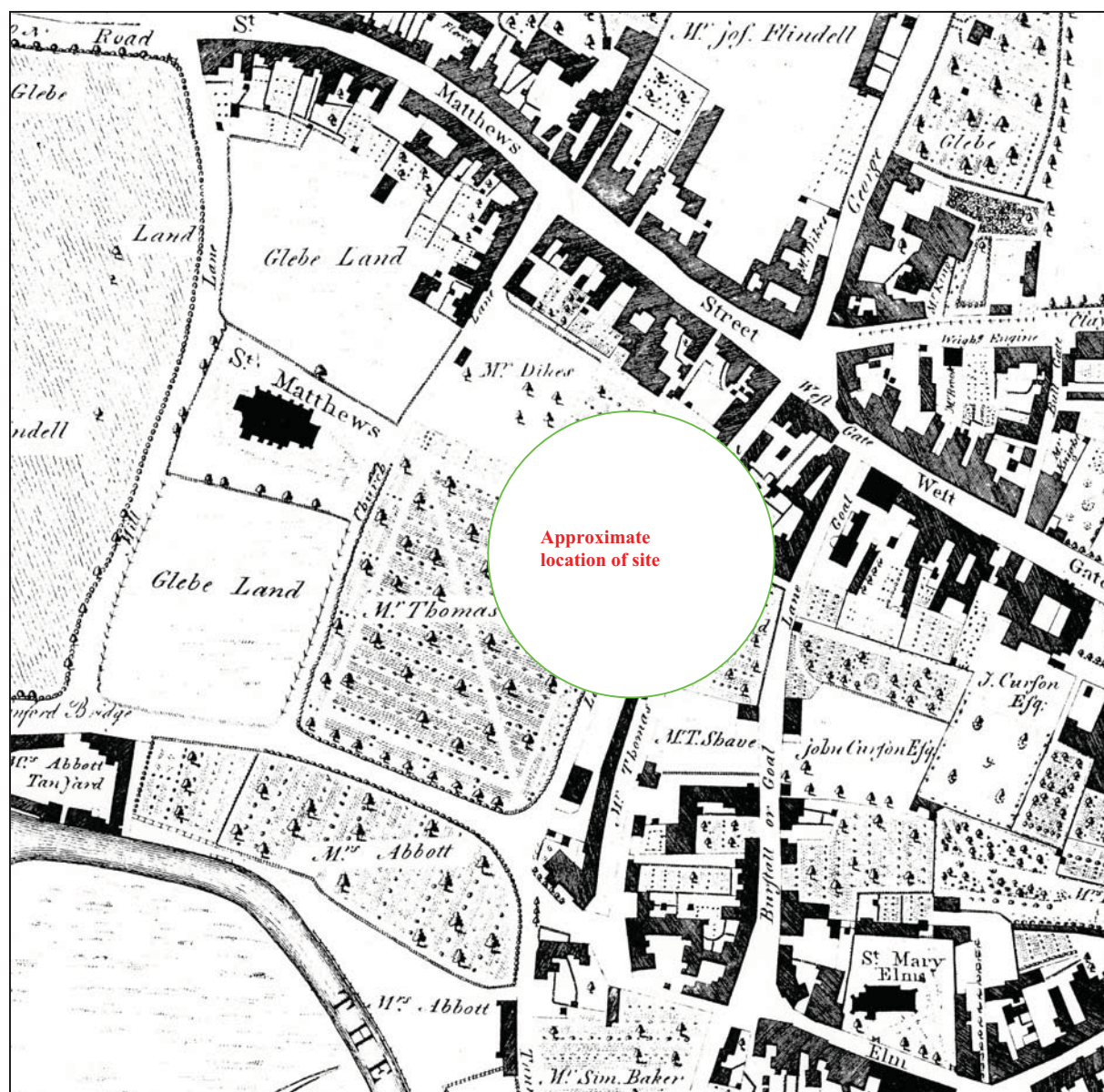


Fig. 7 Extract from Pennington's map of 1778 at a scale of c.1:2500

The survey area saw few major changes during the intervening century between the surveying of the Ogilby and Pennington maps (Fig. 7). The areas of cultivation remained effectively the same, but new buildings were constructed in plots between the extramural and intramural lanes at their southern end and the path/walkway that previously followed the line of the town bank, is now far less defined, particularly at its northern end.

White, 1867

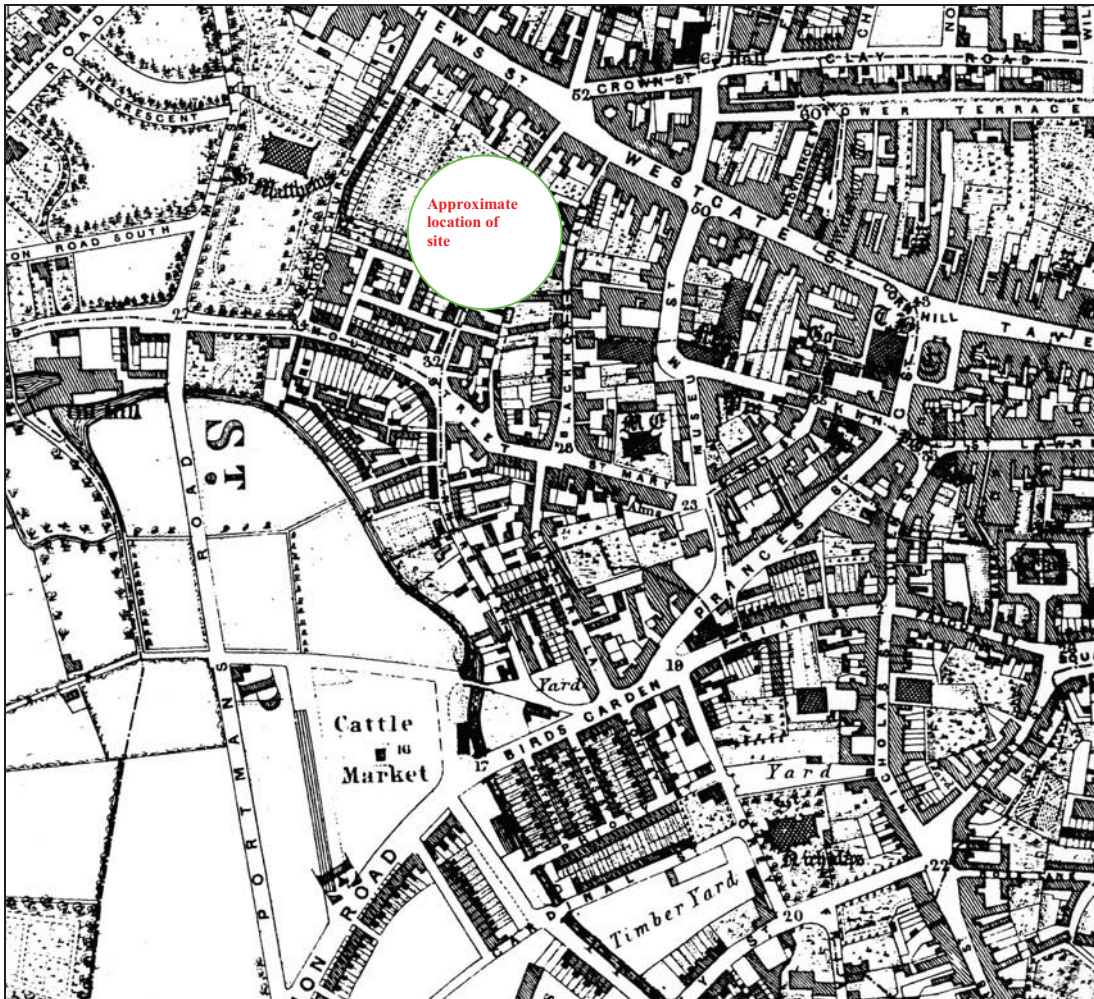
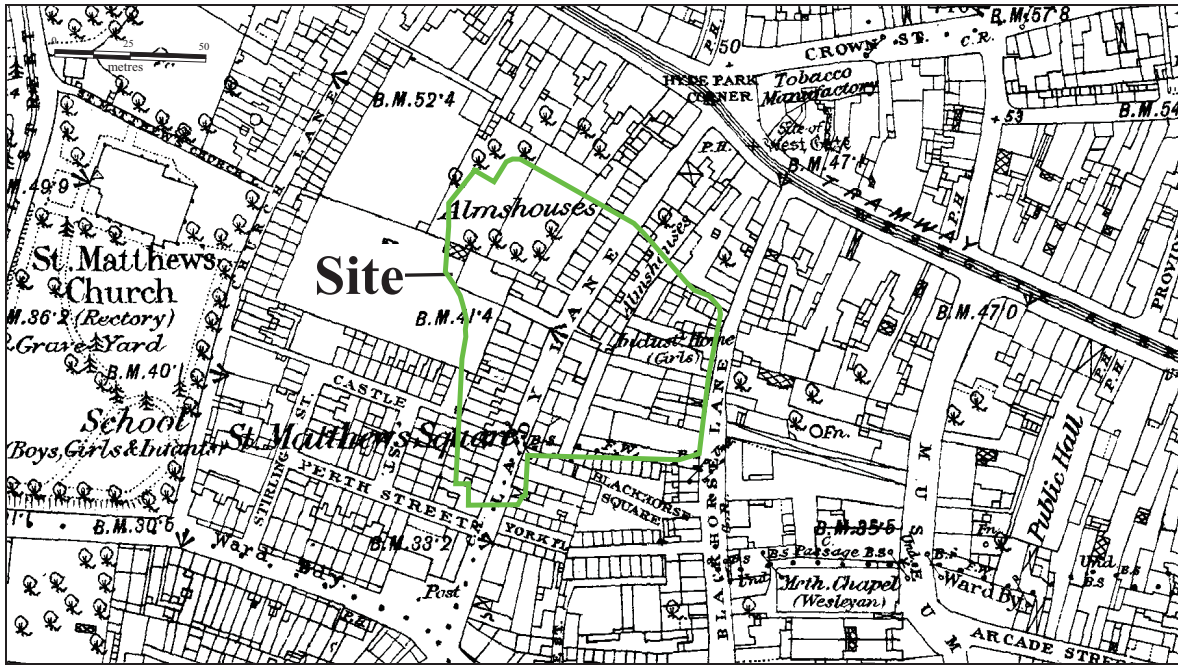


Fig. 8 Extract from White's map of 1867 at a scale of c.1:5,000

By the middle of the 19th century when White's map was surveyed significant changes had been made within the study area (Fig. 8). While the principal streets remained the same, the majority of their frontages had been built up, mainly with rows of terrace housing.

This is the first map where Burstall Lane has been changed to its present name, Blackhorse Lane. In addition, the building structure of the West Gate does not appear as it was dismantled in 1781-1782 soon after the Pennington map had been published.

1st Edition Ordnance Survey, c.1880

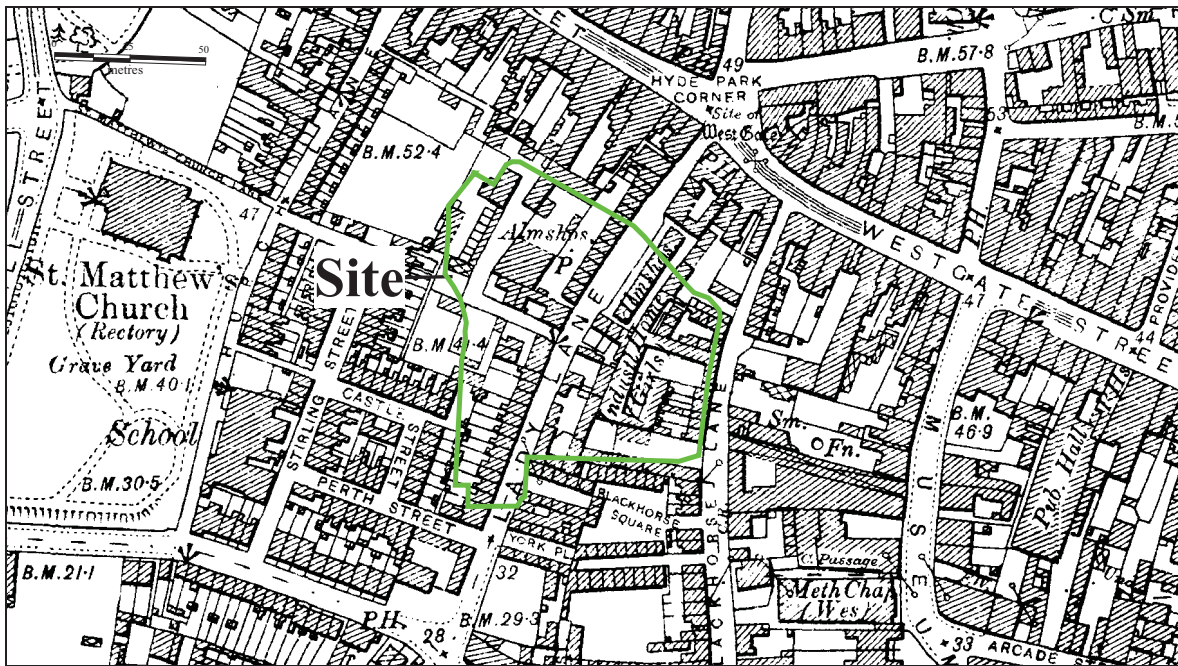


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Fig. 9 1:2,500 scale extract from the 1st Edition OS map (c.1880)

The 1st Edition OS map (Fig. 9) is very similar to the White map of only a decade or so earlier.

2nd Edition Ordnance Survey, c.1900

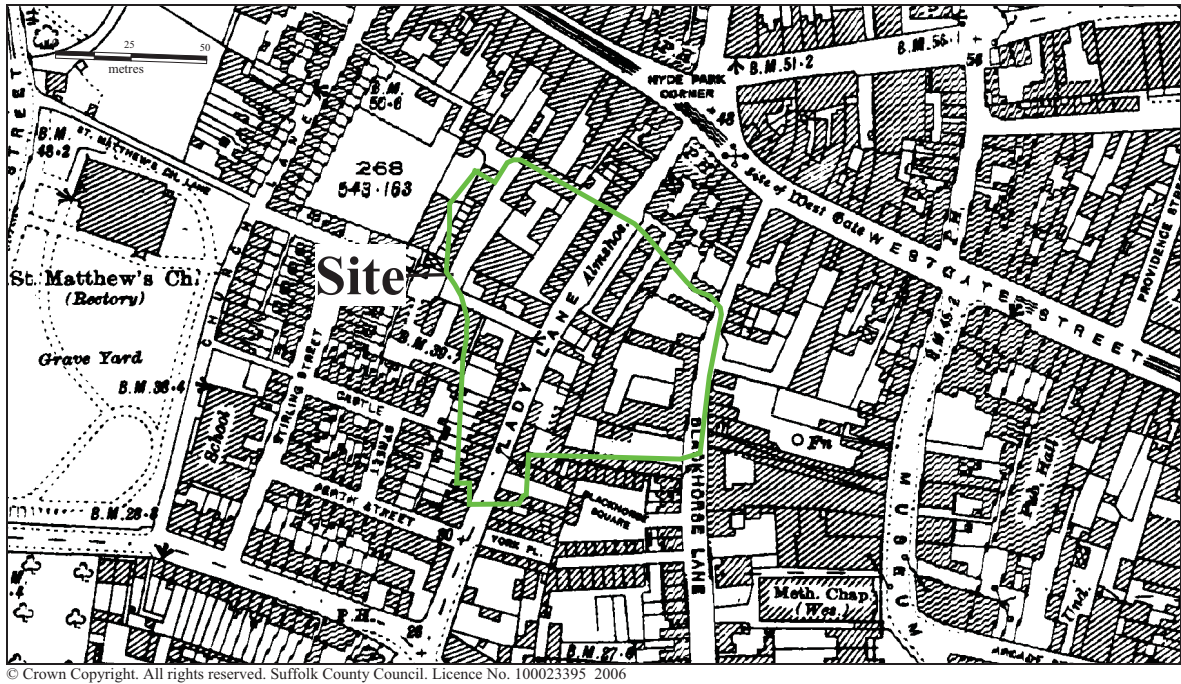


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Fig. 10 1:2,500 scale extract from the 2nd Edition OS map (c.1880)

While the map style of the 2nd Edition OS map is different to that of the 1st, little appears to have changed within the survey area other than additional building structures to the rear of the Almshouses on the western side of Lady Lane (Fig. 10).

3rd Edition Ordnance Survey, c.1920

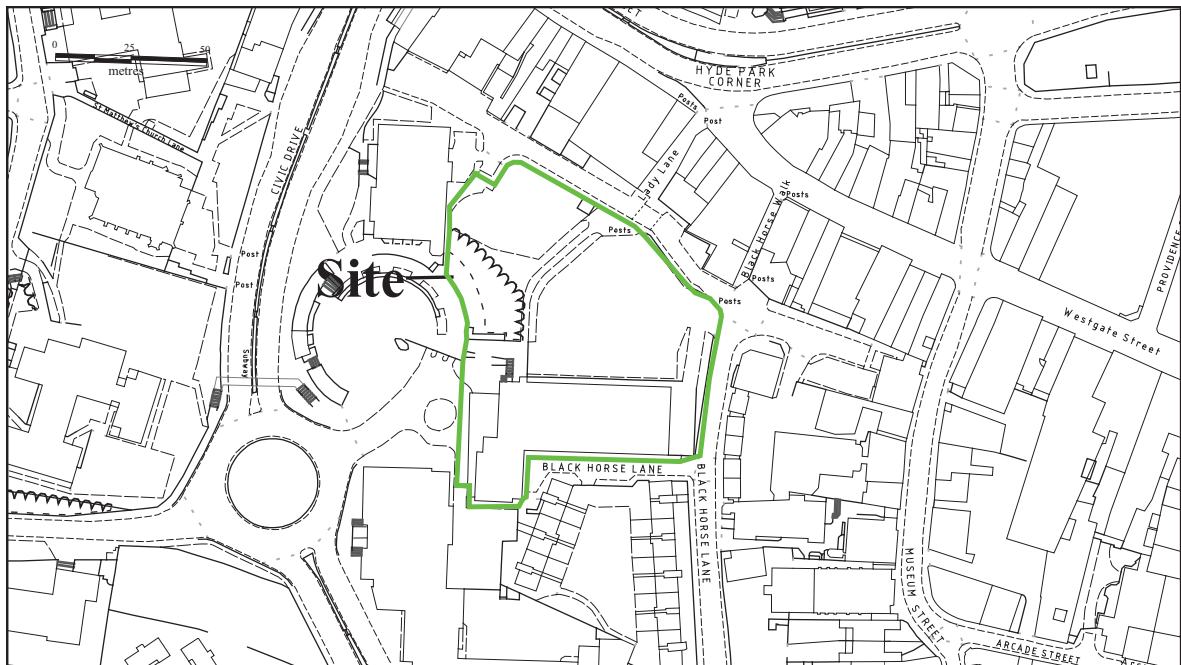


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Fig. 11 1:2,500 scale extract from the 3rd Edition OS map (c.1920)

The 3rd Edition OS map (Fig. 11) is essentially the same as the 1st and 2nd Editions.

Ordnance Survey (c.2006)



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Fig. 12 1:2,500 scale extract from the present day OS map

It is obvious then, when comparing the 3rd Edition OS map with the up to date version that major clearance and redevelopment occurred during the 20th century. All of the terraced houses, Almshouses and their associated outbuildings were demolished and

Lady Lane became redundant, although its line was maintained by the northern section of a footpath that crosses the site. Three major developments were undertaken within and in the vicinity of the study area during the second half of the 20th century, all prior to the introduction of planning guidelines (PPG16) that would have required archaeological work to be undertaken. The first of these was the spiral underground car park immediately to the west of the Civic Centre site, the second was the Civic Centre building itself and the third was the Wolsey Theatre.

3.3 Topography of the Site & Damage by Existing Buildings

Ipswich Borough Council was contacted regarding their providing copies of the original plans for the Civic Centre. Despite speaking to different departments, nobody was able to track down the relevant documents. However, it became clear during conversations with various personnel who work in the building that there are at least two floors of basement below present ground floor level that extending over the majority of the structure. This would suggest that excavation to a depth of at least 10 metres would have been necessary to accommodate these basements and archaeological deposits above that level would have been completely destroyed.

The remainder of the site (approximately two thirds) to the north of the standing building is at present a public car park with a footpath dividing it into western and eastern sections. The general topography of the surrounding area is characterised by a gentle slope down towards the south. This can be seen in Civic Drive, to the west of the survey area, and Blackhorse Lane, to the east, with a fall of approximately 4 metres between Westgate Street and the southern end of the Civic Centre site. The surface of the car park follows this general topographic trend, although the section to the east does fall more steeply down towards the standing building than that to the west, with a drop of *c.*1 metre from the footpath at its southern end.

In addition, the southern end of the footpath continues down a flight of steps adjacent to the standing building. While this appears to be a significant drop, the natural topography follows a similar profile, dropping down to the water meadows and marshes that flanked the river channels to the south-west. However, the possibility must also be considered that some landscaping was carried out in conjunction with both the construction of the Civic Centre building and the spiral subterranean car park to the east.

4. Conclusions

4.1 Introduction

The desktop survey needed to answer two very different questions, these being:

- What is the date and character of the archaeological deposits that can be expected to occur in the study area and...
- What is the potential for these archaeological deposits to survive on the site (i.e. how much disturbance has been caused by later development)

4.2 Character & Date of Archaeological Deposits

The first question, pertaining to the date and character of the deposits, will be dealt with by archaeological period.

Prehistoric: Evidence for prehistoric activity in the vicinity of the site has previously been limited to stray finds, mainly worked flints. However, the location, dry ground on the margins of water meadow/marsh, is an attractive one and the presence of deposits of this date cannot be ruled out, although extensive reworking during later periods is likely to have occurred.

Roman: Features and finds of Roman date have been recorded on sites to the south and north-east of the Civic Centre site and a major Roman site (IPS 280) was excavated by SCCAS *c.*500 metres to the west on the south side of Handford Road (Boulter, 2005). On that basis there must be considered to be a reasonable potential for deposits of this date to occur within the study area, although later reworking is again a possibility.

Early Anglo Saxon: The town developed during the Saxon Period, probably from a nucleus in the area close to Stoke Bridge, and it is unlikely that deposits of this date will be found in the study area. However, burials of this date are a possibility, as at the Buttermarket and ABC Cinema sites to the east. In addition, Early Saxon occupation was identified on the IPS 280 excavation at Handford Road (Boulter, 2005).

Middle Saxon: The projected northwards development of the town during the Middle Saxon Period is shown on Fig. 2{A} with the Civic Centre site still relatively peripheral during this time. The potential for significant deposits of this date should be considered to be medium.

Late Saxon/medieval: The most significant archaeological potential for the site relates to the later Saxon and medieval periods. The known alignments of both the early (9th/10th century) and later (13th century) phases of the town's defences (ditches & internal bank) run through the survey area. There is also potential for the extramural road (Lady Lane) and deposits associated with the medieval suburb of St. Matthews, a small section of the town's Norman castle, and Late Saxon/medieval occupation within the main town to survive on the site.

Post-medieval: There is high potential for occupation deposits ranging in date from the late 15th century through to the Early 20th century to occur throughout the site.

4.3 Potential for Survival

The survey has identified areas of likely truncation, effectively the area of the standing Civic Centre building and the western edge of the site adjacent to the subterranean car park and the Wolsey Theatre. However, this leaves approximately two thirds of the site where the potential for archaeological deposits to remain fundamentally intact is high. The depth of overburden recorded in nearby sites (usually in the region of 2 metres) suggests that major post-medieval disturbance, even the cellars of buildings, will only have had a limited effect and features incised into the natural subsoil will survive over significant areas. However, this depth of deposit is uncertain within the study area and it is likely that an evaluation by trenching will be required before a programme of archaeological works can be defined as part of the planning process.

Given that the potential for the survival of significant archaeological deposits is high, planning consent for any proposed development will certainly include an archaeological condition and the developer will need to ensure preservation *in situ* or record by excavation.

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APPENDIX I

Civic Centre, Ipswich: Historic Document and Map Search by Anthony Breen

Introduction

The Civic Centre site is entirely within the late Medieval Parish of St Mathew's. This church is not mentioned in the Domesday Survey of 1086 and it is likely that it replaced the Domesday parish of All Saint's. A separate chapel with this dedication remained in use until the 14th century (See Copinger). Possibly the earliest reference to both the church and the parish are in the 1226 Ipswich Tallage assessment (ref. Jurkowski et al). This roll includes entries for the adjoining parishes of St George's and St Mildred. The parish of St George seems to have been united with St Mathew's in the early 16th century and the chapel would have gone out of use at the same time. The site of the chapel or church is shown on later maps and was still standing in part until the early 19th century. St Mildred was on the site of the Corn Exchange and was within the parish of St Mathew's though formerly a parish in its own right. The remnants of this building were also demolished in the 19th century. Most of the land in St Mathew's was outside the medieval walls and ditch of Ipswich in what was then considered to be the suburbs of the town. A small part of this parish was within the town itself, though at an earlier period this land may have belonged to another parish. The position of this site in relation to the medieval town will be described in detail in this report.

The research for this report has been carried out at the Suffolk Record Office in Ipswich. The Suffolk Archaeology Unit have supplied copies of the first three editions of the 1:2500 Ordnance Survey Maps of the area for the purpose of this report.

Maps

Much of the post medieval development of this area can be traced in cartographic sources. Three unnamed lanes are shown on John Speede Map of Ipswich 1610 (ref. MC/50, main report Fig. 5). The lane to the west was then known as Lady Lane and had been the site of the Medieval Chapel of Our Lady of Grace. A series of pen strokes along the central lane suggests that this was the position of the town bank and it must be assumed that the building to the north was the Westgate of the town. To the east Blackhorse Lane was entirely within the town. John Ogilby's map of 1674 (ref. MC/51, main report Fig. 6) offers more details. On his map Lady Lane is named with two rows of buildings on either side of the lane at the northern end. These were almshouses built before 1515 under the gift of Edmond Daundy. "Mr Daundy's epitaph in *St. Lawrence Church*, says, that he was *the Ancient Founder of the Market-Cross, and of the Alms-houses in Lady Lane; to every one of which he gave One Hundred of Wood against Winter*" (see Canning). These were still in use in 1839 as the Charity Commissioners for Inquiry noted "fifteen small tenements in Lady Lane were erected about the year 1515 by Daundy for the use of the poor in this parish". On Ogilby's map the central lane is again unnamed and closed at the northern end next to the narrow entrance to the town at the Westgate or "Gaolgate" as it appears on the map. Blackhorse Lane is shown on the western side but named on this map as Burstall Lane. Unlike a number of other Ipswich Streets no explanation has been given for this name. This lane was originally known as "*in the fourteenth century as Maydenslane either from John Le Mayden who had property there at that time or from Hugh Le Mayden some sixty years earlier*" (Clegg). In 1499 the borough made a grant of

common soil to Margery, the widow of John Meye, the premises are described as “*between a lane called Burstallane on the east and the common ditch of the town on the west and abutting north on the highway and south on a tenement of Thomas Gardener formerly William Rydout*” (Allen). There was a considerable amount of open space in this area and if the representation of the buildings as they appear on Speede’s map is accurate it suggests that some properties had been abandoned or their buildings demolished before 1674.

On Pennington’s map of 1778 (ref MC/52, main report Fig. 7) the area to the west of the Almshouses in Lady Lane is still shown as fields and the owners named as Mr Dikes, Mr J Baker and Mr Thomas Shave. Thomas Shave also owned a narrow strip of land on what had been the middle of the three lanes, possibly suggesting that he had acquired the rights of common soil in this area. He also owned the field to the south that bordered on to “*Burstal or Gaol Lane*”. To the north of his property yet another landowner Mr Bond is named.

The use of the Westgate as a prison had ceased by this time and a separate building is shown at the northern end of the lane on the eastern side. Amongst deeds for the town estates there is a roll of documents covering the years 1388-1685 endorsed with “*The Conveyance for the Gaole late Tollson perused 29 May 1685*”. The documents relate to two adjoining tenements of which according to a deed dated 20th August 1594 “*One hedd abutteth upon the lane leadinge from Bargate Streete towards the parish of St Mary at Elmes towards the Weste and the easte head thereof abutteth upon the messuage and curtilage late Richard Sorrell now Henrie Ryckarde...*” Other deeds describe the way as leading to Stoke Bridge. At one time one of the houses was the lodging for the town gaoler Christopher Tollson and the adjoining premises were used for the manufacture of candles. The deeds contain references to Seckford House and its owners. In an earlier deed dated 30th December 1551, St Mathew’s Street is named as “*Saincte Mathewe Streate within the Gates of Ippiswiche*” (ref. C/3/9/1/1/1). The contemporary Borough Court Book omits any reference to the rebuilding of the town gaol at this time (C/2/2/2/3). The building remained use until March 1822 when the grand jury of the borough decided that the old Borough gaol was “*not capable of being repaired and enlarged*” and the building was condemned (SAU report Sommers et al.). In a file of loose accounts there is a copy of a mortgage “*towards defraying the expenses of purchasing rebuilding and enlarging the new Gaol for the said town*” dated 11th March 1823 (ref. C/2/9/1/2/6/2/80).

A description of the Westgate was published in 1787 together with an illustration (see Grose, Appendix Fig. i.):

“St. Matthew’s, or the West Gate, Ipswich

Is one of the four gates which formerly stood in that town : at present there are not the least remains of more than three. This gate gives its name to the lete, or ward, wherein it stands, which from it, is called the westgate lete: it was probably denominated St. Matthew’s gate, from its being situated in the parish dedicated to that evangelist. On the same spot, formerly stood an older gate, which falling to ruin, this present building was erected, and made a goal, in the time of king Hen. VI at the voluntary expence of John De Caldwell bailiff and portman. The lower part, to the height of about 15 feet, is of stone; but, according to the present barbarous custom,

covered with plaister. The upper part is of brick, and must be amongst the earliest buildings with those materials, it being generally allowed, that bricks, in their present form, were not used in England, till about the time of king Hen. VII and then only for chimneys, palaces, or religious houses.

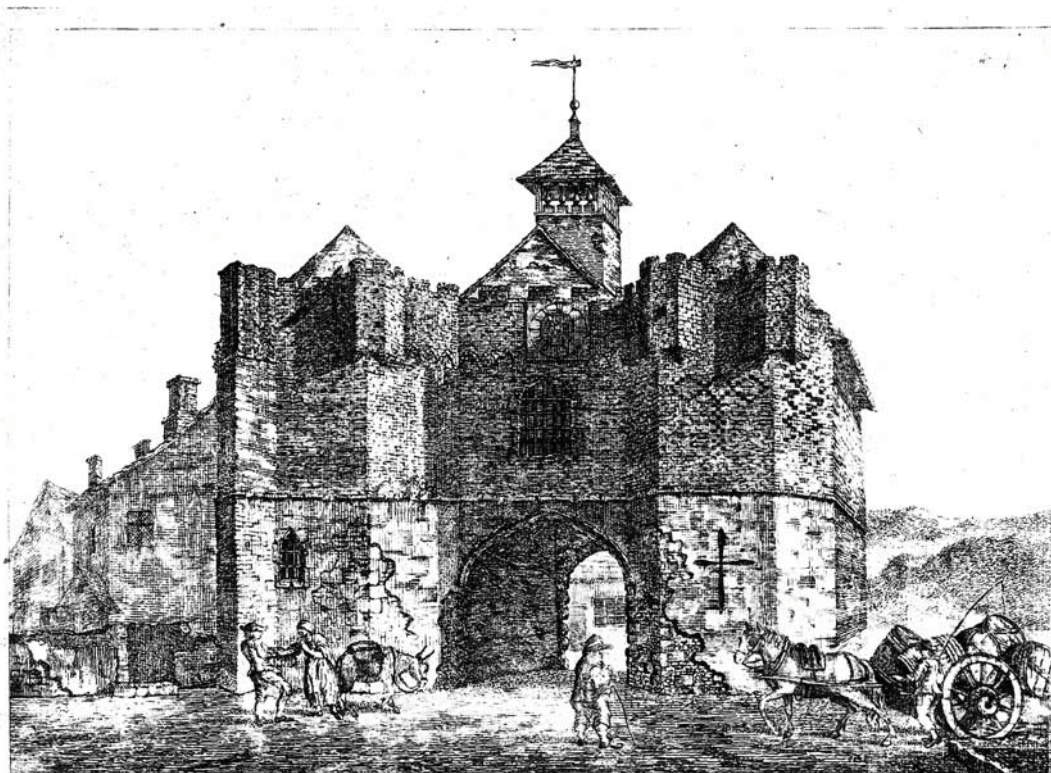
Adjoining to this gate, are to be seen some remains of the rampart, built in the fifth year of the reign of king John, to replace the ancient wall, thrown down by the Danes, in the year one thousand, being the second time of their ravaging this town within space of ten years.

Near this place formerly stood St. Mary's, chapel, commonly called the chapel of our lady grace, famous for an image of the Virgin, much reported to by pilgrims. It is mentioned in the third part of the homily against peril of idolatry, under the title of our lady of Ipswich, together with our lady of Walsingham, and our lady of Wilsdone".

Note the spelling 'goal' appears in the printed text instead of gaol. The engraving (Appendix Fig. i) probably shows the gate from within the town a later engraving by the artist George Frost (PT 242/80, Appendix Fig. ii) shows the gate from outside of the town (arguably these could both be views from the same side which on balance is likely to be from the outside of the town; Boulter, *pers. comm.*) with the open space of the remnant of the town ditch to the right of the view. Lilian Redstone states that "This gate called St Mathew's Gate was converted in 1334 into a "New Gaol", and its upper story was also used for a town gaol in 1448".



Appendix Fig. i Westgate Engraving published in 1787 (Grose)



G. Frost

Appendix Fig. ii Westgate Engraving by George Frost (ref. PT 242/80)

Unlike most of Ipswich, parts of this site were subject to tithes and are shown on the 1845 Tithe Map of St Mathew's (ref. P461/154, Appendix Fig. iii). The plots are listed in the apportionment (ref. FDA/1A/1a) as:

- 465 owner George Vaux, occupier Henry Barney a garden 2 roods 28 perches
- 466 owner Daniel Kerridge occupier Robert Milburn a garden 1 rood 28 perches
- 467 owner Ann Lufkin occupier Jonathan Godbold a garden 1 rood 38 perches

The site of the almshouses and building fronting Westgate Street together with details of nearly all the buildings between Lady Lane and Gaol Lane are omitted. There are a series of sale particulars relating to the properties that fronted on to Lady Lane at this period and these are described later in this report.

Monson's map published in 1848 (ref. MC/56) uses the present name Blackhorse Lane for Gaol Lane though it offers very few additional details. A row of houses then fronting Church Lane are shown for the first time on what had been described as gardens in 1845. There were also buildings below the almshouses on the western side of Lady Lane. The truncated southern end of the middle lane is shown on this map though this is to the south of the present development site. Though the map shows outline of the later streets to the south most of the area was still gardens. White's map of 1867 (ref. MC/57, main report Fig. 8) shows the area in a little more detail with the gardens attached to the properties fronting Lady Lane and Church Lane clearly visible.

A large number of these new houses appear to have been very small. The Ordnance Survey's 1:1250 plans (ref. Sheet Numbers LXXV 11.13 & 11. 14, similar in detail to



Appendix Fig. iii Extract from Tithe Map of 1845 (ref. P461/154)

that in main report Fig. 9) show small yards and courts such as Roe's Yard, York Place and West Court leading from out of Lady Lane and Blackhorse Square from Blackhorse Lane, though the main area of the site was still gardens.

A further lane or court is shown on the c.1904 and c.1926 editions of the 1:2500 maps on the western side of Lady Lane (main report Figs 10 & 11). This court then turns to the north to join the properties on the southern side of Westgate Street. The lane is mentioned in an abstract of title to 17 St Mathew's Street "*their representatives, servants, visitors and workmen (in common with others now entitled to the use thereof) to come go pass repass from time to time and at all times ... with or without horses carts and carriages or other vehicles, cattle and other animals into through and over and along the strip*" (ref. HB54/E23/8).

The almshouses had been rebuilt and renamed as Barnes Almshouses and Jones Almshouse. The new name for these almshouses commemorates the architect Frederick Barnes 1813 – 1898 who rebuilt those on the eastern side of the lane and further endowed the charity "in memory of his wife" in around 1895. Those on the western side of the lane had been



Appendix Fig. iv Extract from the Monson map of 1848 (ref. MC/56)

rebuilt in 1876 to the plans of the architect Henry Medgett Eyton (1833-1900). They were built in “the Gothic Style with a central section a massive single storey with attic dormers and single storey wings at each end” (See Brown et al.).

Twelve photographs were taken of these almshouses before they were demolished in the early 1960's and these are now in the St Mathew's Parish Collection (ref. FB 95/L2/14). In a valuation report dated October 1962 they were described as comprising of “two blocks of brick built almshouses on either side of Lady Lane, Ipswich. The older block was built in 1877 and numbered 10-32 consists of eight single storied and four two storied dwellings. The other block built in 1889 and numbered 1-8 consists of eight single storied dwellings”. They had been included amongst the “unfit” properties in the then County Borough Council's “St Mathew's Church Land and District Clearance Scheme”. Another photograph (ref. K472/3/10, Appendix Plate i) shows the buildings on the western side of the lane including those immediately below the almshouses all appear to be Mid Victorian brick built structures, the view simply confirms the map evidence.



Appendix Plate i The Almshouses on the West Side of the Lane (ref. K472/10)

The site had been cleared and fully redeveloped before the publication of the 1973 1:10,000 map (ref sheet number TM 14 SE).

According Muriel Clegg in 1558 John Gardiner “was ordered to make sufficient stile in the footpath from Lady Lane to St Mathew's Church for the use of the inhabitants travelling that way to their church”. This suggests that there was easy access across the town ditch at this time.

Town Wall & Ditches

On the 1:1250 Ordnance Survey plan sheet number LXXV.11.13 a lane named "*Side Street*" is shown running north south at the eastern edge of the map. This lane seems to sit over the line of Ipswich's town wall and ditch.

Apart from reference to the town's defences in Grose's account of the Westgate, there have been a number of attempts to describe the town's former wall and ditch. These have often been combined with speculation as to the site of Ipswich's 12th century castle. In 1850 John Wodderspoon set out a description of the former defences; "*The line may again be taken up in Tanner's Lane, from thence upwards to Lady Lane and so joining the street retaining the name of Ditches, in St Mathew's parish, by continuing through the stack of houses now filling the space at the juncture of St Matthew's and Globe Lane*". He further notes "*that the ditch and wall followed the course of Lady Lane is evident, for in 34th Eliz, 'the wall ditches' against the Almshouses in Lady Lane were then 'dooled out'*". This is a reference found in Bacon's Annals "*To John Wallis so much of the wall ditches as is dooled out gainst the Alms Houses in Lady lane*" dated 26th April 1592 (Richardson). Wodderspoon then quoted "*entries connected with the wall and ditches*" from the borough's records. Of these references the only one that can be positively associated with this site is an entry for 17th March 1618 when it was agreed that "*The wall ditches on the south end of the gaole be referred to the Headburrows to be let as they shall think mete*". The defences had long been out of use before this date, but as a consequence of the outbreak of the Civil War in 1642, the borough's assembly had to issue orders that "*Breastworks and Fortiffications shall be made about the towne*". If these works were completed to the pattern of contemporary fortifications found elsewhere they would have been constructed outside of the town and in areas associated with the main entrances to the town such as Westgate.

Muriel Clegg tried to use documentary sources to trace further evidence of the walls. She points out "*a curious difficulty*". "*Although rampart and ditch have their separate identities, however closely connected they may be, to the medieval writer they are as one namely, 'wallditches', or 'the common ditches'. Occasionally the name may be 'The Great Wall of Ipswich' (1290), 'the Great Ditch of Ipswich' (1324), or 'the great ditches' (1323). Even more confusing is 'the wall called the towne ditch' or the wall and bank usually called the wall ditches'. Thus a property bounded by 'the wall ditches may leave us wondering whether it is within or without the rampart, and whether it abuts the rampart or one of the associated ditches*". In the area beyond Northgate she was more certain that "*the width of the outer ditch remained constant at 18 to 20 feet*".

She continues "*The western line of the rampart presents some curious features, There appears to be a gap in the defences at the point where the medieval road to Handford Bridge entered the town, which it did without the interruption of a gate. The second noticeable feature is the outward splay of the roads (Lady Lane and Black Horse Lane to the north, Currier's Lane and former Tanner's Lane to the south) on either side of the rampart as they approach this apparently undefended area. It is the one-time Mount or Mount Street. The name is not old, so far as is known, but it may have some bearing in the situation. There must have been something of significance here, and it may be that this was the site of Ipswich Castle*". Her analysis of the town defences based on maps and other documentary sources has been widely accepted.

Maps produced to illustrate an article by Keith Wade in *“The Historical Atlas of Suffolk”* show the supposed position of the castle in relation to the medieval street pattern (main report Fig. 2).

Since the publication of new catalogue of the borough’s archives it has been possible to identify further references to grants of common soil, formerly areas of the wall and ditch, in this parish. In 1491 John Bryggys was granted premises lying *“between the highway on the north and the curtilage of Nicholas Pecok and the wall of Ipswich Gaol on the south”*. In 1499 there was a grant of premises lying *“between the town ditch on the east and the common way on the west”* and a further grant of an adjoining premises in 1517 (Allen).

Later grants are recorded in the borough court books. Unfortunately these books in common with most of the borough’s records are not indexed. In July 1782 a lease for 99 years was made out to Mr John Cobbold for *“so much of the piece of waste ground at Saint Mathew’s Gate ... as adjoins to and abuts upon his premises called the Feathers at the yearly rent of one shilling he keeping the pavement in repair”*. At the same meeting another lease describing the property in the same terms was granted to Mr John Bond (ref. C/2/2/2/8). The same book records various leases of the borough’s lands to Mr Thomas Shave. Both of these names appear on Pennington’s map. Unfortunately no estate records or property deeds have been found for the respective owners of the land around this site.

Sale Particulars

Brief details of the properties that lined Lady Lane can be gathered from a series of 19th century printed sale particulars. In October 1839 *“Three Freehold Tenements and Bake Office, In Lady-Lane”* were offered for sale at the auction. These were sold and Lot 2. Lot 1 was *“That Freehold Dwelling-House and Shop, in St Matthew’s Street, in Ipswich late the property and in the occupation of Mr James Bedwell Saddler, deceased, but now untenanted; and the Dwelling-House and shop adjoining, now occupied by Mr John Talbot, Dyer Tenant at will”*. The premises comprised of *“two Front Shops with Keeping-Rooms and other convenient Outbuildings on the ground floor; good cellars, commodious Chambers, with attics over them; and contain a Frontage next to St Matthew’s Street of 40 feet”*. There is an additional detail written in ink on the sale particulars *“Lot 2 is to be sold subject to a reservation to the purchaser of Lot 1 of a right of way at all times, in and along the passage way from and out of Lady Lane, as now and heretofore ...”*. This phrase appears in later deeds connected with the properties along the south side of St Mathew’s Street.

In 1848 the same auctioneer Robert Garrod advertised the sale of *“An Exceedingly Desirable and Valuable Freehold Property situate in Lady-Lane ...comprising of Three Dwelling-Houses stabling, large yards etc with an extensive frontage on the street admirably adapted for the erection of cottages”*. Further particulars states that the property comprised of *“Three Brick and Tiles Dwelling-Houses in the several Occupations of John Mortimer, John Cook, and Robert Chaplin ...a range of Stabling, Chaises Houses etc, in the occupation of G. C. Sampson ...also a cottage, stable with loft over Gig-House and other Buildings unoccupied with large Yards, and a Frontage on the Street to the extent of about 176 feet”*.

The following year Garrod offered another *“Desirable & Valuable Freehold Property ... Comprising Three Dwelling-Houses stabling and large yards”*. This appears to be the same property as had been advertised the previous year. On this occasion it was divided into four lots. The first lot was described as *“comprising of three brick and tiled Dwelling-Houses and small yard, now in the several occupations of Jesse Sheppard, Francis Snell and Robert Chaplin”*. The second lot *“which has a frontage of about 34 feet and adjoining lot 1”* was *“a range of stabling and 3 Coach-houses and loft over, now in the occupation of G. C. Sampson”*. The lot 3 had a frontage of 48 feet *“and adjoining lot 2; comprising a Brick and Tiled Stable and boarded ditto at present unoccupied”*. The final lot with a street frontage of 43 feet adjoining lot 3 comprised of *“a Brick and Tiled Stable and Chaise House with loft over, and Boarded and Tiled Shed, at present unoccupied”*. This type of property purchased as a single lot could be later demolished to form one of the small courts that joined to this and neighbouring streets.

The suggestion that sales in this part of Ipswich attracted builders of courts and tenement blocks is borne out by the mode of advertising employed in another sale in 1858 *“To Speculators & Others”*. This time the property was in the neighbouring parish of St Mary Elms and was sold in 2 lots. The first lot consisted of *“A Tenement and Shop occupied by Mrs West, and four cottages adjoining”*. The second lot was *“five cottages opposite the above”*. The advertisement continues *“The above property forms a square ... and substantially built of brick and tile is well tenanted and offers an excellent opportunity for investment ... There is a wash-house with copper and out-house to each lot”*.

Summary

In the absence of the property deeds for this area. It is not possible to offer additional details relating to this site. Some of the modern borough records have been sent to the record office, though these are at present waiting to be catalogued. The current shortage of trained archivists within the Record Office probably means that these records will not be accessible for sometime. They are likely to include the records of slum clearances prior to the building of the existing civic centre.

The town wall and ditch stood between Lady Lane and Blackhorse Lane to the east. The boundary line is evident on maps and there are references to enclosures ditch beyond the wall in the late 15th century and the bank in the late 16th and early 17th century. Along the northern end of Lady Lane two rows of Almshouses had been built before 1515 close to the site of the medieval chapel of our Lady. These buildings were demolished in the 19th century and rebuilt. There is a very detailed collection of photographs relating to these buildings in the parish collection though these do not show details of the adjoining properties. One view of Lady Lane shows a number of small brick built houses or cottages. These have all been demolished during the slum clearances from the 1920's onwards. In other parts of the lanes various courts had been built in the early 19th century replacing single houses and their outbuildings.

From 1334 until 1823 the area had been associated with the borough's gaol. This was first housed in the Westgate itself though from about 1685 onwards it was moved to a new building at the northern end of Blackhorse Lane.

Map evidence suggests that most of the site was open gardens until the 19th century and the land between respective lanes filled with a range of outbuildings and sheds. The general impression is that it was a poor area on the fringes of the town.

Anthony M Breen July 2006

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Sale Particulars: Lady Lane

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