

# **ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

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## **UNIVERSITY CAMPUS SUFFOLK PHASE 1 – NEPTUNE QUAY (SMR Ref. IPS 500)**

M. Sommers  
©June 2006

Suffolk County Council Archaeological Service  
Field Projects Team  
**Lucy Robinson, County Director of Environment and Transport**  
Endeavour House, Russel Road, Ipswich. IP1 2BX.

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## 1. Introduction

It is proposed to establish a university campus on land currently occupied by the Suffolk College and on additional plots of land adjacent the Wet Dock in Ipswich, Suffolk. Phase 1 of this project entails construction on a plot adjacent the dock. The plot forms part of the area known as Neptune Quay and lies adjacent the northeastern corner of the Wet Dock.

The Suffolk County Council Archaeological Service (SCCAS) has been commissioned by Turner and Townsend Project Management Limited on behalf of their clients, University Campus Suffolk, to undertake a desk-based assessment of the Phase 1 area. The site covers an area of approximately 5200 square metres and is bounded by Fore Street to the north, a group of buildings fronting Fore Street and Duke Street to the east, Coprolite Street and a roadway adjacent the Wet Dock to the south, and Neptune Square, a residential development, to the west (Figure 1). The area is relatively level and lies at a height of approximately 4m OD.

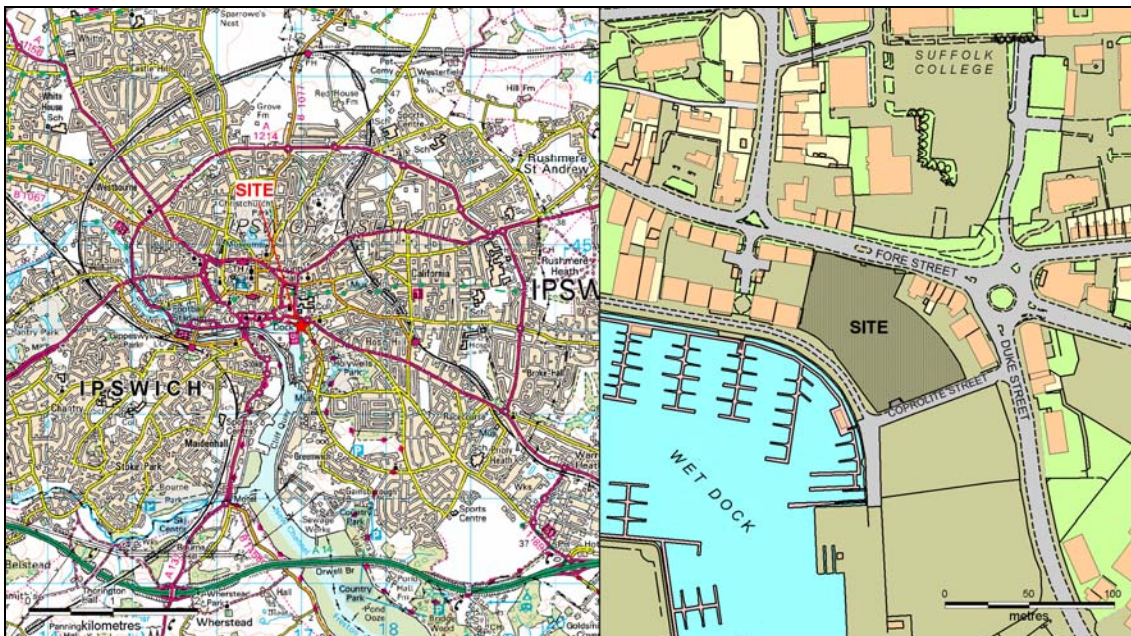


Figure 1: Location Plan

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The aim of this report is to assess the archaeological potential of the site through the examination of existing records held in the Suffolk Record Office or by the Suffolk County Council Archaeological Service, as well as any available map data. A further aim is to review topographical data in an attempt to predict the depths at which any archaeological deposits may occur.

## 2. Methodology

To assess the archaeological potential of the site the following sources were consulted:

- The Sites and Monuments Record (SMR) held by Suffolk County Council Archaeological Service and the separate SMR listing for Ipswich (although most archaeological sites are recorded on both there are possible exceptions).
- The List of Buildings of special architectural and historic interest
- Any available borehole data from within the site or in the locality

To undertake a documentary survey, including a search and analysis of historic cartographic sources, an experienced freelance historian (Mr A.M. Breen) was commissioned to carry out research in the Suffolk Record Office the results of which comprise Section 3.2 of this report.

### 3. Results

#### 3.1 SMR data

The Sites and Monuments Record for the county is maintained by the Suffolk County Council Archaeological Service. A second list is held in their Ipswich office for sites within Ipswich itself. In recent years the two have been combined but there are occasional omissions that can only be picked up through consultation of both records.

For this study SMR entries within an approximate 250m radius of the centre of the site have been included and are summarised in Table 1 below. The SMR entry locations are marked in Figure 2. Further details on pertinent entries appears below.

*NB: entries commencing with 'IAS' are listed in the Ipswich SMR, those beginning 'IPS' are listed in the county SMR*

SMR No.	Address	Description	Nature of Evidence
IAS 6105	107 Fore Street	Monitoring (1987)	Machine excavation of large basement up to 1.2m deep revealed modern truncation but no significant archaeological finds
IAS 6106	85-87 Fore Street	Excavation (April 1990)	Late Saxon, medieval and post-medieval deposits
IAS 9007	Neptune Marina	Monitoring (2002 to 2003)	Limited exposure of natural subsoil exposed in northeastern part of the site. Substantial reclamation deposits of later medieval/post-medieval date in western portion of site
IPS 138	Orwell Works	Stray Find (1935)	Early Neolithic to Early Bronze Age greenstone axe
IPS 154	Fore Hamlet	St James' Leper Hospital	Limited excavation by University College London (Brothwell ?1958) confirmed presence of burials at the junction of Fore Hamlet and Back Hamlet.
IPS 155	Fore Hamlet	Finds (1947)	Medieval pottery (13 <sup>th</sup> to 16 <sup>th</sup> century) found during building work. Said to have been recovered from '7 feet down'.
IPS 162	Suffolk College	Finds (1958/9)	Sherds of Late Saxon to Early medieval pottery recovered by workmen on college site. Also three medieval coins (listed in SMR under 'IPS Misc.')

IPS 216	Neptune Quay (now Neptune Square)	Excavation (1989, 1998 and 1999)	Extensive excavations revealed complex stratified deposits of Middle Saxon (c. AD650-850 and later date indicating occupation and enwharfment. Also later medieval quay wall.
IPS 217	90/92 Fore Street (Old Skipper café)	Watching Brief (1989)	Observation of construction work on rear extension revealed natural subsoil at 1.4m below ground level. Pottery of 12 <sup>th</sup> century and later date was also recovered.
IPS 220	St Clement's Room, (118 Grimwade Street)	Finds (1951?)	Scatter of Roman pottery fragments (no details)
IPS 263	St Clement's Church	Standing Building	15 <sup>th</sup> century church. Six arched pier arcades leading to north and south aisles and chancel.
IPS 267	Ransome's Works (site of)	Documentary evidence	Site of St Clement's Shipbuilding Yard (+ others). 16 <sup>th</sup> to 19 <sup>th</sup> century, later site of Ransome's Ironworks.
IPS 375/376	St Clement's Church Lane	Monitoring and small excavation	Scatter of medieval and post-medieval finds (13 <sup>th</sup> to 17 <sup>th</sup> century). No further details.
IPS 377	71-73 Fore Street	Monitoring	Observation of works associated with partial demolition and erection of rear extension recovered pottery of Middle to Late Saxon, medieval and post-medieval periods.
IPS 382	2 Coprolite Street	Watching Brief (1995)	Observation of shallow footings (0.6m) only disturbed post-medieval deposits containing 18 <sup>th</sup> /19 <sup>th</sup> century pottery. Existing cellar noted on Duke Street frontage.
IPS 388	Isaac Lord Complex (80-80a Fore Street)	Investigation (1998)	Tree-ring samples taken from each of the four ranges of the complex. Earliest timbers dated to 1418-1449.
IPS 474	Duke Street	Evaluation (1995)	A trenched evaluation revealed occasional scattered pits of unknown date plus low-level post-medieval occupation evidence.
IPS 480	Dock Island	Documentary	Site of limekiln as marked on 1 <sup>st</sup> Edition Ordnance Survey map (c.1885).

Table 1: Summary of SMR data within c. 250m of the Campus Site

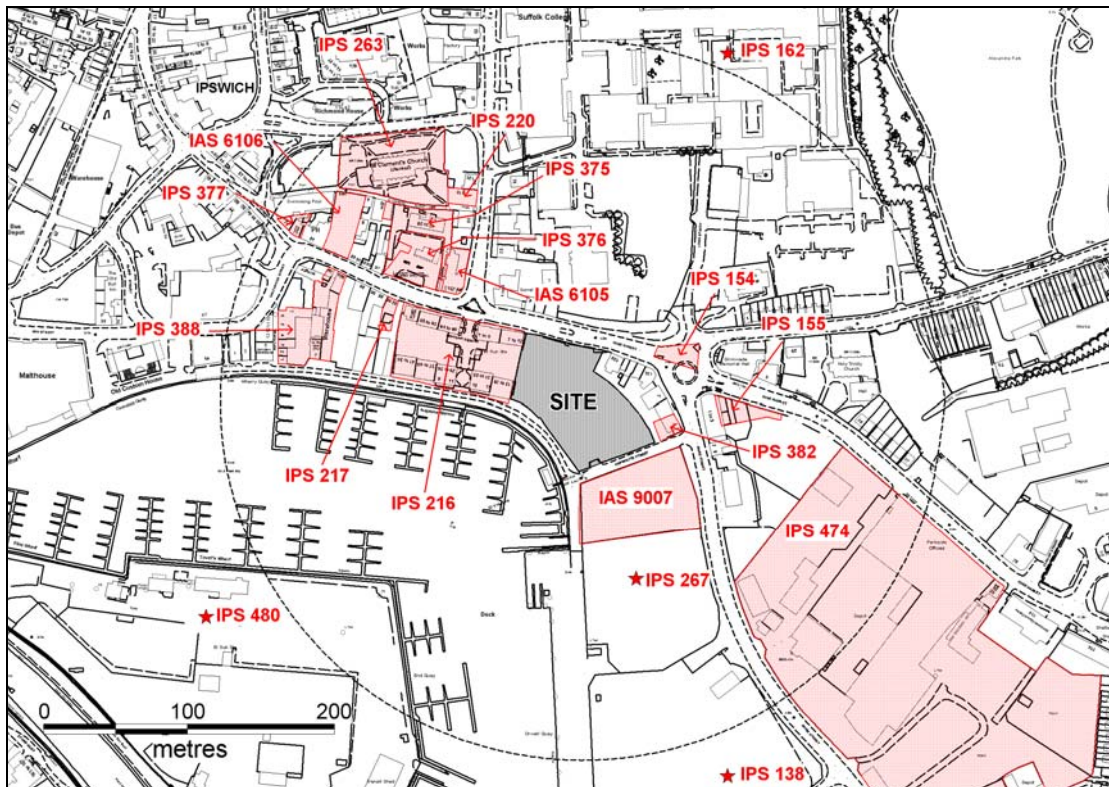


Figure 2: SMR Locations

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The most significant archaeological work listed above is the excavation undertaken on the site of Neptune Square (IPS 216), which lies immediately to the east of the campus site. Complex stratigraphic deposits were encountered during excavations undertaken in 1989, 1998 and 1999 (Boulter 2000). The earliest evidence was of Middle to Late Saxon date. Associated with this was a possible revetment of the river bank which turned along the line of one of the streams that formerly ran down through the town from the higher ground to the north. Further activity was recorded throughout the medieval period from the 11<sup>th</sup> century onwards consisting of strand-line ditches, occasional pits, isolated burials, an oven and dumped waste from nearby metalworking. During the 14<sup>th</sup> through to the 16<sup>th</sup> century the waterfront consolidated with the construction of a stone quay wall with metal surfacing behind. This structure also turned to the north indicating that an inlet associated with the north-south channel was still extant. The opposite bank of the inlet was poorly revetted with timber and no metal surfacing of the area behind. This suggests a more ephemeral use for land to the east of the inlet as opposed to land to the west. The quay wall was maintained into the 17<sup>th</sup> century until a major episode of reclamation and enwharfment, including a new brick quay wall, effectively pushed the river's edge south, close to its present day alignment.

Immediately to the south of Coprolite Street, south of the campus site, limited archaeological monitoring was undertaken in advance of the construction of the residential apartment block at Neptune Marina (Gardner 2003, Boulter 2004). Natural gravel subsoil was identified in the eastern part of the site, suggesting that the alignment of Duke Street is analogous to that of an earlier strand-line road adjacent a tidally washed foreshore. To the west increasingly deep alluvial deposits were noted of which the upper layers contained finds indicating later medieval/early post-

medieval activity. A more substantial dumping/consolidation deposit sealed the alluvial silts which was likely to be associated with 17<sup>th</sup> century reclamation.

The remaining sites recorded in the SMR are mainly associated with the Saxon and medieval core of the town firmly located within its formal boundaries with only limited development outside the town until the early post-medieval period.

## **3.2 Documentary Survey**

by A.M. Breen 2006

### *3.2.1 Introduction*

The site joins Fore Street to the north in part and Coprolite Street to the southeast, the southwestern boundary rests on the Wet Dock frontage and the western boundary on the recently built flats surrounding Neptune Square. At the roundabout junction of Fore Street with Duke Street, Fore Hamlet and Back Hamlet, there is a row of timber-framed buildings now numbered 132-138 Fore Street and at the corner of Duke Street an early 19<sup>th</sup> century house and corner shop. These are listed buildings and outside the development site. In the description of 132-138 Fore Street it states that there is “a carved bressumer bearing the date 1620” and that there is also a “carved projecting eaves board with the same motifs as the bressumer”. This suggests that the building now sub-divided was at the date of its construction a single property.

Recent redevelopment of areas around the Wet Dock, first opened in 1842, has offered an opportunity to carry out extensive documentary research into these parts of Ipswich. In 1998 a report was prepared for the Neptune Square site. In the discussion of the historic documentary sources considerable attention was paid to the site of Ipswich’s ‘Old Kay’ and the boundary between the borough and the manor of Wix Bishop. The subsequent excavation of this site uncovered a late medieval quay frontage that terminated or turned inland at the southern end of Grimwade Street. The eastern end of the dock, the site of the former Ransome Works, has been recently examined (Breen “Orwell Works” May 2005). This was an important area for 17<sup>th</sup> and 18<sup>th</sup> century shipbuilding. The demesne land and site of the former manor of Wix or Wykes Bishop has been examined in detail in a series of reports prepared for Ipswich Borough Council. It had been believed that within Holywells Park there had been a bishop’s palace with medieval park and landscape features. The reports have questioned this assumption and highlighted the modest nature of the estate. The Holywells reports have offered new insights as to the value and mode of preparation of 17<sup>th</sup> century surveys of the manor and these documents are again revisited in this report. Since 1998 the archives of the Borough of Ipswich have been re-catalogued (Allen 2000) and new sources for the historic geography of the borough identified. Recently the distinguished transport historian Hugh Moffat has published his work “Ships and Shipyards of Ipswich 1700-1970” which is an important contribution to our understanding of the development of this area.

Despite the various reports and published works it remains important to examine each site afresh as new material becomes awhile and previous work is re-examined.

The research for this report has been carried out at the Suffolk Record Office, Ipswich. Documents relating to Wix Bishop that had been part of the antiquarian

papers of William J Fitch and are now at the British Library are also discussed in this report.

### 3.2.2 Cartographic Sources

The buildings that formerly stood on this site were constructed in the 20<sup>th</sup> century and are not shown on the 1927 edition of the 1:2500 Ordnance Survey map (ref. sheet number LXXV.12 – Figure 5).

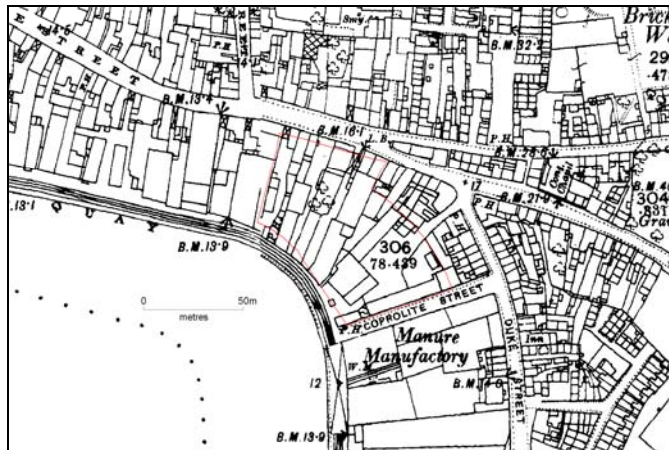


Figure 3: 1<sup>st</sup> Edition Ordnance Survey c.1885

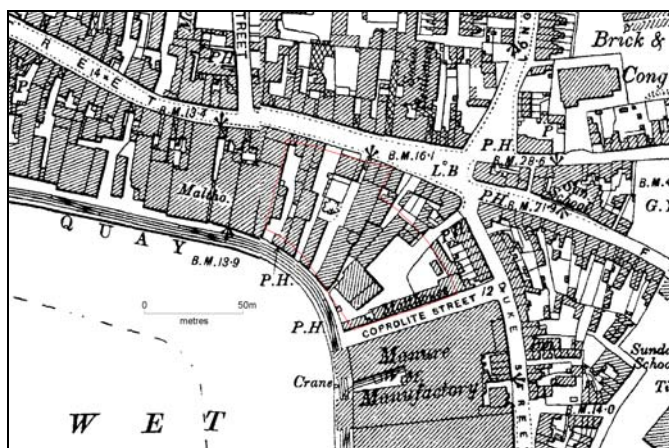


Figure 4: 2<sup>nd</sup> Edition Ordnance Survey c.1904



Figure 5: 3<sup>rd</sup> Edition Ordnance Survey c.1927

The area was first surveyed in 1880. The record office does have a copy of the first edition 1:2500 plan surveyed in 1881 (sheet number LXXV.12.21 – unavailable to copy, Figure 3 is of the 1:2500 scale sheet). At this larger scale the names of three public houses are noted on the plan. At the southern junction of Coprolite Street with the wet dock there was the ‘Steam Packet tap’, at the junction of Duke Street and Fore Street the ‘Steam Packet’ and along the dock to the west the ‘Pilot’. The ‘Pilot’ seems to have close before 1904, as the site is not marked ‘PH’ on the 2<sup>nd</sup> edition of the 1:2500 map (Figure 4). Both the 1904 and 1927 map mark the long building to the east of the ‘Steam Packet Tap’ as a malting though this detail is omitted from the 1881 plan. At the western end of the site a large number of buildings to the rear of the properties fronting Fore Street had been demolished by 1904. The description ‘public house’ does not distinguish between premises that were licensed as inns and those licensed as beer houses under the Beer House Act of 1830.

The 1875 plans prepared for the new lock at Ipswich Wet Dock do not show this area in

detail. The parcels of land either side of the present entrance to the Wet Dock together with the areas at the western end of the dock are numbered and the ownership described in a schedule (ref. 150/8/6.10). An earlier undated plan (ref. EL1/7/1/79)



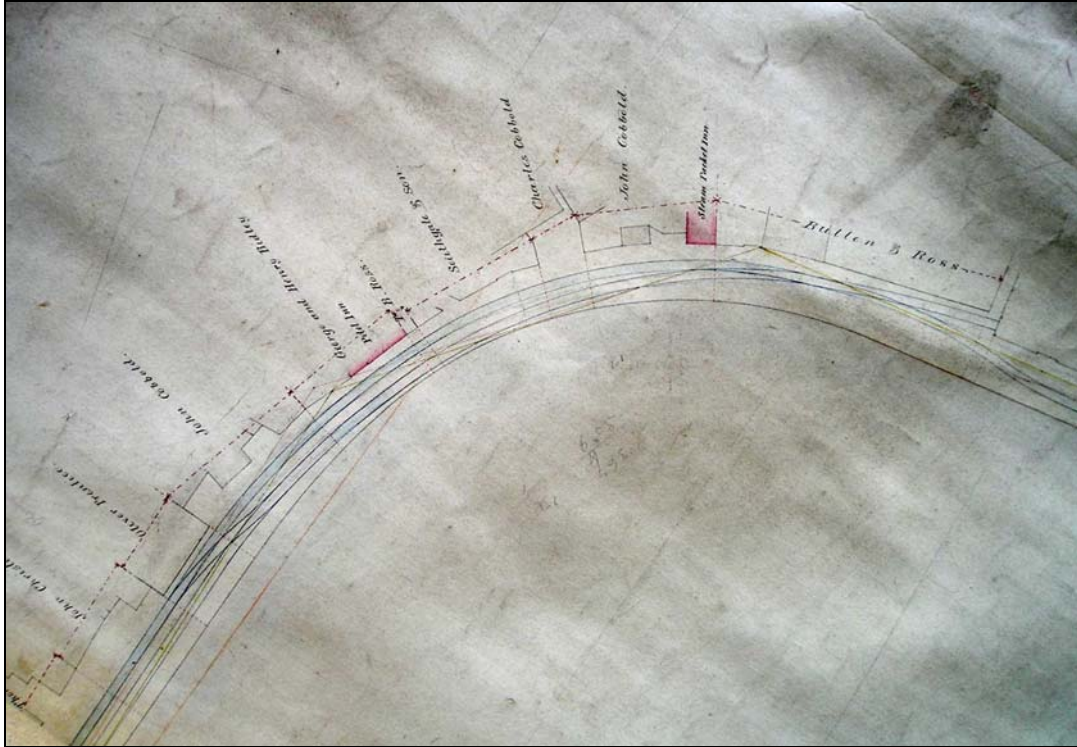


Plate I: Undated Plan of the Dock

surveyed shortly after the dock (Plate I) was opened does name the owners from west to east as John Cobbold, George & Henry Ridley, T.B Ross, Southgate and Sons, Charles Cobbold and John Cobbold again. The small public house the Pilot Inn was between the Ridley and Ross properties. George and Henry Ridley were wine merchants, brewers and malsters. The ‘Steam Packet’ is shown on this map on the southern side of Coprolite Street. At the junction of Fore Street and Duke Street the other ‘Steam Packet’ was then known as ‘The Compasses’.

The line of Coprolite Street is shown on White’s 1867 map of Ipswich (ref. MC4/57 – Figure 6) though not named. There appear to have been gates or barriers at both ends of this street suggesting a private passageway. Though the buildings in other parts of this site are not shown to the same level of detail, as on the 1881 Ordnance Survey plan there appear to have been relatively few changes.



Figure 6: White's Map of Ipswich, 1867

The details on Monson’s 1848 map (ref MC4/56 – Figure 7) appear to be similar though some of the buildings at the western end of the site appear to have been



Figure 7: Monson's Map of Ipswich 1848

demolished before 1867. On both of these maps Fore Street appears as St Clement's or St Clement's Fore Street.

The 1844 tithe map for St Clement's (ref. P461/146 – Figure 8) shows only the outline of the buildings in this area. The parish consisted of 1597 acres though only 1050 acres

were titheable and nearly all the built areas are not numbered or listed in the tithe apportionment. There are two exceptions on or near to this site. At the eastern end within the site the apportionment number 3 appears on the map and is listed under the ownership of Buller, Ross & Co and in the occupation of Robert Wilson described as "Buildings and Land". Robert Wilson also occupied a bonding warehouse numbered 39 on the map. To the west of this site the piece marked 186 was then in the ownership and occupation of Samuel White.



Figure 8: Tithe Map of St Clement's parish 1844

In March 1839 the surveyor H.J. Ellis produced a "Map of St Clement's, Ipswich" (ref. FB 98/A12/1). The large-scale map shows the outlines of the buildings in this area though the owner or occupiers are not named nor are the plots numbered.

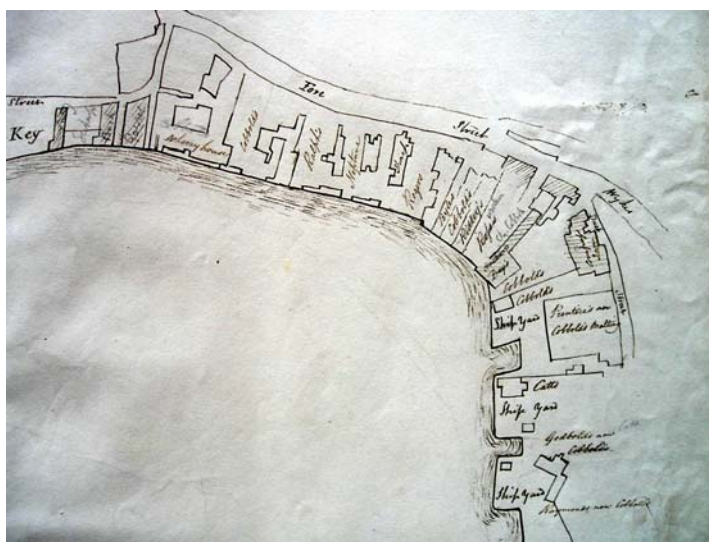


Plate II: Map recording dockside property owners c. 1830s

In preparing the arguments in favour of the proposed wet dock documents relating to previous proposals and observations on other docks within Britain were collected into a single volume (ref. EL1/7/1/3). Amongst the plans there is a map of the area based on Pennington's 1778 map of Ipswich. The map number

13 in the book records the names of the owners of the properties adjoining the docks (Plate II). Beginning with Mr Sharp's property as shown on Pennington's map and on this map and continuing eastward along the dock the owners are named as Byles, Cobbolds, Ridleys and Archers. The last name is crossed out Days inserted and this too is crossed out and Chas Cobbold inserted.

The property boundary of Charles Cobbold's property ran from the dock to the corner of Duke Street and Fore Street. The yard at the northern end of Duke Street is marked on this plan as Compass Inn. To the south of the inn the land is again marked as Cobbold.



Figure 9: Pennington's Map of Ipswich 1778



Figure 10: Ogilby's Map of Ipswich 1674



Figure 11: John Speede's Map of Ipswich 1610

The maltings along the northern side of Coprolite Street are not shown Pennington's map of 1778 (ref. MC4/52 – Figure 9) and the ground to the rear of the properties to the west of this site appear to have been gardens. The only property owner named on the map is Mr Sharp whose property is that marked as 186 on the title map. Pennington uses the name Fore Street though Duke Street is named 'Duck Street'. On John Ogilby's 1674 map (ref. MC4/51 – Figure 10) the houses at the junction of Fore Street and Duke Street are marked with the letter 'Q' described in the legend as "Mr Wright's House". Fore Street is numbered '24' and named as 'St Clements Street' and Duke Street

'll' is named as 'Duck Street' this leads to 'mm' the 'way to Greenwich'. The map depicts the early development of the shipyards along the west-facing bank of the river.

John Speede's map of 1610 (MC4/50 – Figure 11) offers a very different picture of this area. There are buildings to the north of this site at the junction of Fore Hamlet and Back Hamlet, though only one building is shown on the site itself. There then appears to have been a gap in the line of the buildings to the west suggesting that these were vacant plots of waste ground. The map shows an unidentified boundary possibly along the southern side of Fore Street between this site and the other buildings at the western end of the street.

### 3.2.3 Manorial Court Books

The maps name various owners or occupiers of the properties in this part of Ipswich. Some of their names can be found in the contemporary court records of the manor of Wix Bishop. It is possible to follow each copyhold property back through the court records. The records, except for extracts from wills, were written in Latin until 1733. The wills are quoted in English. English was also used during the brief Commonwealth Period 1652-1660. Until 1752 the year began on 25<sup>th</sup> March. At the death of a tenant or the sale of a property the land was surrendered back to the manor and the new tenant admitted in a ceremony known as delivery of seisin. The practice of customary law for this manor was English Borough, in cases when a tenant died without leaving a will their lands passed to the youngest son unless the lands had previously been surrendered to the use of their will.

Nathaniel Byles was a copyholder of this manor having entered his property on the surrender of Barclay Maitland on 10<sup>th</sup> June 1801. The court records name this property as 'Saint Helen Down' and it was not in the area of the docks but adjoining his freehold estate at Hill House later Alexandria Park. There are no entries for Archer, Day or Ridley in the manorial court books. John Cobbold held various properties from this manor. On 19<sup>th</sup> July 1785 John Cobbold, beer brewer of Ipswich entered the dock side property on the surrender of William Cobbold corn factor of Reydon Square, London. The property was described as a "*messuage or tenement ... near the copyhold tenement sometime of Anthony Payne ... on the part of the east on the copyhold lands late Robert Bull and in part upon the lands late of Thomas Lane and the Highway towards the north and upon the salt water towards the south and contains in the middle from the pale sometime Anthony Paine in the west part thereof to the other pale in the east part seventy four feet and an half by the rule and in breadth near the salt water thirty three foot and an half by the rule and in breadth near the highway from the fence sometime since the said Anthony Payne to the smith's forge in the parish of St Clement in Ipswich in the fee of Wix Bishop aforesaid as it abuts upon the Lady's Pound towards the west and there contains in breadth sixteen foot of the rule and upon the highway towards the west and contains from the Mansion House heretofore of the widow Low towards the highway on the part of the north fourteen foot and lyes near the orchard or garden of the said Widow Low towards the south in length and there contains fifteen foot of the rule and by the highway on the part of the north and there contains seventeen foot of the rule*".

He was also admitted to another property "*all that waste ground of the Lady's upon which the said pound stood ... between the copyhold lands late of Thomas Wright on the part of the south and the highway on the part of the north and abuts upon ...land*

*late the said Thomas Wright upon which the smith's shop sometime stood on the part of the west and upon the highway leading to Greenwich on the part of the East containing in length four foot of the rule and in breadth twenty one foot and an half of the rule upon part of which aforesaid premises a malting office now in the occupation of the said Henry Gallant was built by Christopher Redshaw a former proprietor of the said premises and the residue or other parts of the said premises is now in the several tenures of Buckingham, Bugg, William Parsons and Paul Kent and to which premises the said William Cobbold was admitted to him and his heirs ... on the fifth day of June" 1767.*

Some of the owners and occupiers of the adjoining properties were contemporaries or near contemporaries but the names of Anthony Payne, Thomas Wright, Robert Bull and Thomas Lane appear in much earlier records. Christopher Redshaw the younger was admitted to this property on 21<sup>st</sup> October 1737 on the surrender of Thomas Wright, gentleman. Christopher Redshaw died in 1756 and was succeeded by his son Robert as noted in the court proceedings of 11<sup>th</sup> January 1757.

Charles Cobbold was not a copyholder in his own right but in that of his wife Ann the *"Only child and heiress of Owen Roe"* according to the court records of 21<sup>st</sup> October 1840. Owen Roe was admitted to his property on 28<sup>th</sup> August 1805 though before 1st March 1802 the owner of this property was John Cobbold. The property is described at length as *"all that messuage or tenement together with the piece of ground coal house and granary lying at the south end thereof and also the small yard or piece of ground not inclosed and lying at the east side of the said messuage (upon part of which ground a stable and coachhouse were then erecting) except and reserving ... full and free passage for carriages from the street to and from the wharf or quay after mentioned and which adjoined the salt water river to the south as the same messuage and premises abutted upon the King's Highway formerly called Nacton Way otherwise Greenwich Way and then Saint Clements' Street towards the north upon the malting office, coal yard ... of James Bryant on the part of the west and south and upon the said common way or passage after mentioned leading ... unto the said wharf or quay on the part of the south east and were theretofore part and parcel of the estate of Wright Hammond and Robert Gayner both deceased of whom the same were purchased by Thomas Cobbold deceased father of John Cobbold"*. The property included *"two rooms over part of the said malting"* and rights of entrance to the passage or cart way.

Robert Gayner had been admitted to the property on 11<sup>th</sup> December 1747 described as *"one house or tenement built upon a piece of waste land late in the tenure or occupation of Judith Bowell and abuts the salt water there towards the south"*. Previous transfer to Thomas Grimwood was on 2<sup>nd</sup> May 1746. The court proceedings of 1746 record the death Judith Bowell in October 1737. She had held the property for her life under the terms of the will of John Wright who had died in 1724. Judith Bowell was the cousin of another Thomas Wright whose will dated 1739 included a clause leaving the property to his cousin Thomas Grimwood.

The same court also records that Hammond Wright was admitted to *"one house or tenement lately built upon a piece of waste land late in the occupation of Anne Hammond and after that of James Strahan"*. Anne Hammond together with John Hammond had been admitted to this property on 4<sup>th</sup> February 1724. The previous copyholder was John Wright.

### 3.2.4 Manorial Surveys

There are two 17<sup>th</sup> century surveys of this manor though neither the survey of 1620 nor that of survey 1656 were compiled from a geographic survey of the land. The surveys list the tenants and describe their lands as they appear in the court records. Through combining the entries it is possible to build up a list of those holding land in the area of this site and identify the owners of the various properties shown on John Speede's map of 1610 and John Ogilby's map of 1674. The surveys also record the dates at which each tenant entered their property and the full account can then be found in the contemporary court rolls. These descriptions remained in use at each subsequent transfer sometimes without amendment and it is therefore important to trace a property back to the earliest surviving entry.

The earlier survey of 1620 includes the freehold lands of the manor as well as copyhold. There are 26 copyholders mentioned in the survey, though a Robert Bull is mentioned twice once with his wife Alice and once as the heir of another Robert Bull. Another property part of this site was subdivided into three parts. On this occasion the steward has not only used the court rolls but also has assembled a jury of copyholders to ask them to recall the details of the land especially the freehold.

In an entry dated 19<sup>th</sup> March 18 James I (1621) the copyhold lands of Thomas Wright are described as

*“Thomas Wright had by the surrender and last will and testament of William Wright his father 2<sup>nd</sup> of November 1605 one messuage or tenement in Wix Bishopp neere Ipswich abutting upon Anthony Paine west and east upon Robert Bull, William Hammond, Thomas Lane & the Kinges Highway north and upon the salt water south and conteyneth in the middle a fence called a pale of the aforesaid Anthonie Paine west parte to an other pale in the east the salt water 33 foote and a half of the rule and from Anthonie Paines fence to the smythes forge 51 foote and a half by the rule by the yearlye rent of X d per annum with one peece of land called the Smythes Forge in the parrish of St Clements in Ipswich in the fee of Wix abutting uppon the Lordes ponde west and conteyneth in breadth 16 foote of the rule and uppon the Kinges Highway towards the west and conteineth from the Mansion House of the widowe Lowe towards the Kinges Highway North 14 Foote and lyeth neere the Orchard of the said widdowe Lowe towards the south in length 15 foote and by the Kinges High way north 17 foote and is houlden by the yearely rent of ii d and the Lord gave seizure to the said Thomas Wright to have and to hould to him his heires according to the court of the Mannor by the rent of xii d per annum and suite of courte”.*

William Hamond held his lands with his wife Anne from 5<sup>th</sup> October 18 James I (1620)

*“William Hammond and Anna his wife tooke up to their heires and assignes one third part of certaine tenements & landes bond according to the effect of an Indenture tripartite bearing the date 26<sup>th</sup> of February in the 16<sup>th</sup> yeare of the Kinge as in the Rowles appeareth at large the words to this effect are these And the said William Hammond & Anna his wife and their heires shall have for their part the dimition alongst from the part of Robert Bull and Alice his wife forth on the North waies being in breadth at the East end therof next the waye threescore and two foote of the rule and in breadth at the west end their of towards the saltwater thirty fowre foote and a*

*halfe of the rule and all the grownd within the compass of the said partition from side to side and from end to end and they were admitted tenants by the yearly rent of iiii d per annum”.*

Robert Bull held his lands with Alice his wife from the same day described as

*“Robart Bull and Alice his wife as before to this effect And the said Robart Bull and Alice his wife and their heires shall have further parts the south side of the said parcel of grownd or tymber yard viz from the said houses and grownd late of the said Robert Barwicke forth on the northwards measured out and being on breadth on the East fifty foote of the rule and in breadth at the west end thereof towards the salt water or Channel thirty fowre foote and a half of the rule which tenement and stable standing within the same And so all the grownd standing within the said partition ...yearly rent of iiii d”.*

Thomas Lane land is described in the same way *“the next division alongst by the East viz from the said part of the said William Hammond forth on the Northward measured out as the former and being in breadth at the east end therof next the said way threescore of the rule and in breadth at the west end therof towards the salt water or channel thirty three foote and a half of the rule ... yearly rent iiii d”.*

Anthony Paine held his lands with his wife Agnes from 27<sup>th</sup> March 42 Elizabeth I (1600). These are described as

*“Anthony Paine had by the surrendour and release of William Wright senior and Thomazin his wife one peece of wast land builte lyinge betweene William Wrights landes and tenement bond east Robert Bull west salt water south & Nacton alias Greenwich Way North and conteineth towards the salt water 22 foote in breadth and towards Greenwich way 65 foote which premises the said William Wright and Tomazin his wife tooke to them and the heires of the said William 19 of Elizabeth to the which Anthony Paine and Agnes his wife the Lord gave seizure ... by the yearly rent of 5d per annum and suit of courte”.*

In another entry date 3<sup>rd</sup> September 4 James I (1607)

*The hommadge fownd that Robert Bull dyed seased of certaine bond landes of this Mannor and that Robert Bull the younger sonne is next heire and of full age who desiens admittance to one parcel of land abutting uppon the kinges high way conteineth in breadth at the north head 30 foote of the rule and uppon the salt water South 12 feete to be measured from the north to the south with a straight line which patch or parcel of land is a parcel of one peece of bond of this mannor towards the land of the village of Ipswich containing in breadth by Greenwich way 50 foote which premises the foresaid Robert Bull tooke to him and his heires by the surrendour and release of William Wright and Thomazin his wife the last of March 40 Eliz to the which Robert Bull his sonne the Lord gave seizure ... yearly rent ii d parte of xii d and services due and accustomed”.*

The references in this description to this land as lying “towards the land of the village of Ipswich” and that the former owner was “William Wright and Thomazin his wife” suggests that it must have been close to the common soil mentioned in a 1588 foreshore deed described below.

In 1656 the Orwell is sometimes referred to as the “Nacton River” though more often as the “Saltwater”. Duke Street was then known as “Greenwich Way”. The survey begins on Page 2 with an entry for John Foorde’s lands “The close wherein the three last mentioned pieces do lye” as the last three pieces are not mentioned this suggests that the survey is incomplete. The following entries describe the area of this site:

John Wright held from 12<sup>th</sup> November 1652 *“one piece of land lately built lying between east the said John Wright west Thomas Bantoft south the saltwater conteining in breadth 22 foote north Nacton way otherwise Greenwich way conteining in breadth 65 foote”*

Also from 12<sup>th</sup> April 1650 *“One messuage or tenement neer Ipswich lying between north the common way in part Richard Watkins Edward Hammond south the saltwater west the tenement late Anthony Paynes now the said John Wright east Richard Watkins”*. He also held from the same day *“The Smithies Forge in the parish of St Clements lying between south upon the said John Wright north the common way conteining 16 foote east the lords pound conteyning in breadth 16 foote west the common way”*. Then *“all that wast soyle of the lord upon which the pound formerly stode lying between south the bondlands of the said John Wright north the common way abutting west the lands of the said John Wright where the Smiths Forge stood east Greenwich way containing in length 24 foote in breadth 21”*.

Richard Watkins held from 18<sup>th</sup> April 1655 *“One Messuage or tenement with the appurtenances lying between north John Wright south Edward Hammond west the saltwater and east Greenwich Way”*.

Edward Hamond held from 10<sup>th</sup> January 1655 and 18<sup>th</sup> January 23 Charles I (1648) *“One messuage or tenement newly built with a yard thereunto belonging lying between north the bond tenement of Richard Watkins south the bond tenement of Abigail Grimble west the saltwater and east Greenwich way”*.

Abigail Grymble held from 16<sup>th</sup> December 20 James I (1623) *“one messuage or tenement with the appurtenances lying between north Edward Hamond south John Cornelius saltwater west and east Greenwich way”*.

John Cornelius held from 18 April 1651 *“One Messuage one Curtilage Garden one Key lying between south the tenement of Thomas Dryver north Abigaile Grymble widow abutting the saltwater west and Greenwich Way east”*. Another date of 6<sup>th</sup> March 1655 is given for this entry.

Thomas Dryver held from 23<sup>rd</sup> January 1655 *“One Messuage Key with the appurtenances lying between north the bond tenement of John Cornelius south the bond tenement of John Foorde abutting east Greenwich way conteyning 22 foote 3 inches west saltwater conteyninge 21 foote”*.

To the west of John Wright’s house the lands are described as

Thomas Bantoft held from 8<sup>th</sup> January 23, 23<sup>rd</sup> Charles I (1648) *“One piece of land parcel of a piece of land lately built upon the lands of Ipswich conteining in breadth by Greenwich Way 50 foote lying between east John Wright west John Brandlyn*



*abutting north Comon way conteining in breath 30 foote south saltwater conteyning 12 foote”.*

He also held from the same date *“One piece of land parcel of the Butchers Shop lying next to the former piece lying between Thomas Bantoft north and south abutting John Wright east and Mr Brandlyn west”.*

Again there is no entry for the lands of John Brandlyn.

There is an additional entry dated 11<sup>th</sup> August 5 Charles I (1629), John Cole’s lands are described as *“One piece of salt marsh adjoining to the key of the Lord in the tenure of Soph Foord lyeing from Bromhill by the river leading to Nacton”.* This property is said to abut *“Soph Foords Key pightle of Samuel Cutler in part and lands of Rebecca Wilkenson in part”* though the position is not given.

The 1656 survey simplifies some of the descriptions given in the earlier survey though it is evident that former void pieces of land are now built on. The completion of this process is depicted on Ogilby’s 1674 map.

It is possible to trace the successors of Thomas Bantoft and William Wright in the manorial court rolls. At a court held on 22<sup>nd</sup> May 1706 a Thomas Bantoft was admitted to *“one piece of land held of this manor by copy of the court rolls abutting on the King’s Highway containing in breadth at the north head thirty feet and at the south head next to the salt water twelve feet”.* This property is described as in 1648 and 1656 as “newly built on”. The same description appears in the record of his father entry to the property dated 6<sup>th</sup> October 1674 and the court records of 10<sup>th</sup> September 1689 when he requested that the property be left to the use of his will.

A John Brandling was admitted to his father property at the court held on 10<sup>th</sup> March 1691, though the property is not fully described. His two sisters Abigail Rolfe, widow and Elizabeth Brandling, spinster were later admitted on 2<sup>nd</sup> September 1708 part of his property known as Lingfield Hills.

Thomas Wright surrendered his property to the use of his will at a court held on 1<sup>st</sup> October 1702. At another court held on 13<sup>th</sup> March 1718 John Wright was admitted to the property formerly *“Martha Cavell the wife of William Cavell clerk (before the wife of Jonathan Hammond sailor deceased”.* The property is described in Latin as *“one messuage or tenement ... held by copy of the court rolls ... and one piece of waste ground now built on with two houses or tenements ... late William Wright deceased and now in the occupation of Daniel Hereford on the part of the east and the land formerly Edward Man and now in the occupation of William Alston on the west and abuts on the salt water there towards the south and on the King’s Highway called Nacton Way otherwise Greenwich Way to the north and contains towards the salt water in breadth 22 feet of the rule and in breadth at the north end ... 65 feet of the rule ... which Martha Wright ... took to her after the death of her father Thomas Wright”.*

Ultimately most of these properties passed to the Cobbold family as previously described.

### 3.2.5 Wills

There is further evidence of new buildings in this area in the wills of each landholder. Until 1858 all wills in England and Wales were proved through one of the ecclesiastical courts. A proprietor with property in more than one bishopric was obliged to use the highest court the Prerogative Court of Canterbury. Sometimes for reasons of social status or mercantile interest wills were proved at this court. Court sat in London and its records now held at the National Archives are available online.

The will of Robert Bull, the father of the Robert mentioned in 1620 survey is dated 15<sup>th</sup> December 1606 (ref. PROB11/107). He held two tenements one of which was in the occupation of William Roaffe, shipwright. His copyhold land adjoined the lands of Anthony Paine, mariner. His freehold land that had been "*late purchased*" was to be divided between his two sons Robert and William on condition that William set up a seven-foot high fence or pale between his property and that of his brother Robert. Robert was given, "*all that my timber and old stuffe which is in the yeard where he is now buildinge in*".

### 3.2.6 Fore Shore Deeds and Grants of Common Soil

The borough of Ipswich had the right to grant out parcels of former common land or waste including parts of the foreshore. There is a separate series of deeds for the grants of common soil along the foreshore "these seem originally to have formed part of the series of grants of common soil, but appear to have been separated from it during searches arising out of litigation concerning the Corporation's right to the foreshore of the river" (Allen 2000).

The earliest of these deeds for the parish of St Clement's is of a piece of "void ground in the suburb of Ipswich" dated 30<sup>th</sup> September 1398. The "Premises lie between the tenement of Thomas Edoun of Ipswich and Masilia his wife on the west and a void piece of land next to the town port on the east abutting south on the port and north on the highway". The next deed is dated 24<sup>th</sup> April 1446 and was for the "premises lying between the highway called Clementstrete on the north and the salt water south abutting east on the said way extending towards the salt river bank and west on the tenement late of Thomas Edoun".

The next five deeds are all dated 1499. Three of these deeds are for land between a tenement fronting 'Clemenestrete' on the north and the saltwater south. The other two deeds mention land "abutting to the north on the highway called Clemenestrete". The next deed is dated 18<sup>th</sup> May 1545 and includes a clause that the grantee Robert Derhawe should "maintain a gutter on the east part of the ground whereby the water and other filth may pass out of Clement Street and back lane coming from St Clement's church into the common channel".

In a deed dated 19<sup>th</sup> December 1588 the property is description was the "premises lie between part of the quay assigned to John Brennyng on the west and the quay or quay yard in the tenure of William Wright and the common way or waste soil east abutting north on the highway from St Clement's church to Nacton and south on the salt water".

Amongst the grants of common soil there is a deed of feoffment dated 31<sup>st</sup> October 1585 from the Bailiffs, burgesses and commonaltye of a "*piece of ground or soile beinge of common soile of the towne of Ipswicke late void and now partly bylded upon*

*by the inhabitants of the said parishe ... as it is now severallie inclosed on the north side of the highe waye leading from the pett Warwyck Petts of the said towne by the churchyard of St Clement aforesaid unto the keye called old key of the towne that is to saie betwene the said highwaye on the parte of the southe and the close of John Purpett, gent on the parte of the northe one head thereof abuttinge on the messuage or tenement of John Ingram ageinst the east and the other hed upon the messuage or tenement of Lambert Rogman".* The feoffees were charged, "to place therein honest poor persons born in the parish" (ref. C/3/8/1/8).

This piece of land appears in the later glebe terriers for St Clements. The terriers describe the parish property and were returned to the bishop or archdeacon at their visitations. The earlier terriers omit any reference to the property and the later documents offer the date as 31<sup>st</sup> October 1584 though other details show that they are describing the same deed as that in the borough collection. The property is described from 1813 onwards. In 1827 this property is described as "*a piece of ground containing by measurement 60 feet in length and 13 feet 10 inches in breadth ... which is built upon by the parishioners*". It was occupied as five tenements and was situated "*By the churchyard of St Clements aforesaid and by the side of the highway on the part of the south and abutting upon Mr John Levetts timber yard (north) and the yard now in the occupation of Mr John Steward (west) and a tenement now in the occupation of John Moore (on the east)*" (ref. FF569/I16).

In the terrier of 1872 it states that the property had let in 1860 to a Mr Thomas Neale. The adjoining properties to the east was then in the occupation of Henry Archer and to the west a house in the occupation of Thomas Smith. In Harrod's 1873 Directory of Suffolk Henry Archer is listed as a wheelwright living in Waterworks Street and Thomas Smith is listed as an agricultural implement maker Vulcan works Waterworks Street. On White's 1867 map the part of Waterworks Street to the north of the churchyard was known as Church Street and on Pennington's 1778 map as Church Lane. The southern end of lane ran into Fore Street. This suggests that the 'Old Key' mentioned in the common soil deed extended out of the town to this point.

The Old Key is mentioned in Bacon's Annals. In December 1582 a committee was appointed "for repairing of the Old Kay in Clements parish and the same to be done at the town charge". Though two years later on 1<sup>st</sup> February 1585 another committee was appointed "to demise the old kay" that is to lease the property and the assembly of the borough agreed to this policy at another meeting held on 8<sup>th</sup> October 1585.

The 1588 foreshore deed is for part of the Old Quay, "Between part of a quay assigned to John Brennyng on the west and the quay or quay yard in the tenure of William Wright and common way or waste soil on the east" (Allen 2000). It is possible that up until 1585 the houses on the lower part of what is now Fore Street did not extend beyond the present Grimwade Street.

### *3.2.7 Rate Books*

Ideally a list or lists of the landholders and their properties in this area covering the period 1580 – 1620 would facilitate an account of the development of the site in this period. There are in the borough's collection rate books dating from 1598 for some of the Ipswich parishes though not for St Clements'. The earliest parish rate list for St Clements appears in the churchwardens' accounts and is dated 1661 (ref. FB98/E3/1). The use of sub headings is limited to 'In the Backside', 'New Street' and 'Greene

Yard’ and it is not possible to use this list to identify the owners of the properties along Fore Street. The list does include the names of Thomas Wright and William Hammond as well as others.

The later rate books are useful in some respects. There are additional sub heading though these are not enough to identify the owners of the properties along Fore Street. As an example in the list for 1767-68 there were 133 properties along Fore Street though the rate books does not distinguish between the north and south side of the street. The list does include Mr Thomas Carter “Malt Office & House” and “another at the Neptune” and then two warehouses on page 388 but then on page 391 “Thomas Podd at the Neptune”. A Mr R Hailes owned a “ship yard” and for Mr De Bowells there are references to a deal yard, rope ground and land. Mr John Sharp held a house and tenement and is listed on page 393. He is probably the same person as named on Pennington’s map. On the same page there is a reference to “Henry Gallant a warehouse” probably the same person as mentioned in the manorial court rolls in 1785, though the next names on the list are not those of the other copyholders. Under the heading ‘Duck Street’ the same list offers the name ‘Paul Kent at the Compasses’ the same Paul Kent as mentioned in the court records for 1785. The inn is mentioned for the first time in the rate list for 1755/1756 as “*Danl Christmas at the Compasses*” though in the previous year the entry is for “*Danl Christmas at the Carpenters Arms*”.

### 3.2.8 Illustrations

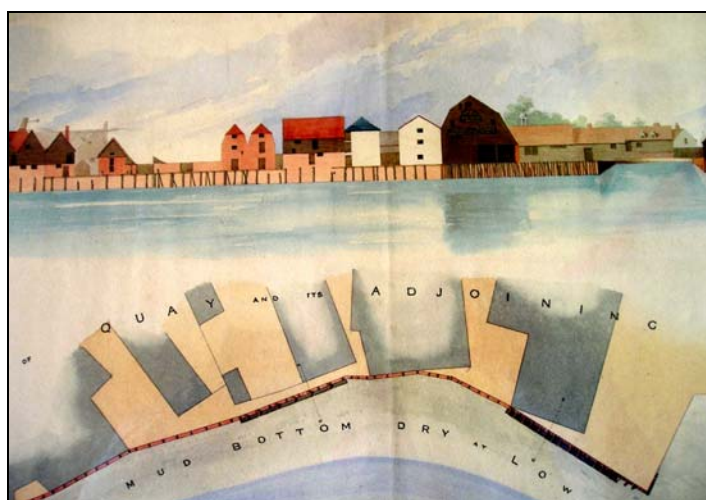


Plate III: Caley’s Illustrations of the Ipswich waterfront 1837

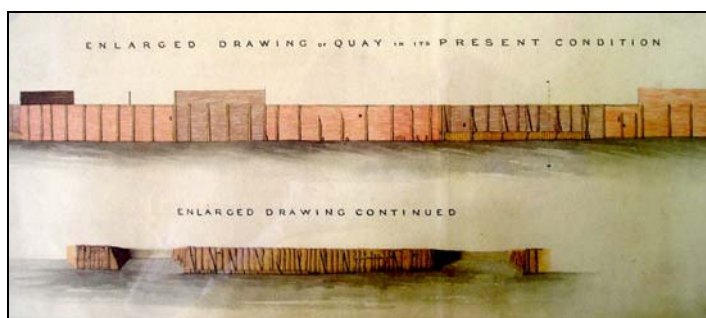
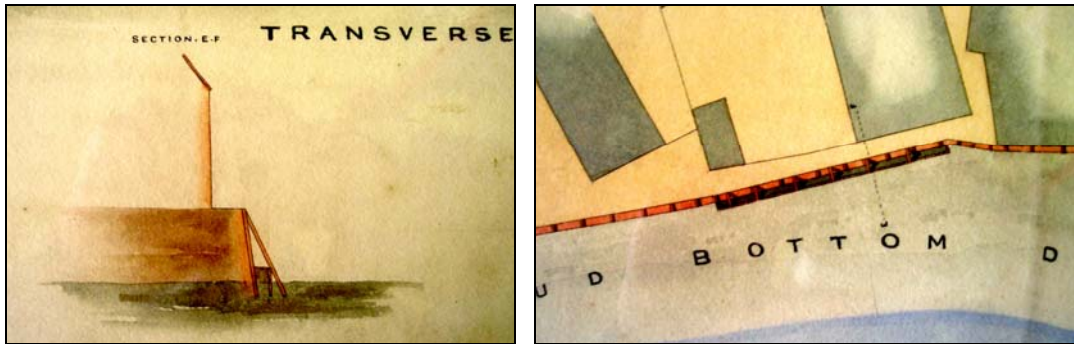


Plate IV: Caley’s Illustrations of the Ipswich waterfront 1837

An attempt was made to trace the property records of the others named on the various maps without success. There are two useful illustrations of the area that show the development of the dockside properties.

In 1837 Edward Caley prepared details plans of the existing docks and quayside (ref. EL1/12/3-6). The coloured illustrations show the buildings backing on to the dock frontage (Plate III). The vents in the roofs indicate the site of various maltings and doors on the first floor suggest that they were required for the loading of goods in sacks. The variation in the mode of

construction and style of the quay frontage suggests that each owner was responsible for the maintenance of their own quay (Plate IV). The quays were mainly constructed



Plates V and VI: Caley's Illustrations of the Ipswich waterfront 1837

with bricks bolstered with wooden upright supports. In the middle of the site there is a transverse section marked on the plan as 'E-F' (Plates V & VI).



Plate VII: 'The South West Prospect of Ipswich' Nathaniel Buck 1741

The same area is shown in Samuel and Nathaniel Buck's print of "The South West Prospect of Ipswich" published in 1741 (ref. HD480/28). The church of St Clements is numbered 12 on the print and the buildings to the east along the dockside appear to have been low structures possibly sheds or warehouses (Plate VII). There are large plies of planks laid out on the dockside immediately to the left of the shipyard. In the centre of the site a square buildings is shown possibly the site of a kiln or other structure associated with the maltings.

### 3.2.9 *St Clement's, Ipswich and Wix Bishop*

St Clements is not mentioned in the Domesday Survey circa 1086. Unlike nearly all the parishes in Suffolk the name of the founder of this church is known. In the Cartulary of the Priory of St Peter's, Ipswich (HD 226/1 folio 80v) there is an account of a meeting of the deanery of Ipswich held before the archdeacon of Suffolk William

de Horham on “Tuesday before the feast of the Apostles Simon and Jude” 1201. The meeting was held to decide whether or not the priory had the right to appoint an incumbent to this parish. The account mentions a former dean of Ipswich named Jonas and “that Jonas was the son and heir of Rothulf the founder of the said church of St Clement”. No exact date is given for his foundation though it is reasonable to suggest a date before the middle of the 12<sup>th</sup> century.

The earthen bank and walls of Ipswich were constructed or strengthened on the orders of King John in 1204 leaving the parish of St Clements outside the town and in what medieval records term the suburbs. There are references from 1303 to “Clementstrete”(Martin 1973) though a reference in a 13<sup>th</sup> century rental suggests that the foreshore area was then known as the ‘strond’. The entry in the rentals of Holy Trinity Priory is for “Cecilia the widow of Daniel of La Stronde ... for land next to Le Stronde” (Hunt 1847). The foreshore deed suggests that the development of housing along the southern side of Fore Street dates from the end of the 14<sup>th</sup> century only.

Richard I (1189-1199) granted the use of the manor of Wix Bishop to John of Oxford, bishop of Norwich and his successors. Richard’s successor King John confirmed this grant. There is a separate charter of Henry III dated 14<sup>th</sup> July 1231 in the Norwich Diocesan Collection at Norfolk Record Office recording the grant of the manor in pure and perpetual alms to the bishops (reports Breen 2004). This charter is not a confirmation of the previous grants and makes no references to them. The Pipe Rolls are amongst the earliest records of central government and record the income of the crown. After the revenue for the borough of Ipswich they list a separate entry for Wix Bishop. These rolls have been published though the references as they relate to Ipswich have yet to be subject to detailed analysis.

The earliest court record for this manor is held at the British Library (ref. Add Roll 28540). The catalogue entry for this roll offers the date as 1298, though the date on the heading of the roll is ‘the 25<sup>th</sup> year of the reign of King Edward the son of Henry’, that is 20<sup>th</sup> November 1296 to 19<sup>th</sup> November 1297. This roll written in Norman French names each tenant and lists both the monetary rents due to the manor and their customary services. Only nineteen tenants are named including William de Arkesdene who was the parish priest of ‘Wikes’. The location of his church is unknown. John Kirby in “The Suffolk Traveller” states, “the church of Wykes is sometimes mentioned in old writings: but it is unknown where it stood; and possibly it might be no more than a chapel for the use of the bishop”. In 1254 the church’s income was assessed in the “Valuation of Norwich” (Lunt 1926). The returns list all the churches of the deanery of Ipswich including the now demolished medieval churches of St John Caldwell, St Mildred, St George and St Augustine as well as the chapel of All Saints in the parish of St Mathews. The approximate locations of these churches are known. The return also mentions another church dedicated to St Gregory and the position of this church is not known.

The names of the other tenants do not appear in contemporary borough records, though the use of surnames at that period was limited.

According to Bacon’s “Annals of Ipswich” in 1380-81, there were 15 “lawful men ... of full age” living on this manor. The ‘lawful’ age for both the town of Ipswich and the manor of Wix was 14. In a bailiff’s account held at Norwich dated 1515 only 17 tenants are named for this manor. The medieval court records mention lands

belonging to this manor in the Ipswich parishes of St John's Caldwell, St Helen's, St Clements' and St Margaret's together with the hamlet of Greenwich and the parish of Rushmere St Andrew.

Adjoining the parish of St Clements there are a number of extra-parochial areas possibly former parishes with lost churches and the former parish of St John's Caldwell. The parish boundaries found on post medieval maps cannot be taken to represent those of the early medieval period. The early medieval and late Saxon settlement patterns in this part of the borough or medieval half hundred of Ipswich are obscure.

There are a number of deeds for lands of the manor of Wix or Wyke Bishop in the collection of additional charters at the British Library (ref Add Ch 9708, 9711, 9714, 9718, 9720, 9735 & 10132). The former British Museum Library purchased these deeds in July 1855 from the sale of the papers of the Suffolk antiquarian William J. Fitch. The descriptions of the properties are the same or similar to those deeds in Iveagh Collection (ref. HD 1538354/4-11) now held at Ipswich. The Ipswich deeds are from another antiquarian collection that of John Phillips. The lands were scattered around the outskirts of Ipswich and the descriptions mainly relate to the manor of Bordeslawe in Sproughton.

### *3.2.10 Conclusion*

This site is within the parish of St Clements and partly within the area of the former manor of Wix Bishop. Documentary evidence suggests that medieval development of properties along the shoreline of the modern Fore Street began at the end of the 14<sup>th</sup> century and was limited to a few areas at the western end of the street until at least the end of the 15<sup>th</sup> century. There is both documentary and archaeological evidence for a medieval quay extending along the river side to the end of the street now known as Grimwade Street and this report suggests that this was the Old Kay abandoned and let out at lease in the 1580s.

There is a gap in both the parochial records of St Clements and the manor of Wix Bishop for the period 1580 – 1620. This period seems to be especially relevant to the history of this site as permanent structures were built on sites that were formerly described as 'waste' or 'void' or 'empty'. One of the prime movers in this development appears to have been Thomas Wright and his family and it is reasonable to suggest that he built the range of houses now fronting Fore Street in 1620. The contemporary manorial records offer a range of measurements for the property boundaries in Wix Bishop, though the exact location of the boundary between the borough and manor is unclear.

Recent research has shown that in the medieval period the bishops of Norwich seldom visited their manor of Wix Bishop. The accommodation for the bishop and his retinue was modest and the area lacked a park. The manorial roll of 1297/98 and the adult male population of 1381 suggest that the area was thinly populated. Before the development of the buildings on this site at the end of the 16<sup>th</sup> century or early 17<sup>th</sup> century the only structures mentioned are the pound and smith's forge.

Thomas Wright appears to have been an important merchant and the area between his house and the land to the south appears to have undergone rapid development in the 17<sup>th</sup> century.

### *3.2.11 References*

#### British Library Manuscript Collection

Add. Roll 28450 Manor of Wix Bishop 1298  
Add.Ch 10132 Release in fee lands in Wix Bishop 1358  
Add. Ch 9708 Release in Exchange lands in Wix Bishop 1448  
Add. Ch. 9711 & 9714 Release in Exchange lands in Wix Bishop 1451  
Add. Ch. 9718 Release in Exchange lands in Wix Bishop 1453  
Add. Ch. 9720 & 9721 Release in Exchange lands in Wix Bishop 1479

#### National Archives Documents On-Line

PROB 11/107 Will Robert Bull 1606

#### Suffolk Record Office, Ipswich

##### *Maps*

MC/50 John Speede Map of Ipswich 1610  
MC/51 John Ogilby's Map of Ipswich 1674  
MC/52 Joseph Pennington's Map of Ipswich 1778  
EL1/7/1/3 Volume entitled "A collection of maps and plans, published documents, official records and investigations as to the practicability of some suggested improvements in the town and harbour of Ipswich" 1835.  
FB98/A12/1 Map of the Parish of St Clements', Ipswich, surveyor H.J.Ellis, March 1839  
EL1/7/1/79 Ipswich Dock no date [mid – or late 19c.]  
P/461/146 Tithe Map St Clements Ipswich 1844  
FDA146/1A/1a Tithe Apportionment St Clements Ipswich 1846  
MC/56 Monson's Map of Ipswich 1848  
MC/57 White's Map of Ipswich 1867  
150/8/6.10 Deposited Plans Ipswich Docks 1875  
1:1250 Ordnance Survey Plan sheet number LXXV.12.21 1883  
1:2500 Ordnance Survey Map sheet Number LXXV.12 1904  
1:2500 Ordnance Survey Map sheet Number LXXV.12 1927

##### *Illustrations*

EL1/12/3-6 Elevation of quay and its adjoining buildings plan of quay and its adjoining buildings enlarged drawing of quay in its present condition" Edward Caley 1837

HD 480/28 The South West Prospect of Ipswich in the County of Suffolk Samuel and Nathaniel Buck 1741

##### *Manorial Records*

##### *Court Rolls and Books*

HB 8/1/710 Court Rolls Wix Bishop 1603 - 1633  
HA 231/2/1 Court Roll Wix Bishop 1653 – 1658  
HA 231/2/2 Court Roll Wix Bishop 1659 – 1674  
HA 231/2/3 Court Roll Wix Bishop 1675 - 1684  
HB 8/1/714 Court Book 'C' 1689 – 1727  
HB 8/1/715 Court Book 'D' 1728 – 1753  
HB 8/1/716 Court Book 'E' 1754 – 1785  
HB 8/1/717 Court Book 'F' 1785 – 1813  
HB 8/1/718 Court Book 'G' 1815 – 1841

##### *Surveys*

HB 8/1/938 "Surveys of the manors of Rivershall in Waldringfield, Casnells in Foxhall, Brightwell and Wix Bishop in Ipswich being part of the possessions of Sir William Hewytt Knt"  
HB 8/1/937 "Copy of the Survey's of the Several Mannors of Wix Epi(scopi), Rivershall, Waldringfield Hilton, Casnall in Foxall, County Suffolk" 1655.

##### *Church Records*

FB98/E3/1 Churchwardens' Accounts St Clements 1594-1647 including rate list 1661  
FB98/E3/2 Churchwardens' Accounts St Clements 1727-1748



FB98/E3/3 Churchwardens' Accounts St Clements 1748 – 1768

FF569/I16/1-18 Glebe Terriers St Clements Ipswich 1706 - 1827

HD 226/1 Cartulary Saints Peter and Paul, Ipswich no date early 14<sup>th</sup> century

Ipswich Borough Archives

C/3/8/1/8 Grants of Common Soil St Clements 1585

#### Printed Sources

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William Powell Hunt "Two Rentals of the Priory of the Holy Trinity in Ipswich, Suffolk temp Hen III and Edward I", Ipswich 1847

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### **3.3 Listed Buildings**

There are no listed buildings within the campus site although two are situated immediately adjacent, namely, 132-138 Fore Street and 2 and 4 Duke Street. The listing text is reproduced below.

#### *132-138 Fore Street*

**Postcode:** IP4 1LE

**Details:**

LBS Number: 275465

Grade: II

Date Listed: 19/12/1951

NGR: TM1703144077

A C17 timber-framed and plastered building with a jettied upper storey on the whole front with exposed timber-framing and a carved bressumer bearing the date 1620. 2 storeys and attics. 8 window range, casements. The ground storey has small C20 shops. Roofs tiled, with 3 gabled dormers with heavy moulded pediments, There is a heavy carved projecting eaves board with the same motifs as the bressumer. The building is weatherboarded at the west end.

#### *2 and 4 Duke Street*

**Postcode:** IP3 0AG

**Details:**

LBS Number: 428460

Grade: II

Date Listed: 03/03/1982

NGR: TM1704744061

Early C19 house and corner shop. 3 storeys. Double filled with 3 windows. Slate roof with projecting eaves and ridge stack. Multi-coloured stock brick. Gauged flat brick aïde to recessed sash windows with glazing bar. Wooden doorcase with pilaster and console brackets, carrying pediment. Radiant fanlight. Raised and fielded panel door. Wooden shopfront with pilaster coping entablature. Shop windows with small penole and arched radiant head. Recessed shop doorway and corner.

### 3.4 Geology and Topography

The underlying superficial geography in this part of Ipswich consists of sand and gravel drift deposits. Glaciofluvial in origin, these comprise a largely homogenous layer of sub-angular flints in a sand matrix (sand and gravel). This deposit has been consistently identified in excavation throughout the southern two-thirds of the town. Beyond these gravels, to the north, the surface geology becomes dominated by impermeable Boulder Till. Drainage water from this area had created some substantial streams that flowed south to the river. Excavation and geotechnical records throughout the town suggest that the topography was initially undulating and to the west of the site reclamation activity is likely to have commenced from as early as the Middle Saxon Period. Such reclamation has then progressed along the foreshore although excavations on the site of Neptune Square (Boulter 2000) suggest that reclamation of the foreshore it is unlikely to have reached the campus site until the later medieval/early post-medieval periods.

No formal surveys or site visits have been undertaken although the site is local to the SCCAS office and has been seen by author. When last seen it was in use by Suffolk College as a carpark. It was noted that the surface of much of the western half of the site is formed by the floor of a now demolished structure with evidence for steel uprights and rebar, whilst the remainder of the site's surface is irregular and formed from a mixture of gravel and crushed concrete. There were also occasional areas of tarmac within the southern and eastern zones of the site.

### 3.5 Borehole Data

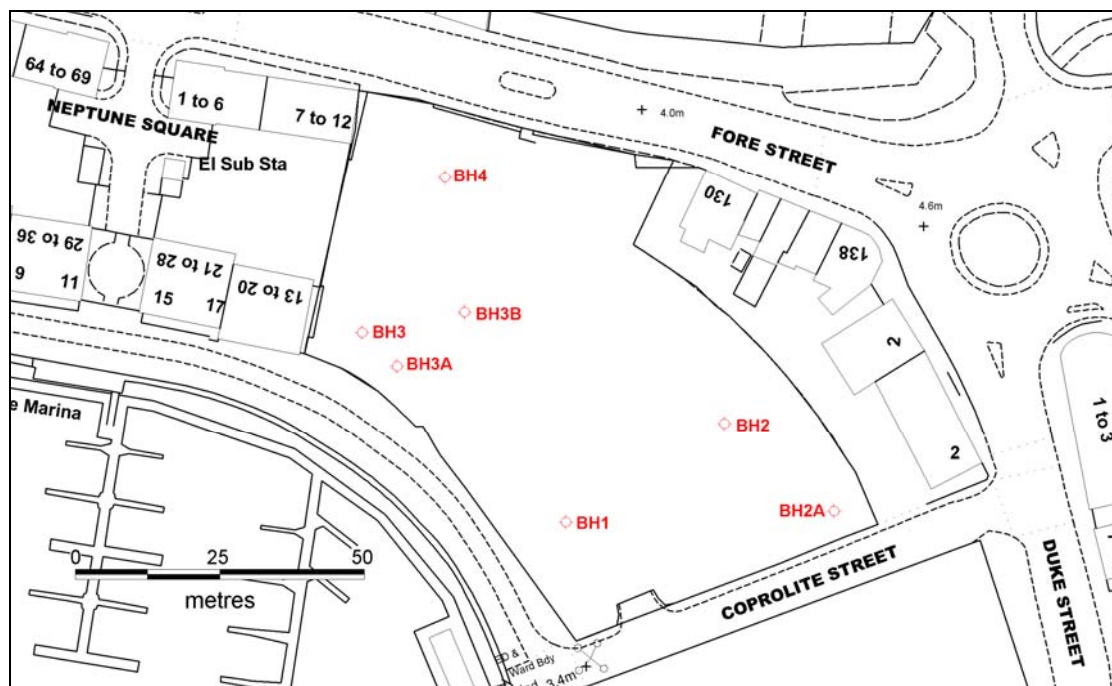


Figure 12: Borehole Locations

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A series of boreholes had been undertaken by Babbie Engineering in October 2002 the locations of which are illustrated in Figure 3 above (Jalota 2006). Unfortunately four of these had to be abandoned due to underground obstructions but three were successfully completed. A summary of an interpretation of the results can be found in Table 2 below.

	<b>BH1</b>	<b>BH2</b>	<b>BH2A</b>	<b>BH3</b>	<b>BH3A</b>	<b>BH3B</b>	<b>BH4</b>
<b>Made Ground</b>	0 - 2.2m	Concrete borehole abandoned	0 - 1.2m	Concrete Borehole abandoned	Concrete and timber borehole abandoned	Concrete borehole abandoned	0 - 1.6m
<b>Alluvial deposits</b>	2.2 - 6m		1.2 - 5.1m				1.6 - 3m
<b>Sand/gravel subsoil</b>	at 6m		at 5.1m				at c. 3m

Table 2: Borehole Results

The boreholes indicate that the site is buried beneath a deposit of made ground to a minimum depth of 1.2m along the northern and northeastern edges of the site. Moving away from Fore and Duke Street, towards the river we find that the made soil depth increases to over 2m. Beneath the made ground alluvial deposits associated with a tidal foreshore are evident. These overlie natural gravels, which slope down towards the rivers edge. These results are within the realms of what might be expected for an urban riverside site with evidence of reclamation and general raising of ground levels in order to protect against flooding.

BH4 indicates that the natural subsoil occurs at a depth of 3m. This seems deeper than expected and it is possible this borehole is located within an existing deep intervention and has consequently yielded erroneous result. The great depth of the natural gravel and thick overlying alluvial deposits noted in BH2A is also a slight anomaly and could be indicative of an inlet or a stream running into the river in this location.

#### 4. Conclusions

The available archaeological evidence suggests that the site has a **very low** potential for deposits relating to the prehistoric and Roman periods.

While the Early to Middle Saxon period saw the development of Ipswich as a leading trading centre it is known that the main focus of activity was to the west and northwest of the site. The limits of the Saxon town are well known from the early defences of which the eastern arm lies some 370m to the west with the campus site lying well outside town. The excavations at Neptune Quay (Boulter 2000) recorded some suburban activity although it was on a small scale and appeared to be limited to the western bank of an inlet or stream situated to the west of the campus site. It is possible that some occupation could extend beyond the stream or inlet giving the this site a **low to moderate** potential for the presence of Saxon deposits.

It is not until the late medieval/early post-medieval period that there is documentary evidence for the construction of dwellings on the site, which was described as formerly being empty waste ground suggesting it was unoccupied during the medieval period and saw little activity. An idea that is further reinforced by medieval documents suggesting the entire parish was thinly populated. It is possible that the 'waste' ground was in fact utilised for intermittent industrial processes which had been pushed to the outer limits of town due to their associated hazards (smell, noise

etc) but which could benefit from access to the river. Although there is no documentary evidence for this it seems unlikely that an area this close to dense occupation would have been entirely devoid of activity. At an absolute minimum it is likely to have been used as dumping ground. Consequently the campus site could be considered to have a **moderate** potential for medieval deposits.

There is definite evidence for use of the area from the early post-medieval period onwards in the form of the standing structures on Fore Street and the documentary evidence in the form of the Speede's and Ogilby's maps of the area giving the site a **high** potential for post-medieval remains.

From the later maps surveyed during the late 19<sup>th</sup> and 20<sup>th</sup> centuries indicate that much of the area has at one time or another been built over with what may have been substantial structures. Such structures are likely to have caused a degree of truncation to underlying deposits, particularly any structures built from the middle of the 20<sup>th</sup> century onwards. No evidence for any of the structures within the site having been cellared has been identified but no individual building plans have been studied and cellar evidence on early maps is rare. As the site primarily comprises a reclaimed tidal foreshore it seems likely that structures would have required large and deep foundations entailing large-scale disturbance of even the deep levels. It was noted that part of the site is under concrete of an unknown thickness and that four of seven boreholes had to be abandoned due to underground concrete obstacles suggesting that a large portion of the site has been previously disturbed.

The 'made ground' noted in the boreholes is related to the reclaiming and use of the area. The lower levels are likely to be of a medieval date and related to the dumping of material to raise levels in order to create usable ground. It is likely that the majority of archaeological deposits will occur toward the base of the 'made ground' and in the upper levels of the alluvial deposits. Consequently the archaeological deposits are likely to be encountered close to ground level along the Fore Street frontage but will deepen towards the river.

## **5. Recommendations**

The documentary survey has identified a potential for archaeological remains dating to the medieval and post-medieval periods within the campus site. In order to establish the levels of survival of and the threat to any buried archaeological remains it will be necessary to evaluate the site by trial trenching to answer the following questions:

1. Is there evidence of 16<sup>th</sup>/early 17<sup>th</sup> century buildings in the upper levels of the Fore Street frontage (similar to the standing buildings 132-136 Fore Street alongside the site)?
2. Is there evidence of medieval stone quays parallel to Fore Street as at the adjacent Neptune Quay site?
3. Is there any medieval reclamation/occupation evidence in the upper levels fronting Fore Street?
4. Does the 17<sup>th</sup> century quay, found on the Neptune Quay site, continue into the campus site?

In an attempt to answer these questions, following consultation with Mr K. Wade of the Suffolk County Council Conservation Team, it is proposed to excavate three

trenches (see figure 13). It is likely that these will need to go at least 2m below present ground level and water ingress is likely below 1-1.5m.

On the basis of information obtained during the evaluation, and once foundation design details are available for the proposed development, a second stage of archaeological works may be specified.

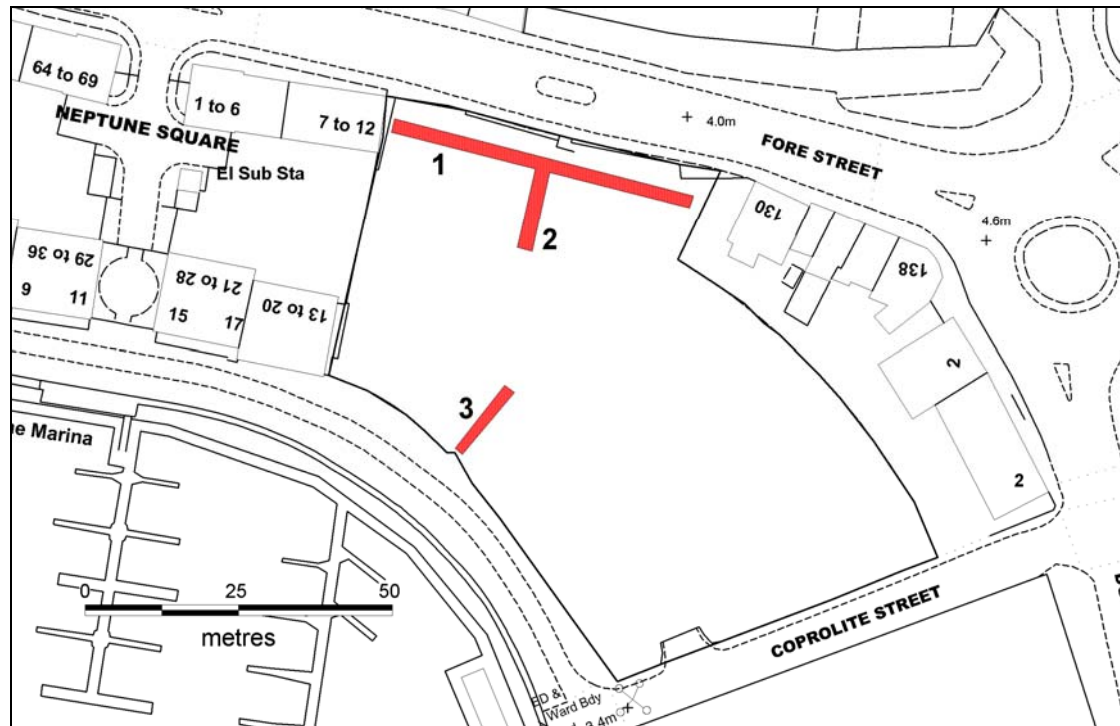


Figure 13: Proposed Test Trench Locations

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