

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

**DUKE STREET, IPSWICH
EX-KENNINGS/SIXT HIRE CENTRE
(SMR Refs. IPS 506 / IAS 9011)**

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1. Introduction

It is proposed to construct a mixed use development on land to the east of Duke Street, Ipswich, Suffolk (see figure 1).

The Suffolk County Council Archaeological Service (SCCAS) has been commissioned by Wincer Kievenaar Chartered Architects, on behalf of their clients Duke Street Developments (Ipswich) Limited, to undertake a desk-based assessment of the archaeological potential of the development area. The site covers an area of approximately 2700 square metres and is bounded by existing developments to the north, northeast and southeast and Duke Street, onto which the site fronts, to the west. The area comprises two terraces the lower of which lies at a similar height to Duke Street which in this area is approximately *c.* 4.5m OD, whilst the remainder of the site lies across a raised terrace at an approximate height of *c.* 6.5m OD. The division between the two terraces consists of a brick retaining wall and a concrete faced slope. A short steep ramp provides access between the two. The National Grid Reference for the approximate centre of the site is TM 1712 4399.

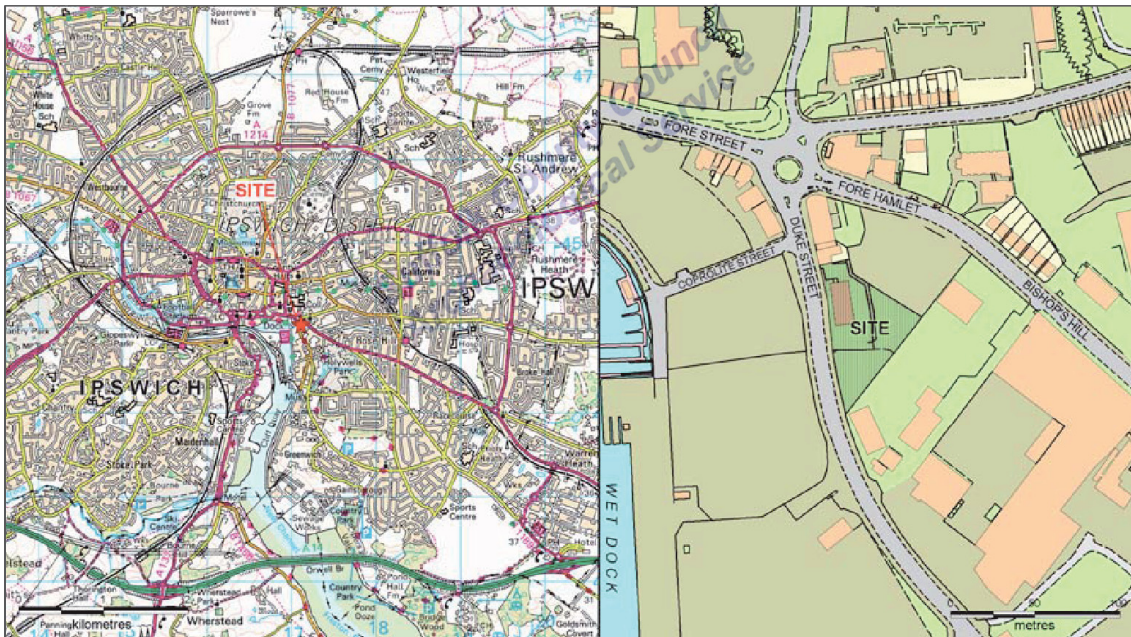


Figure 1: Location Plan

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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 in order to assess the potential threat to such deposits that the proposed development may pose. This research is the first stage of a continuing programme of archaeological works for this site and has been recorded on the Sites and Monuments record under the references IPS 506 and IAS 9011.

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
- Documentary evidence including cartographic sources held in the local Public Record Office

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 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 th to 16 th century) found during building work. Said to have been recovered from '7 feet down'.

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 267	Ransome's Works (site of)	Documentary evidence	Site of St Clement's Shipbuilding Yard (+ others). 16 th to 19 th century, later site of Ransome's Ironworks.
IPS 382	2 Coprolite Street	Watching Brief (1995)	Observation of shallow footings (0.6m) only disturbed post-medieval deposits containing 18 th /19 th century pottery. Existing cellar noted on Duke Street frontage.
IPS 474	Duke Street	Evaluation (2005)	A trenched evaluation revealed occasional scattered pits of unknown date plus low-level post-medieval occupation evidence.
IPS Misc.	The Back Hamlet	Excavation	Early 20 th Century excavations by J. Reid Moir revealed evidence of Palaeolithic occupation

Table 1: Summary of SMR data within c. 250m of the Duke Street site

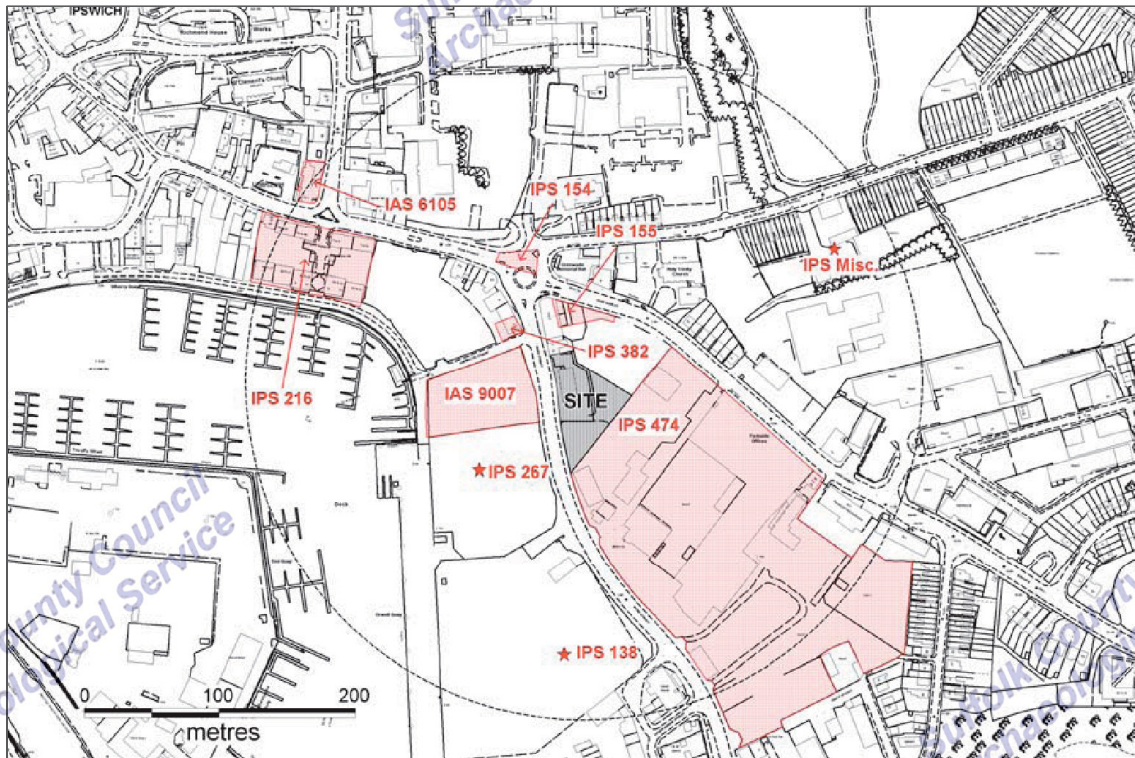


Figure 2: SMR Locations

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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 approximately 200m to the west of the 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 11th century onwards consisting of strand-line ditches, occasional pits, isolated burials, an oven and dumped waste from nearby metalworking. During the 14th through to the 16th 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, including the proposed development area, as opposed to land to the west. The quay wall was maintained into the 17th century until a major episode of reclamation and enwharfment, including a new brick quay wall, effectively pushed the river's edge south and west, close to its present day alignment.

Immediately to the south of Coprolite Street, on the opposite side of Duke Street to the proposed development site, limited archaeological monitoring was undertaken in advance of the construction of the residential apartment block at Neptune Marina (IAS 9007 - 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 17th century reclamation.

A trenched evaluation (IPS 474) was undertaken on the site immediately adjacent the proposed development area. This included a trench which ran parallel with the southeast boundary of the site. This revealed the remains of a 19th century terrace (Siloam Place) at a depth of *c.* 0.5m. Undisturbed natural subsoil was encountered at a depth of *c.* 1.5m.

The remaining sites recorded in the SMR are mainly associated with the medieval settlement and the leper hospital of St James centred on the junction of Duke Street, Fore Street and Fore Hamlet. No physical evidence has been recovered to suggest the leper hospital and its associated burial ground extended as far as the proposed development site.

3.2 Documentary Survey

by A.M. Breen 2006

3.2.1 Introduction

The research for this report has been carried out at the Suffolk Record Office in Ipswich. The site is a triangular shaped plot situated on the eastern side of Duke Street. The removal of buildings at the northern end of Duke Street to create a roundabout at the junction with Fore Hamlet, Back Hamlet, Fore Street and Long

Street has resulted in a straightening of the street adjacent to the study area. The demolition of many of the buildings surrounding this site, in particular those on the former Ransome's Orwell Works, has obscured this site's late Victorian context as expansion of the works removed and reshaped the surrounding area. The triangular shape of this site is identifiable on the earlier Ordnance Survey maps when it was known as Siloam Place. On its northern side a small rectangular area sits over the site of the former Anchor Inn and an adjoining yard and buildings. To the south another smaller triangle of buildings were situated around the site of a pump. Despite its relative small area this site was formerly packed with small Victorian dwellings that had been built in the later half of the nineteenth century to accommodate labourers and their families.

Though this site does not sit on a Wet Dock frontage the historic geography of the wider area can only be appreciated if it is understood that prior to the construction of the wet dock the river ran adjacent to Duke Street and was tidal. Following the dock's construction large areas of the former tidal ooze and mud flats were reclaimed. Formerly Duke Street led into John Street and Greenwich Way, a roadway that connected the site of Greenwich Farm and surrounding hamlet with the town of Ipswich.

3.2.2 Maps

The Suffolk Archaeological Unit have supplied copies of the first three editions of the 1:2500 Ordnance Survey map of this area together with a copy of an 1883 1:1250 Ordnance Survey plan.

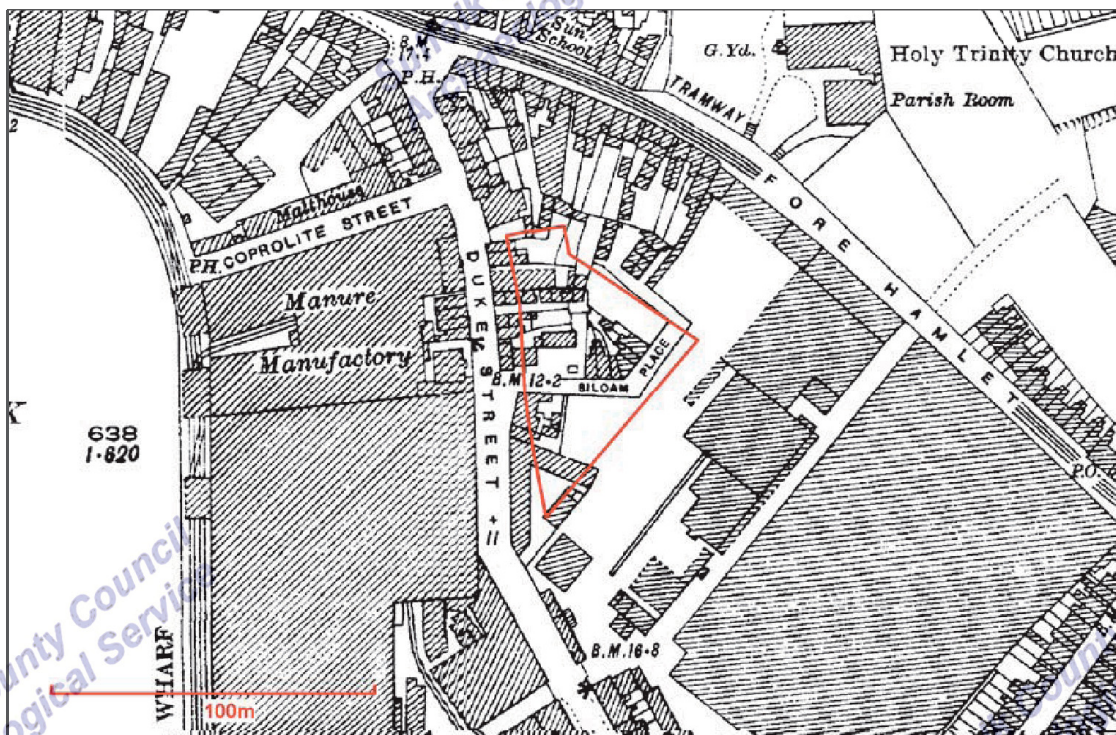


Figure 3: 3rd Edition (1927) Ordnance Survey 1:2500 Scale (scale reduced – site outlined in red)

Siloam Place is named on the 3rd edition of the 1:2500 map published in 1927 (figure 3). The map shows buildings on the northern side of the Siloam Place only. These are situated at the entrance of the street, at the point where the street turns to the

northeast before continuing to two small rows of cottages situated to the rear of properties fronting onto Fore Hamlet. Apart from the smaller triangular area surrounding the pump to the south there are no buildings on the south or southeast side of this street. There is another vacant plot opposite the two rows and facing to the northeast. Along the Duke Street frontage to the north of Siloam Place there is a small entrance with a yard at a right angle to the street frontage and within this yard six small buildings, probably small cottages, are shown on the map. The former Orwell Works are marked on the map spanning both sides of the street.

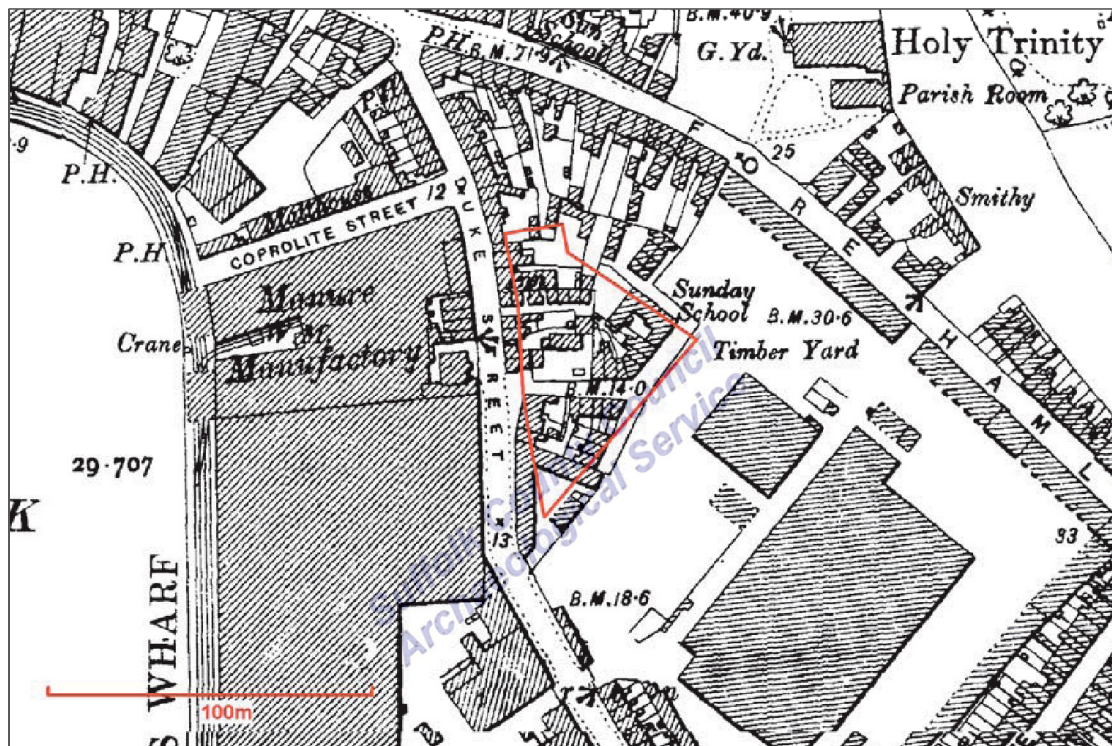


Figure 4: 2nd Edition (1904) Ordnance Survey 1:2500 Scale
(scale reduced – site outlined in red)

The 2nd edition of 1904 (figure 4) shades all the buildings but does not distinguish between domestic and industrial buildings. Within Siloam Place, not named on this edition of the map, there is a Sunday school though without any adjoining church or chapel. There is another branch to the place at the southern end of the street with cottages on the northern side. To the north of the site above the entrance from Duke Street the position of an inn is marked on the map. The same buildings described above are shown on the 1st edition Ordnance Survey map, surveyed in 1880-1 and published in 1884 (figure 5). On the southeast side of Siloam Place there is a row of houses within an area later absorbed into the Orwell Works site. Further to the south east there are two rows on either side of John Street. The row on the western side of the street had been removed by 1904 and like the houses along Siloam Place the land was absorbed into the works site.

The larger scale 1:1250 map (figure 6) was surveyed in the same years as the 1st edition 1:2500 map and published in 1883. The name Siloam Place is marked on the row of houses on the southeast side of the street. To the north the entrance from Duke Street is named as Anchor Yard and to the north of the yard the inn is named as Anchor Inn. The other yards within this site are not named. To the north of this site

three courts are shown on the map and named Dover Court, Stone Court and Abbot's Court.

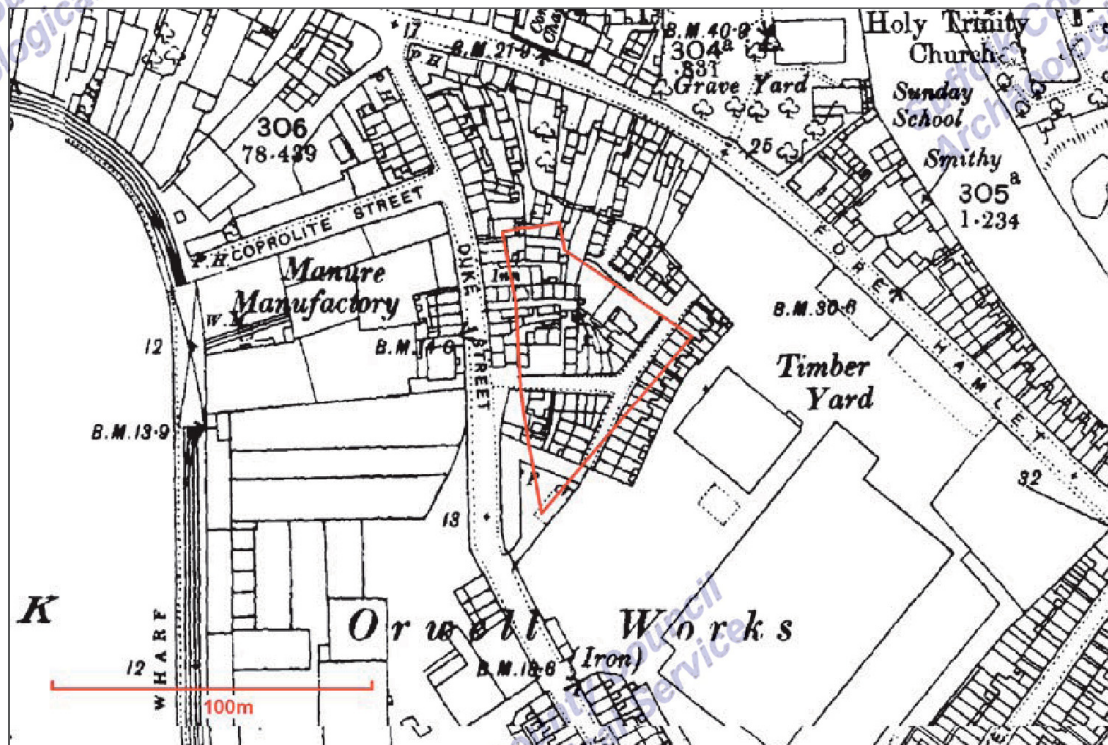


Figure 5: 1st Edition (1884) Ordnance Survey 1:2500 Scale
(scale reduced – site outlined in red)

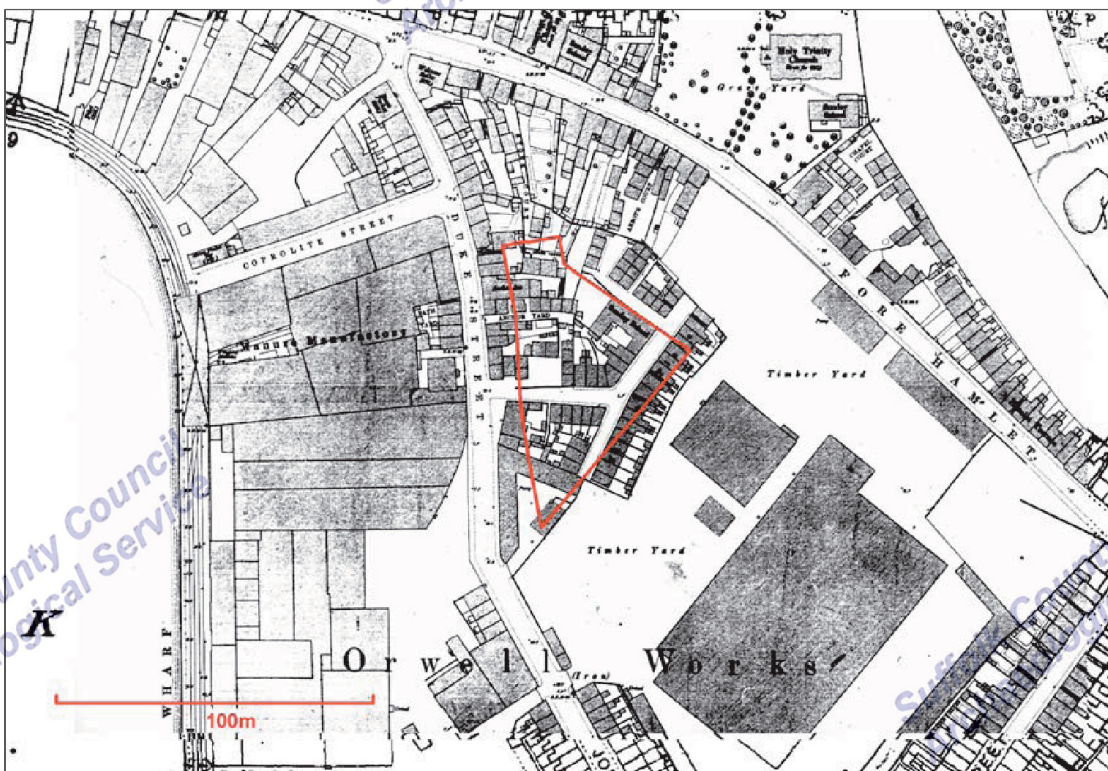


Figure 6: Ordnance Survey (1883) 1:1250 Scale
(scale reduced – site outlined in red)

The names of the occupants of Siloam Place and Anchor Yard were omitted from Ipswich's first commercial directory, "Steven's Directory of Ipswich", which appeared in 1881, though they were included in the 1885 edition. In 1885 Siloam Place was divided into 38 separate dwellings including 3 vacant properties. Four cottages named Angus Cottages and another three named Hill Cottages were listed separately. Angus Cottages included the site of the "Nottage Sunday School". The directory names of the occupants or heads of the households and gives their occupations. Of the street's inhabitants, including the two rows of cottages, 17 were listed as labourers, 4 as coal porters, 2 as quay porters and 2 as clickers, though whether or not these were clickers employed in shoe making or another trade is unclear. In Anchor Yard a further six dwellings are listed in the occupation of 2 labourers, a foundryman and 3 women whose trade, if any, is not given. Apart from the houses fronting Duke Street there were another 2 dwellings in Dover Court, 5 in Stone Court and 6 in Abbot's Court. The 1881 edition names the occupants of the houses fronting Duke Street as follows:

- 25 Butcher James
Anchor Inn
- Gooch Ernest
here is Anchor Yard
- 27 Burrows David, manure works labourer
- 29 Arnold Robert, waterman
- 31 Abbot James, dock labourer
- 33 Horne Frederick, shoe maker
here is Siloam Place
- 35 to 39 Bloomfield Harry, beer retailer
here is John Street

The last listing for Siloam Place and Hill Cottages was in "Kelly's Directory of Ipswich" published in 1934. Most of the occupants of these houses, if not all are



Figure 7: White's map of Ipswich 1867
(extract - no scale)



Figure 8: Monson's map of Ipswich 1848
(extract - no scale)

unlikely to have been the proprietors. The low status of their respective occupations suggests that the houses were small and very basic dwellings. All were demolished during slum clearance in the later 1930s.

Siloam Place is shown and named on White's 1867 map of Ipswich (ref. MC4/57 – figure 7). The Sunday school is not shown on this map. To the south the smaller triangular plot is shown as an open space. To the south of this site another street named as "Foundry Road" is shown on this map and the northern end of the row of houses in John Street turns into the Orwell Works. Foundry Street is not named on Monson's 1848 map of Ipswich (ref. MC4/56 – figure 8) and was then part of Duke Street. Siloam Place is not shown on Monson's map though two dwellings to the south are shown at the site of what later became 35 to 39 Duke Street.



Figure 9: Tithe Map of St Clement's Parish 1844
(extract – no scale)

The Tithe map for the parish of St Clements, Ipswich, dated 1844, is unfortunately badly damaged (ref. P461/146 – figure 9). It was based on Ellis' map of 1839 (ref. FB98/A12/1 – figure 10). The tithe apportionment was dated according to the agreement 15th June 1841 but was not stamped by the Tithe Commission until November 1846. Of the parish's 1597 acres approximately two thirds were titheable. The areas excluded from the payment of tithes included nearly all the built area of the parish and though these areas are shown on the map the names of the owners and occupiers are excluded from the apportionment. To the east of Duke Street three small plots of land that now form part of this site are numbered and listed in the following table.

No.	Landowner	Occupier	Description	A –R- P
49	John Cobbold esq	William Seagriff	garden	0- 3 -07
50	William Buller	John Mowson	house and garden	0- 1 -00
51a	William Buller	himself	house and garden	0- 1 -02
	<i>to the east</i>			
51	William Buller	John Revill	land	2- 0 -33
52	William Buller	Thomas Smith	land and buildings	2- 0 -17

The names of both William Buller and John Cobbold can be found in property records.



Figure 10: Ellis' Map of Ipswich 1839
(extract – no scale)

There are three well-known earlier maps of Ipswich. Joseph Pennington does not name any of the property owners on his 1778 map of Ipswich (ref. MC4/52 – figure 11). Most of this site was then open land though the property boundaries to the rear of 'Duck Street' are even more irregular than on later maps. John Ogilby's map of 1674 (ref. MC4/51 – figure 12) marks the areas of open land to the east of this site as 'pasture'. There are further changes in the property boundaries of the houses fronting Duke or 'Duck' Street making the identification of individual buildings very difficult. John Speede in 1610 (ref. MC4/50 – not copied) simply shows some buildings at the northern end of the street.

The houses along the northeastern side of Duke Street are shown in a late 19th century photograph of the houses at the corner of Fore Street (ref. FS9 Wool 67:18 – Plate I). Some appear to have been built in the late medieval period with their chimneys to the rear of the roof ridges. These late medieval buildings had all been demolished before



Figure 11: Pennington's Map of Ipswich 1778

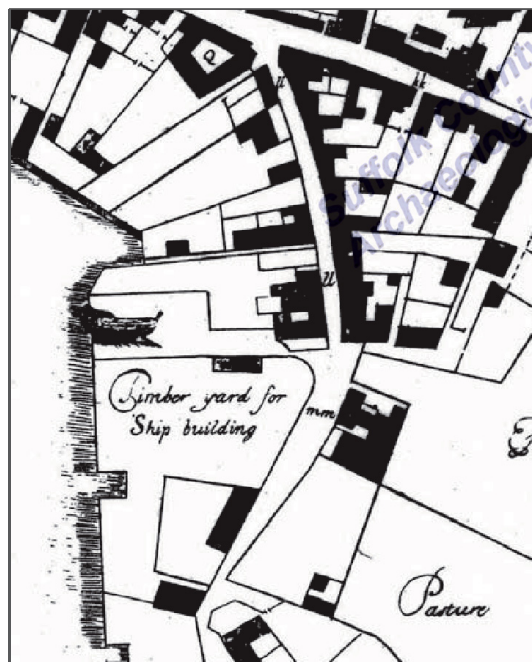


Figure 12: Ogilby's Map of Ipswich 1674

another photograph of the upper part of Duke Street was taken in the 1930's (ref. K681/1/262/790 – Plate II). The printers W. S. Cowell published the post card “Dinner-Time Orwell Works” dated to 1905-08. The Anchor Inn is shown in this view and the frontages of some of the adjoining buildings (ref. K681/1/262/838 – Plate III). Below the partly jettied frontage of the Anchor Inn another house with an arched canopy over the entrance may well have been the house occupied by William Buller. Though the angle of the photograph does not show the full frontage of the building it appears to have been constructed in the 17th century.



Plate I: junction of Duke Street and Fore Street, late 19th century

There are no photographs of Siloam Place or Anchor Yard listed in the record office's catalogues. Many late 19th century picture postcards were produced for commercial purposes and the absence of any views of these areas again suggests that they were the accommodation for the poorer sections of the community.



Plate II: Duke Street, 1930s



Plate III: postcard 'Dinner time, Orwell Works'

3.2.3 Rate Books

This site is in the parish of St Clements, Ipswich. Various rate books have survived for this parish from as early as 1662. Unfortunately though the 1662 list does divide the parish between the town and the hamlet of Wicks Bishop individual streets are not named (ref. FB98/E3/1). The later 18th century rate lists do mention Duck Street and list the ratepayers though without offering a location for each property (ref. FB/E3/4 & 5). The rate lists in the parish collection continue to 1812.

The Ipswich Municipal Borough collection includes Poor Law Rate Books for this parish from 1850 to 1902 (ref. DC2/17/1-53). In the book for a "rate made the 26th April 1866", the eastern side of Duke Street is listed separately from the western side. In this book Sarah Barton was named as the occupier of the Anchor Inn, its owner was J. C. Cobbold. W.C. Randall paid the rate for the tenements in the yard, though he did not live there and the owner was named simply as "Bridges". The next house was owned by "Bolton" Daniel Long was the ratepayer though not the tenant. J. C. Cobbold was the owner and ratepayer for the next property divided into three tenements, then Joseph Sporle was owner and ratepayer for another seven tenements. The next entry is Siloam Place. There are fifty separate tenements listed excluding the School. Alfred Beaumont owned 6 tenements William Whittle 6 in one court, William Mills 9 in another court, William Wade owned two rows of 6 and 8 houses, W. L. Woolnough owned another 3 tenements and a workshop, James Levitt owned another 5 and Edmund Rice the remaining 7 tenements. The entries for Duke Street continue with a beer house in the ownership of Joseph Sporle who owned two adjoining tenements listed before the entries for Robert James Ransome (ref. DC2/17/17). Two years earlier George Messent was listed instead of William Whittle and a Mrs Mills is inserted over the name of James Mills instead of William Mills.

In the rate list for “19th of May 1859” (ref. DC2/17/10), there are entries for “Silvan Place” not Siloam. The schoolrooms were described as “Charity School Rooms” and in the ownership of the executors of Revd Nottidge. Within the place there are separate entries for Hill Cottages then owned by a David Dibney, these passed to George Messent and later still William Whittle. Giles Catchpole was the owner of the tenements that later passed to Edmund Rice and the row of 6 tenements later in the ownership of William Wade. Mr Woolnough is further identified as William Linstead Woolnough. None of the landowners lived in this area.

According to John Glyde writing on Sunday Schools in Ipswich states, “Until 1815 it does not appear that more than one congregation of the Established Church had a Sunday school connected with it. In October of that year, the Incumbent of St Mary Key induced his parishioners to join him in establishing one: and in the winter of 1816, by the exertions of the benevolent rector, the Rev. J. T. Nottidge, Sabbath schools were instituted in the parishes of St Clement and St Helen”. The will of the Rev John Thomas Nottidge rector of St Clement and St Helen was proved at the Perogative Court of Canterbury on 3rd May 1847.

In an earlier rate list for May 1854 (ref. DC2/17/5) the street is again named Siloam Place with groups of tenements listed under the ownerships of Charles Wilson, J Podd, G. Catchpole. W L Woolnough and James Levett. The 9 tenement houses are listed under the “Bury Building Society”. At this time building societies built houses rather than providing mortgages for individuals to purchase them.

The earliest rate book in this collection dated May 1850 (ref. DC2/17/1) mentions the Anchor Inn and adjoining court the two properties were divided into five tenements. The next entry is for seven tenements “in court” then owned by a Mr Andrews. As the next entries are for R & A Ransome, the court must refer to the earliest buildings in Siloam Place and all the others had been built by 1854.

In the borough collection there are registered plans of properties built after 1862 (ref. DC14: 372) but none before that date.

3.2.4 Property Records

The parish of St Clements was divided between the area within the town and the two hamlets of Wix Ufford and Wix Bishop. The hamlets were also separate manors. In those instances where manorial records have survived it is possible to trace the owners of a property or at least the copyholders through court books, earlier court rolls and rentals. The property descriptions are sometimes historic and though in other cases they have been amended and up dated to include the names of the occupants of each property. It has been established in a number of documentary reports that most of the area at the northern eastern side of the Wet Dock was copyhold land held of the manor of Wix or Wikes Bishop. The lands of this manor appear to have extended southwards from Fore Hamlet to a point to the south of the present Holywell Park. Manorial land was normally divided into areas of demesne, commons and waste, copyhold propertities and freehold. The demesne lands of this manor had been let out as copyhold before the manor was surrendered to the crown in 1536. The freehold properties of this manor are listed in a survey dated 1620 though the property boundaries were not described and the locations were even at that date obscure. Both John Cobbold and William Buller the landholders mentioned in tithe apportionment of 1844 were copyholders of lands belonging to this manor. It should not be assumed

that all their lands were listed in the tithe apportionment or that all the lands were copyhold and described in contemporary manorial records.

William Buller or Bullar is mentioned in the manorial court book in the proceedings of a court held on 3rd June 1831 (ref. HB8/1/718). The court proceedings first noted that previous tenant Benjamin Raymond had surrendered his lands to the use of his will at a court held on 17th April 1804. This practice would have secured the inheritance for his heirs according to his will and his heir according to manorial custom by which the lands would have passed to his youngest son. He had died before the court held in June 1831 and his heir was Robert Raymond who is mentioned in a parish apprenticeship bond as a “master mariner and owner of the schooner called ‘the Active’” (ref. FB98/G3/96). He was the heir to a moiety of the property. A moiety was a half share in a property and not necessarily a half share of a property though such an inheritance could eventually lead to the subdivision of land. His co-heir was his sister Lydia Bullar who also received a moiety of the propriety. Her husband was William Bullar.

The record for June 1831 describes the undivided property as “*all that parcel of land parcel of one pightle called Patch Pightle otherwise the Hop Ground with a cottage and divers other houses and tenements thereupon built situate in the parish of Saint Clement and containing near the Highway leading from the Church of Saint Clement aforesaid to Colneys in breadth forty feet and nine inches towards the north and thirty nine feet towards the south*”. The high leading to Colneys is the present Fore Hamlet. There is a second property described “*and also of and in six and a half feet of land as it is now inclosed parcel of Patch Pightle aforesaid and now lying obliquely near the way there leading from Ipswich to Colneys upon which one end or corner of a house formerly Robert Morse is built all which copyhold premises were sometimes since in the several occupations of George Potter, Samuel Green and John Jennings and are now or late were in the several tenure of the said George Potter and of Mary Dobbs and Roger Taylor as under-tenants to Cant, gardener*”.

The description of the property had changed little from a 1620 survey of the manor when Laurence Morsse was listed as the copyholder “*Laurence Morsse had by the surrender and release of Ralph Danske one parcel of land parcel of Patch Pitle alias the Hopp Ground with one cottage builte scituate in the parrish of St Clements in Ipswich and conteyneth towards the Kinges Highway leading to the church of St Clements unto Colinges Way in breadth forty five feete and nine inches by the rule towards the south to whome the Lord gave seizure to hold to him and his heires ... 11 Oct Jaco 17*” (1620) (ref. HB 8/1/938).

From this description this land appears to have been to the north of this site. Robert Raymond’s moiety was immediately sold to his sister Lydia Bullar for £145 and against this entry it states that the premises were sold “*by the executors of Lydia Bullar on the 26th January 1865 to John Chevalier Cobbold the then lord of the manor*”. There is a loose copy of the sale particulars in the court book. Neither William nor Lydia are named as the owners of any other manorial property. Benjamin Raymond had been admitted to this property on 17th April 1804.

John Cobbold purchased the lordship of this manor in 1812 though prior to that date he had been the copyholder of several parcels of land. Unfortunately none of the

entries in the court records can be readily identified as the lands that later formed Siloam Place.

There are various bundles of deeds for properties owned by the Cobbold family such as those for properties in Duke Street purchased in 1816 and 1821. The property descriptions given in various deeds in these bundles are equally vague and it is not possible to use them to identify exact locations (ref HB8/5/179 & HB8/5/181). In this same collection there are deeds for several public houses owned by the Cobbold family. Unfortunately none have survived for the Anchor Inn.

The records of the manor of Wix Ufford are very limited. In the Cobbold family collection there is a 15th century extent of manor that lists the lands that surround Wix Bishop (ref. HA 231/2/11). The manorial lands in Ipswich appear to be to the east and north of those for Wix Bishop. In the Iveagh collection amongst the Phillips manuscripts there is a copy made in 1541 of an earlier rental (ref. HD 1538/274/32). Both documents are written in Latin and merit further study though they are unlikely to contain information relevant to this report.

The manorial records do not refer to Duke Street instead in references to the properties built along the Orwell and Greenwich Way.

3.2.5 Late Medieval Context and Conclusion

Before the construction of the Gas Works in the 1820's and later the Wet Dock opened in 1842, the foreshore to the west of Duke Street was the site of various shipyards. Ransome's had opened a works on the dock frontage before the construction of the new dock. At the time all the land to the south of the Gas Works and to the west of the present Holywells Road was tidal mud flats. In the 16th century a water mill was constructed at the western edge of Holywells Park on a site that later became the Fountain Public House. Cobbold's Cliff Brewery was built in the middle of the 18th century. The line of modern day Cliff Lane was set out after the Cobbold family had acquired the present Holywells Park, formerly a farm known as Pitts Farm, between 1812 and 1839. The main entrance to this farm was from the present Nacton Road formerly described as "Colneis Way". In the medieval period Greenwich Way led to the site of Greenwich Farm and, from the evidence of the surviving records for the manor of Wix Ufford, the adjoining small hamlet of Greenwich. Duke Street was not a major thoroughfare in the medieval period.

Many of the early records for Wix Bishop are no longer extant, however in 1381 the total male population for the hamlet of those aged 14 and above was 15 (see Richardson). It is uncertain if this figure included the site of Greenwich Hamlet. The photographic evidence suggests that some of the buildings at the northern end of Duke Street may have been built during this period or shortly afterwards, though other documentary reports suggest that the main expansion of the shipyards to the west was in the late 16th and early 17th centuries. Robert Morsse's house in Fore Hamlet described in the 1620 survey probably dates from this period and if the building was within this site it would have been worth tracing the property back further in the surviving manorial records. The evidence of John Speede's map suggests that there were houses at the north eastern end of Duke Street in the early 17th century and photographic evidence, though incomplete, supports the idea that some of these dwellings may have been built in the late medieval period.

The ship owners, builders and merchants who established their premises in Wix Bishop in the early 17th century lived near to or on their premises and this industry dominated the area until the early 19th century until the construction of the Wet Dock and the expansion of the Orwell Works changed the industrial context of this area. The evidence of the rate books and directories show the development of small courts crammed with housing to accommodate employees of both the works and docks. Though the census data would add further details of the site in the Victorian period a study of the returns is unlikely to add to the archaeological study of this site.

The absence of references to copyhold property on this site of Duke Street is significant. Though the extant medieval records are unlikely to offer enough information to explain the tenure of land in this area.

3.2.6 References

Suffolk Record Office Ipswich

Maps

MC4/50 John Speede Map of Ipswich 1610
MC4/51 John Ogilby's Map of Ipswich 1674
MC4/52 Joseph Pennington's Map of Ipswich 1778
FB98/A12/1 Map of the Parish of St Clements', Ipswich, surveyor H.J.Ellis, March 1839
P/461/146 Tithe Map St Clements Ipswich 1844
FDA146/1A/1a Tithe Apportionment St Clements Ipswich 1846
MC4/56 Monson's Map of Ipswich 1848
MC4/57 White's Map of Ipswich 1867
1:1250 Ordnance Survey Plan sheet number LXXXV.12.21 1883
1:2500 Ordnance Survey Map sheet Number LXXXV.16 1884
1:2500 Ordnance Survey Map sheet Number LXXXV.16 1904
1:2500 Ordnance Survey Map sheet Number LXXXV.16 1927

Photographs

Woolnough Collection
FS9 Wool 67:18 Fore Street/Duke Street

Suffolk Photographic Collection

K681/1/262/790 Fore Street/Duke Street 1930's
K681/1/262/838 Dinner Time at Orwell Works

Property Records

Solicitors Collection: Cobbold Deeds

Freehold Properties

HB 8/5/179 Tenement in Ipswich St Clements Tenement in Dukes Street 1688-1821
Includes abstract of title 1690-1775 1753 –1821
HB 8/5/181 House in Duke Street 1750 – 1816

Manorial Records

HB 8/1/717 Manorial Court Book Manor of Wix Bishop 1785-1813
HB 8/1/718 Manorial Court Book Manor of Wix Bishop 1815-1841
HB 8/1/938 Survey Various Manors (including Wix Bishop) 1620

Cobbold Family Collection

HA 231/2/11 "The extent of such lands belonging to the mannor of Wikes Ufford which lye among or abut upon the lands of the Mannor of Wikes Bishop whereby the contents of the same mannor of Wikes Bishop will the better appeare and what deeds of the fee of Wikes Ufford ought ti be inrolled in Wikes Bishop Court"

Ipswich Municipal Borough Collection

DC2/17/1 Rate Book 1850
 DC2/17/5 Rate Book 1854
 DC2/17/10 Rate Book 1859
 DC2/17/15 Rate Book 1854
 DC2/17/17 Rate Book 1867
 DC14: 372 Deposited Plans 1862-1901

Iveagh Collection

HD 1538/274/32 An Ancient Rental belonging to the Mannor of Wicks Ufford (made by Henry Goodwyn on examination of an old rental and other evidences of the said manor July 1541)

Parish Collection St Clements, Ipswich

FB98/E3/1 Churchwardens Account 1594 – 1770 including rate list 1662
 FB98/E3/4 – 5 Churchwardens’ Accounts St Clements 1768 - 1812
 FB98/G3/96 Apprenticeship agreement Robert Raymond 1831

Published Works

John Glyde junior “The Moral, Social and Religious Condition of Ipswich in the Middle of the Nineteenth Century” pub Ipswich 1850, reprinted S.R. Publishers Wakefield and London 1971

William H Richardson MA “The Annalls of Ipswicke ... by Nathaniell Bacon serving as recorder and town clerk in that towne 1654” pub Ipswich 1884

Directories

Steven’s “Directory of Ipswich” 1881
 Steven’s “Directory of Ipswich” 1885
 Kelly’s “Directory of Ipswich” 1934
 Kelly’s “Directory of Ipswich” 1935
 Kelly’s “Directory of Ipswich” 1936

3.3 Listed Buildings

There are no listed buildings within proposed development area although four listed structures are situated nearby, namely, 132-138 Fore Street, 2 and 4 Duke Street and the Holy Trinity Church and associated hall. The listing texts are reproduced in Table 2 below.



Figure 13: Listed Buildings

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<p><i>132-138 Fore Street</i> LBS Number: 275465 Grade: II Date Listed: 19/12/1951 NGR: TM1703144077</p>	<p>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.</p>
<p><i>2 and 4 Duke Street</i> LBS Number: 428460 Grade: II Date Listed: 03/03/1982 NGR: TM1704744061</p>	<p>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 aide 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 copping entablature. Shop windows with small penole and arched radiant head. Recessed shop doorway and corner.</p>
<p><i>Church of the Holy Trinity</i> LBS Number: 427442 Grade: C Date Listed: 15/12/1977 NGR: TM1718644082</p>	<p>A white brick building erected 1835-36 to the designs of Frederick Hall, architect. The hall was added in 1891 and the chancel in 1895 in similar style. The church has a square west tower with an embattled parapet. The nave and chancel have rusticate quoins and semi-circular arched windows.</p>
<p><i>Holy Trinity Church Hall</i> LBS Number: 427443 Grade: II Date Listed: 15/12/1977 NGR: TM1719044064</p>	<p>The hall, situated to the south of the church was added in 1891 in similar style and has 3 window range of double-hung sashes with glazing bars. The roofs are of slate.</p>

Table 2: Listed Buildings

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.

The land surface in the immediate vicinity of the site rises to the north and east as one moves away from the river. The level of Duke Street represents the original ground surface at the western edge of the site but it is presumed the land would have sloped up gently from this point and that the lower terrace of the proposed development area has to a certain extent been cut into the slope. For the remainder of the site it would appear that the higher terrace has been created through the importation and dumping of material, particularly in the southern area of the site.

3.5 Borehole Data

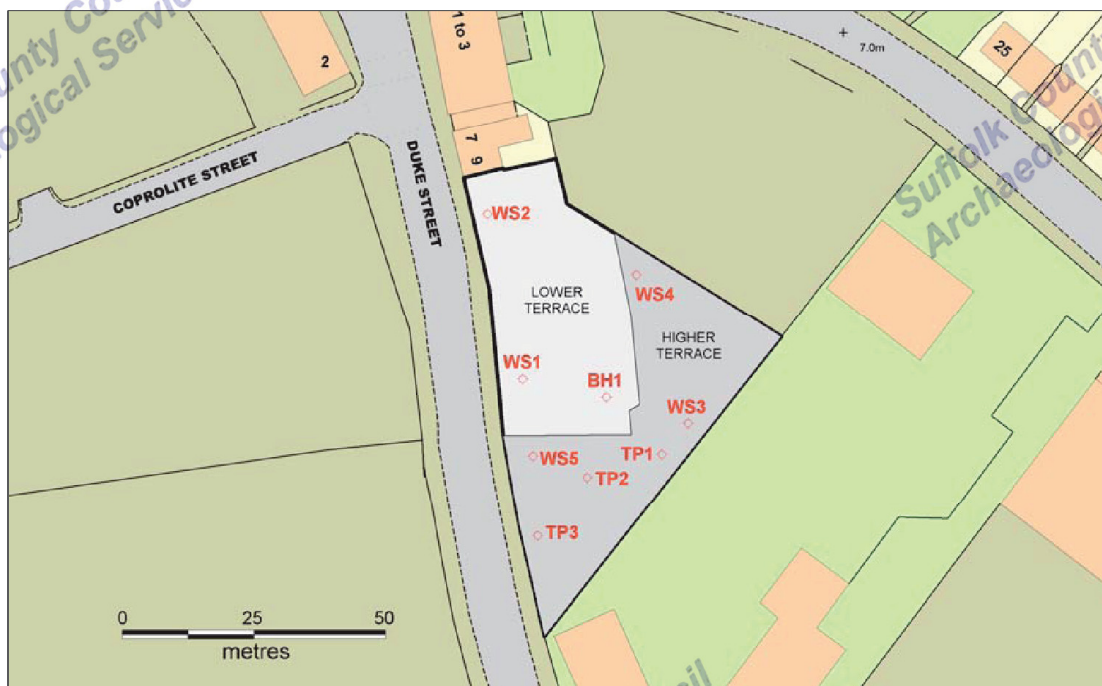


Figure 14: Borehole Locations

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A series of boreholes and test pits had been excavated by MLM Environment, the locations of which are illustrated in Figure 14 above. These test excavations comprised of boreholes (BH), test pits c. 1m square (TP) and Window Sampler bores (WS). A summary of an interpretation of the results can be found in Table 3 below.

	Made Ground	Depth of natural subsoil	Notes
BH1	0 - 0.4m	0.4m	
WS1	0 - 0.4m	0.4m	
WS2	0 - 1.0m	1.0m	
WS3	0 - 2.0m	2.0m	
WS4	0 - 1.8m	1.8m	
WS5	0 - 2.3m	2.3m	
TP1	0 - 1.4m	1.6m	possible buried topsoil at 1.4 - 1.6m
TP2	0 - 1.2m	1.5m	possible buried topsoil at 1.2 - 1.5m
TP3	0 - 2.4m	>2.4m	Obstruction at 2.4m, end of trial excavation

Table 3: Borehole/Window Sampler/Test Pit Results

The test excavations indicate that within the lower terrace of the site the natural subsoil, which comprises of sand and gravel, is relatively shallow occurring at a depth of c. 0.4m (the area of WS2 is slightly raised from street level). Within the remainder of the site the natural subsoil is buried beneath a deposit of imported made ground to a

minimum depth of 1.5m with a possible buried topsoil overlying the natural subsoil noted in two of the Test Pits.

4. Conclusions

The available archaeological evidence suggests that the site has a **low to moderate** potential for deposits relating to the early prehistoric period with both Palaeolithic and Neolithic finds having been recovered in the vicinity. There is no evidence for Roman activity in the area hence the site has a **very low** potential for such evidence to be present.

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 located to the west of the site. The limits of the Saxon town are well known from the early defences of which the eastern arm lies some 600m to the northwest with the 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 site. Although no evidence for Saxon occupation has been recorded it is highly likely that some occupation or activity could extend some distance along the river frontage beyond the stream or inlet giving this site a **low to moderate** potential for the presence of Saxon deposits or features.

It is recorded on the SMR that a medieval leper hospital (IPS154) once stood close to the northern end of Duke Street in an area that would have been on the edge of the medieval town. The full extent of the hospital and its associated cemetery are not known. Monitoring of groundworks 50m to the north of the site (IPS155) yielded pottery dating from the 13th through to the 16th century. Although there is no documentary evidence for this it seems unlikely that an area this close to the medieval town would have been entirely devoid of activity and it is highly likely that occupation would have crept along the top end of Duke Street during the medieval period so that by the 15th/16th century relatively high status dwellings, as suggested by the photographic evidence had been built in this area. Consequently there is a **moderate to high** potential for medieval deposits or features to exist within the site.

It is not until the post-medieval period that there is concrete documentary evidence for the construction of dwellings on the site in the form of the early maps of Ogilby and Pennington, both of which illustrate buildings standing within the area of the site. The area was also the site of Victorian slum dwellings housing the poor of the parish in numerous small tenements and cottages, a large proportion of which survived up to the 1930s. Consequently there is a **very high** potential for archaeological remains relating to post-medieval period.

The author of this report regularly visited the site when it was occupied by a vehicle hire company and was told on more than one occasion by the office staff that an extensive air-raid shelter that had been constructed for use by workers from the nearby engineering works existed on the site. This was never verified.

After the slum clearances it is assumed that the site was used for commercial/industrial purposes prior to its use by the former occupiers, a vehicle hire company. It is not known when the lower terrace upon which the hire company's

garage/office stands was excavated or to what extent this may have destroyed any potential archaeological deposits or features.

5. Recommendations

The documentary survey has identified a potential for archaeological remains dating to the medieval and post-medieval periods within the 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. To what extent has later landscaping truncated the natural ground levels?
2. Is there any evidence for prehistoric or Anglo-Saxon activity?
3. Is there evidence of medieval and early post-medieval buildings in the street frontage (similar to the buildings illustrated in Plate I)?

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 15).

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.

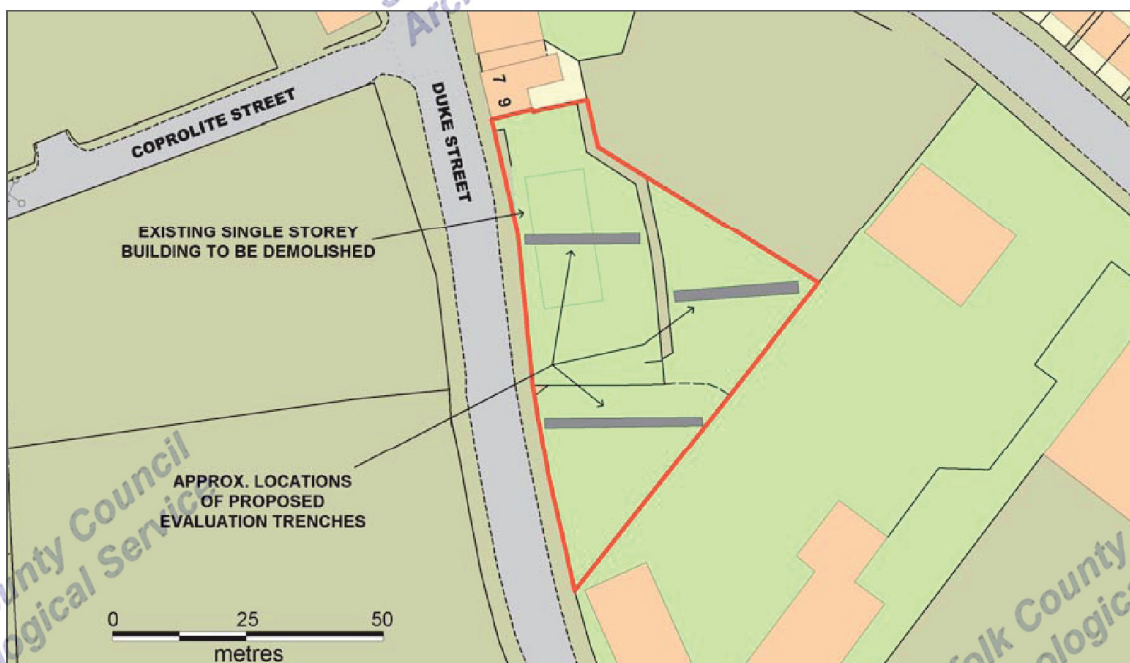


Figure 15: Proposed Test Trench Locations

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- Boulter, S. 2000 *Neptune Quay, Ipswich: A Record of an Archaeological Excavation*, SCCAS Report No.2000/44
- Boulter, S. 2004 *Neptune Marina, Land South of Coprolite Street, Ipswich: Record of Archaeological Monitoring*, SCCAS Report No. 2004/7
- Gardner, R. 2003 *Neptune Marina, Land South of Coprolite Street, Ipswich: Archaeological Monitoring - Interim Report*, SCCAS Report No. 2004/7

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