

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Victoria Street/ Field Style Road, Southwold

(Planning app. no. W/3682/14)

James Rolfe
Field Team
Suffolk C.C. Archaeological Service

© March 2007

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SCCAS Report No. 2007/016

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Disclaimer

List of Contributors

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Acknowledgements

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

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Summary

This archaeological desk based assessment (DBA) has been undertaken as a result of a proposal for mixed housing and commercial development on the Adnams site on Victoria Street, Southwold. This DBA includes an examination of the Suffolk Sites and Monuments Record (SMR), a documentary search and a site walkover. The proposed development area (PDA) is situated on high ground, which is essentially an island, to the east is the sea, to the north and west is Buss Creek and to the south and west is the River Blyth. Such a topographically favourable situation will have a moderate to high potential for archaeological material from most periods. The PDA is adjacent to the church of St Edmunds and this would have been the centre of the town in the medieval period. Therefore there is a high potential for archaeology from the medieval period to be encountered during any groundworks within the PDA. It is therefore recommended that a first stage of work would be to carry out a trial trench evaluation to establish the character and condition of any surviving archaeology. Consultation would then be required with the County Council planning archaeologist to determine the need and scope for any further work, which could include full-scale excavation.

SMR information

Planning application no.	W/3682/14
Grid Reference:	TM50657638
Funding body:	Hopkins Homes

Introduction

1.1. Project Background

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

This DBA is the first stage of a programme of archaeological works to satisfy the condition on planning consent W/3682/14.

1.2. Site Description

The subject of this DBA covers an area of approximately 0.56ha centred at TM50657638, in the parish of Southwold (Fig. 1 and 2).

The present land use is a warehouse and yard.

1.3. Geology and topography

The PDA lies on the high ground on what is essentially an island. To the east is the sea, to the north and west is Buss Creek and to the south and west is the River Blyth. In earlier periods this would have been more noticeable and the high ground Southwold is on would have been surrounded by marshes. The site is *circa* 10-12m above sea level (Fig.3).

The PDA is situated on deep well-drained sandy soils; (source: SCC digital data) (Fig. 4).

1.4. Scope of this report

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

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

1.5. Aims

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

1.6. Methodology

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

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

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

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

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

No aerial photographs were examined for the PDA, as it has been within the urban environment since before the inception of aerial photography.

A site walkover was conducted in January 2007, for which notes were taken.

1.7. Legislative Frameworks

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

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

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

A Site of Special Scientific Interest (SSSI) is an area that has been notified as being of special interest under the Wildlife and Countryside Act of 1981, due to its flora, fauna or geological or geomorphological features. There is one SSSI within 1km of this PDA, this is Minsmere-Walberswick heaths and marshes. This is isolated in the south west corner of the search area and is in no way affected by the development.

2. Results

2.1. Suffolk SMR search

It should be noted at this point that pre PPG 16 (1990) archaeological investigations were not routinely carried out on development projects. Therefore it is probable that if any archaeological remains were encountered before this date they would not necessarily have been recorded.

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

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

2.1.1. All known archaeological sites within 1km of the PDA

There are thirty-five entries in the SMR within a 1km radius from the centre of the PDA (Fig. 5 & 6).

Palaeolithic (500,000-10,000BC)

A Palaeolithic flint blade **MSF1140** was found lying at the foot of a low cliff bordering the beach at Southwold.

Neolithic (4,000-2,351BC)

The five SMR entries for the Neolithic period are all located on the foreshore and do not have accurate find spots. Four of the entries are axe heads, **MSF1145** is a flaked axe, **SWD 004** is a partly polished axe, **MSF1144** is a polished axe and **MSF1146** is part of a ground basalt axe, but the provenance is uncertain. **MSF1143** is a group of Neolithic flint implements and an arrowhead.

Bronze Age (2150-800BC)

There is one SMR entry of Bronze Age date; **MSF1147** is a perforated greenstone axe-hammer that was found on the foreshore.

Roman (1-410AD)

The Roman period is represented by three SMR entries all of which are located to the parish of Southwold but none have secure locations. **MSF1139** is a single Roman coin found during shop renovation and therefore is unlikely to be in its original location. **MSF1148** is a pierced coin. **MSF1149** is an unspecified quantity of 2nd century pottery.

Early- Medieval (410-1066AD)

500m to the north west of the PDA at Buss Creek is **SWD 006** where a number of timbers were lifted by a mechanical digger dredging part of Buss Creek. Divers from the Suffolk Underwater Studies Unit examined these timbers and more were thought to be evident under 0.8m of silt in the same area. The timbers recovered by digger were an assortment of well preserved strakes and frames, probably from two early vessels, possibly a merchantman and a much finer vessel.

Medieval (1066-1500AD)

There are four SMR entries for the medieval period. **SWD 007** is the parish church of St Edmund that was rebuilt in 1430 and is located directly to the east of the PDA. The exact

location of **SWD 009**, a house that in 1260 was converted into a strong castle, is uncertain, but it is thought that it is close to the church, possibly to the north. **SWD 012**, 500m north west of the PDA was the site of a former drawbridge 'Mights Bridge' crossing the River Blyth. The construction date is unknown, but bridges have been recorded here in 1227, 1588, 1783, 1898 and 1926.

Post Medieval (1500-1900AD)

Ten SMR entries within 1km of the PDA are dated to the post medieval period. 200m to the south west of the PDA at **SWD 001** a monitoring of foundations located a brick-built well which was partially revealed at the north eastern edge of the site. **SWD 008** is 600m to the south of the PDA on Buss Creek and is the site of the Southwold salt works, established in 1660 and closed down in 1900. **SWD 010**, 120m to the north west of the PDA is the site of Southwold town gas works. **SWD 011** is the site of a lime-kiln shown on the 1880's 1st edition O/S map *circa* 750m to the south west of the PDA. **SWD 013** is a large moated fort of triangular plan, with large quadrangular corner bastions. The fort, which is shown on a map of 1588 was probably planned as a precaution against the Spanish Armada, but it is uncertain whether or not it was actually built. Adjacent to the PDA at **MSF1153** a 17th century glass bottle was found mortared into the garden wall and tests confirmed that urine had been present in the bottle. The urine and the location of the bottle strongly point to it being a witch bottle, that was meant to protect against evil spirits. **REY 043** is a stretch of post medieval sea bank that can be seen running along the northern edge of Buss Creek for *circa* 2km. **SWD 032** is a stretch of post medieval sea bank *circa* 3km long, running along the southern edge of Buss Creek. **SWD 033** a section of sea bank *circa* 2.5km long partially enclosing Woodsend Marshes, Busscreek Marshes & Town marshes. **SWD 035** is a stretch of sea bank *circa* 1km in length on the eastern side of Salt Creek.

Modern (1900- present)

There are fifteen references recorded in the SMR for the modern period and all are World War II defensive features. These have mainly been identified through aerial photographic survey work. At **EBV 040** are a series of trenches, at the northern edge of Easton Marshes to the north of the PDA. A series of anti-Tank cubes stretching for almost 1km along the coast by and to the north of Southwold is recorded as **EBV 041**. On the beaches of Easton Bavents parish is **EBV 042**, stretches of barbed wire coastal defence. At **SWD 015** further various stretches of barbed wire defences are on the beach to the east of Southwold. To the north of Southwold at **SWD 016** there are gun emplacements and barbed wire obstructions. At **SWD 017** these are slit trenches and a gun emplacement. Very close to the PDA on the Church Green are a series of trenches and a gun emplacement, **SWD 018**. At **SWD 019** there are two zig-zag trenches just to the north of Southwold. **SWD 020** is a series of beach defences along the coast at Southwold, comprising of anti-tank cubes, scaffolding and barbed wire. Trenches and barbed wire obstruction at the north western part of Southwold are recorded as **SWD 021**. Also in the northern part of Southwold is **SWD 022** a small series of zig-zag trenches. At **SWD 024** there are various military features on Southwold Common, including trenches, pillboxes, nissen huts and barbed wire defences. Also to the south of Southwold is **SWD 025**, a further stretch of zig-zag trench surrounded by barbed wire obstruction. At **SWD 030** there are sections of barbed wire obstruction. Finally slit trenches and a gun emplacement have been recorded at **SWD 031**.

2.2. Listed buildings

A search was carried out on the listed building web site <http://lbonline.english-heritage.org.uk>, which identified 13 listed buildings adjacent to or with a possible line of sight to the PDA, all of which are Grade II listed except for the Church of St Edmund which is Grade I (Fig. 7). The information has been summarised here but for the full details see Appendix 3.

1. The Church of St Edmund is a Grade I listed building dating from 1430-70, it is constructed of flint with ashlar dressings and has a four stage square tower.
2. High Street, No.16 Barnaby Cottage Grade II house. Later two houses, now a single dwelling. Early 17th century with late 18th century rear extension; converted and altered in late 20th century. Rendered and whitewashed brick; pantile roof with brick stacks, one on roof ridge, two on rear roof slope.
3. High Street, No.20 Grade II house. Early 17th century, altered 19th century and late 20th century. Rendered and whitewashed brick; pantile roof with transverse ridge stack of brick.
4. High Street, Nos.34 and 36 Montague House is a Grade II house of mid 18th century date with a later alteration and extension. Red brick built; with a hipped roof of black-glazed pantiles with two brick ridge stacks.
5. North Green, Nos.7 Primrose Cottage, 8 and 9 Dolphin Cottage is a Grade II terrace of 3 houses built *Circa* 1740; with alterations and with rear extensions from 1982. Brick built, rendered and colourwashed; with a pantile roof with end and central ridge stacks.
6. High Street, Nos.54 and 54A is a Grade II house, now a retail showroom. Built in the early 18th century and converted in the 20th century. Red Brick built rendered and colourwashed with a roof of black-glazed pantiles.
7. Bartholomew Green, Nos.1 and 2 is a pair of houses. Built in the early 19th century with 20th century alterations. Brick built, No.2 rendered and whitewashed; pantile roof with rendered central ridge stack.
8. Bartholomew Green, Nos.3 and 4 is a Grade II house, now two houses. Built *circa* 1820, subdivided and extended *circa* 1965. Roughcast brick with pantiled roof and brick central ridge stack.
9. Bartholomew Green, Nos.5 and 6 are a pair of Grade II houses. Built *circa* 1835 with later alterations and extension. Built of red brick with a slate roof and brick end stacks.
10. Bartholomew Green, No.7 Iona is a Grade II house. Built in the early 19th century with later alterations. Red brick with a timber doorcase; with a slate roof with end brick stacks.
11. Bartholomew Green, No.8 Vanessa Villa is a Grade II house. Built *circa* 1855, of red brick with a pantile roof and left end brick stack.

12. High Street, No.22 is a Grade II house. Built in the early 19th century with 20th century alterations. Red brick at front, otherwise whole flints with brick dressings with a pantile roof and a brick centre stack.
13. High Street, Nos.38 and 40 is a Grade II house and shop. Built in the Late 19th century of red brick with a slate roof and brick ridge stack.

2.3. Documentary study summary

Anthony M. Breen carried out the documentary study in January 2007 on behalf of Suffolk County Council Archaeological Service. The full documentary search is located in Appendix 2. To some extent the documentary study has been curtailed by the destruction of numerous records in the fire of 1659.

At the time of the Domesday survey *circa* 1086, Southwold was a manor held by the Abbey of Bury St Edmunds. There is no mention of a church at Southwold in the description of the manor and the hamlet was linked ecclesiastically with the parish of Reydon to the north.

Adjacent to the PDA is the grounds and Church of St Edmund and this is the site of the first chapel in Southwold. The chapel was probably built in the reign of King John, by the prior and monks of Thetford, who were patrons of the church of Reydon, to which Southwold was then a hamlet. Shortly after the construction of the first chapel in 1221 the Abbots of Bury St Edmunds, as lords of the manor received a grant to hold a market at Southwold and a charter to hold an annual fair was granted in 1227. The chapel burnt down *circa* 1430 and the construction of the present church of St Edmund was carried out between 1460-1490. The church was considered a parochial chapel till 1751, when, being endowed with £400 of Queen Anne's Bounty and a like sum raised by subscription, it was separated from Reydon parish and made a distinct *perpetual curacy*.

There is a document relating to the enlargement of the graveyard dated from 1458, which possibly suggests an earlier settlement pattern, that could encroach upon the PDA, 'The first of which lies on the South part of the Cemetery of the Chapel of the said Hamlet where in ancient Time the Parish-Priest's Apartment stood and the other Piece lay on the West Side of the said Church-Yard, which, in times past, was built upon' (ref. FC 202/C2/1/1). This suggests that there may have been earlier medieval buildings within the PDA.

The earliest map is dated to 1588 (Fig. 8) and shows the town with coastal defences and a fort to guard against the Spanish armada.

On the 25th of April 1659, a fire consumed a large portion of the town but did not affect the church. There are two early 17th century buildings adjacent to the site (see Section 2.2 No's 2 and 3), possibly suggesting that the fire did not reach quite that far. The present layout of Southwold has been to some extent affected by this fire and the large amount of greens within the town could have been created to act as firebreaks.

On the 1839 map (Fig. 9) of Southwold the PDA is shown as glebe land. Glebe was land in the ownership of the parish and all the glebe lands were described in documents known as glebe terriers.

Between 1872 and 1912 the PDA is let out as allotments, as shown on the 1904 Ordinance Survey map Fig.10.

2.4. Site walkover

Jon Newman made a visit to the site in January 2007. The PDA was walked over and notes were taken of the approximate locations of drains, manholes and other potential areas where the archaeology could have been disturbed (Fig. 11).

3. Assessment of impacts and effects

3.1. The archaeological potential of the PDA

The PDA is on a prominent elevated position on an estuarine island with the sea to the east and two rivers to the north and south that meet to the west. Throughout time this topographic location, with good access to varied environments with diverse resources from both the sea and the surrounding wet lands would have been highly desirable. There is no reason why evidence of human activity within the PDA from earlier periods could not be encountered, although it may have been disturbed by medieval activity.

The earliest archaeological material found within 1km of the PDA is dated to the Palaeolithic and is a flint blade found on the coast. The Prehistoric period is further represented by Neolithic and Bronze Age finds, all of which have been found on the foreshore. Though this is some way from the PDA there is potential for material of this date to be recovered.

The three finds that represent the Roman period show that there is some Roman activity within the parish but the limited quantity suggests that the potential for encountering more Roman archaeology is low.

The only early Medieval (Saxon) material found within the search area is the waterlogged partial remains of two boats found in Buss Creek in 1991. The Domesday Survey of 1086 refers to the hamlet of Southwold that renders 24,000 herrings to the Abbot at Bury St Edmunds (Goult 1990). A likely place for the settlement would have been on the higher dryer ground, where a chapel would later be built, close to the PDA. The pierced Roman coin may also be evidence of Saxon activity, as it is thought that others pierced coins found on various Saxon sites were used as amulets.

Medieval settlements usually expand around churches, markets, river-crossings and/or crossroads. The medieval settlement of Southwold may have expanded and grown up around the area of the chapel and further expanded after the right to hold a market was granted in 1222. The village then rapidly grew in the 13th century and the focus would have been in the area of the PDA near to the church and market. In 1659 the fire had a large effect on the town destroying almost all of it including 238 houses but not the church. The town would have then been rebuilt and possibly not on the same layout as before. This opens up the possibility that there are potentially medieval building or street remains within the PDA.

In the post medieval to modern periods the PDA was initially glebe land, later becoming allotments and finally an industrial site. There is not a great deal of potential for finding significant archaeological remains from these periods.

3.2. Potential for preserved archaeological remains within the PDA

Within the PDA any preserved archaeological remains are most likely to date from the medieval period. This is due to the close proximity of the church and therefore the centre of the town.

The borehole survey carried out within the PDA, shows that there is made ground present across the whole site, ranging in depth from 0.5m to 1.5m. Potentially this made ground could have a medieval element to it that could vary from pits to possible burnt house remains dating from the 1659 fire.

There has been some disturbance to the ground at various points across the PDA in the form of drains, services, building foundations and fuel tanks. Where these disturbances have happened there is a good chance that the archaeology has been seriously damaged if not totally destroyed.

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

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

4. Mitigation measures

4.1 The PDA

In this case preservation *in situ* is unlikely to be an option and to prevent loss of archaeological information preservation through record would be required. Initial mitigation would be an evaluation to establish the character and density of the archaeological resource present and would be in the form of trial trenching 5% of the area within the PDA (Fig.12). Depending upon the results of the evaluation and also the proposed construction methods that will be used in any development, further mitigation procedures would need to be discussed with the County Council planning archaeologist.

5. Conclusions

Through an examination of the Suffolk SMR, a documentary search and a site walkover, this DBA has set the PDA within its immediate archaeological landscape and it has been established that such a topographically favourable situation has the potential for archaeological material from most periods. The position of the church just to the east of the PDA may indicate that this area was a focus of activity in the medieval period and it is from this period that there is the greatest chance of encountering archaeological material.

There has been some ground disturbance within the PDA in the form of drains, services, building foundations and fuel tanks and where this has occurred the archaeology will have been damaged if not destroyed. Any archaeological trenching should be planned to avoid these areas.

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

References

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

Disclaimer

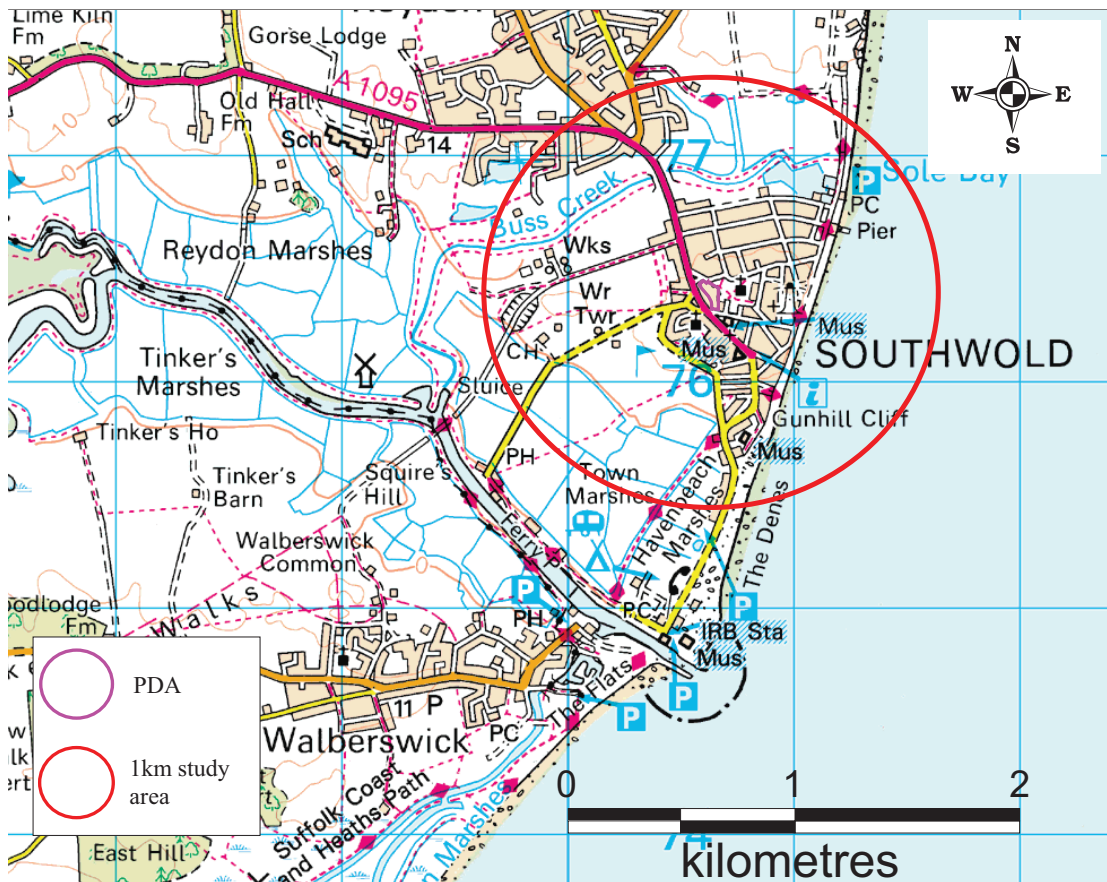
Any opinions expressed in this report about the need for further archaeological work are those of the Field Projects Team alone. Ultimately the need for further work will be determined by the Local Planning Authority and its Archaeological Advisors when a planning application is registered. Suffolk County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



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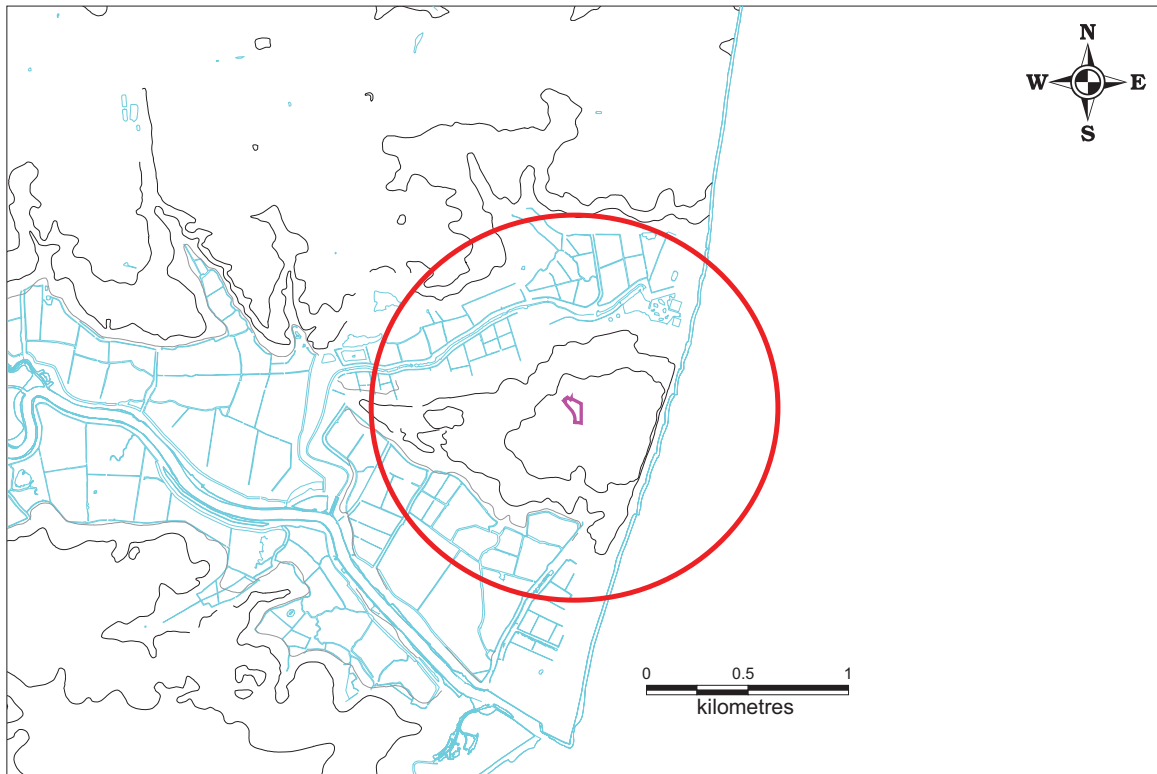
Figure 1. Location of PDA



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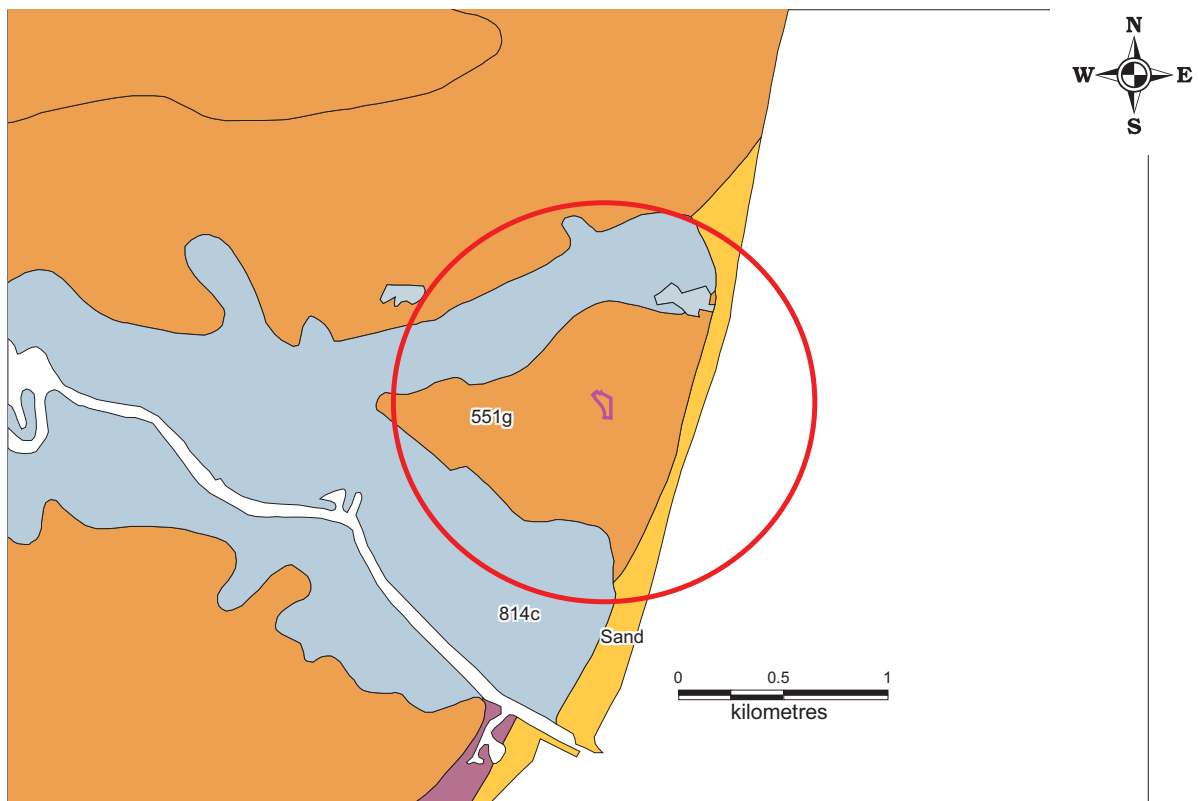
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Figure 2. PDA and 1km study



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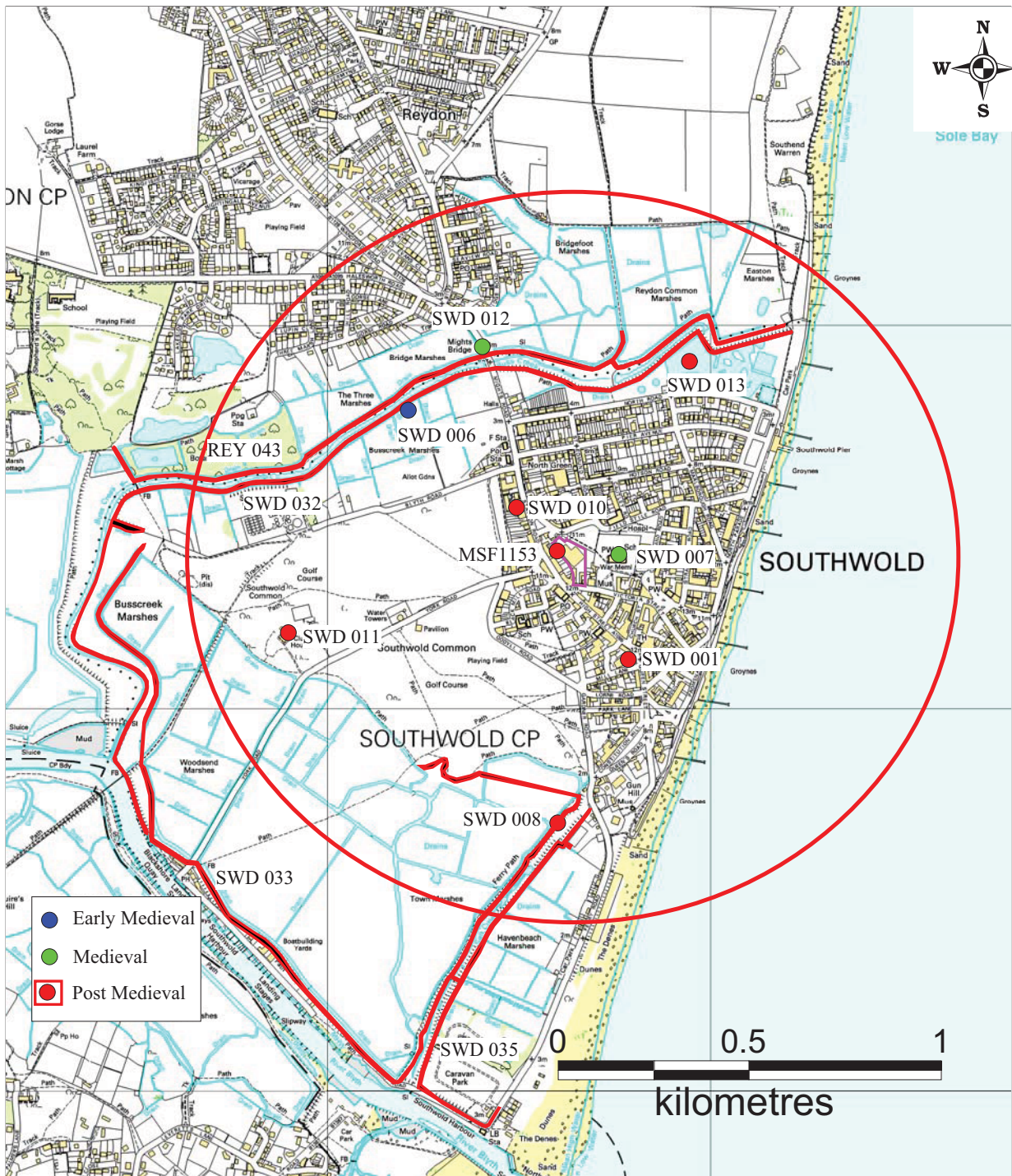
Figure 3. Topography of the PDA and the surrounding area



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Figure 4. Soils of the PDA and the surrounding area

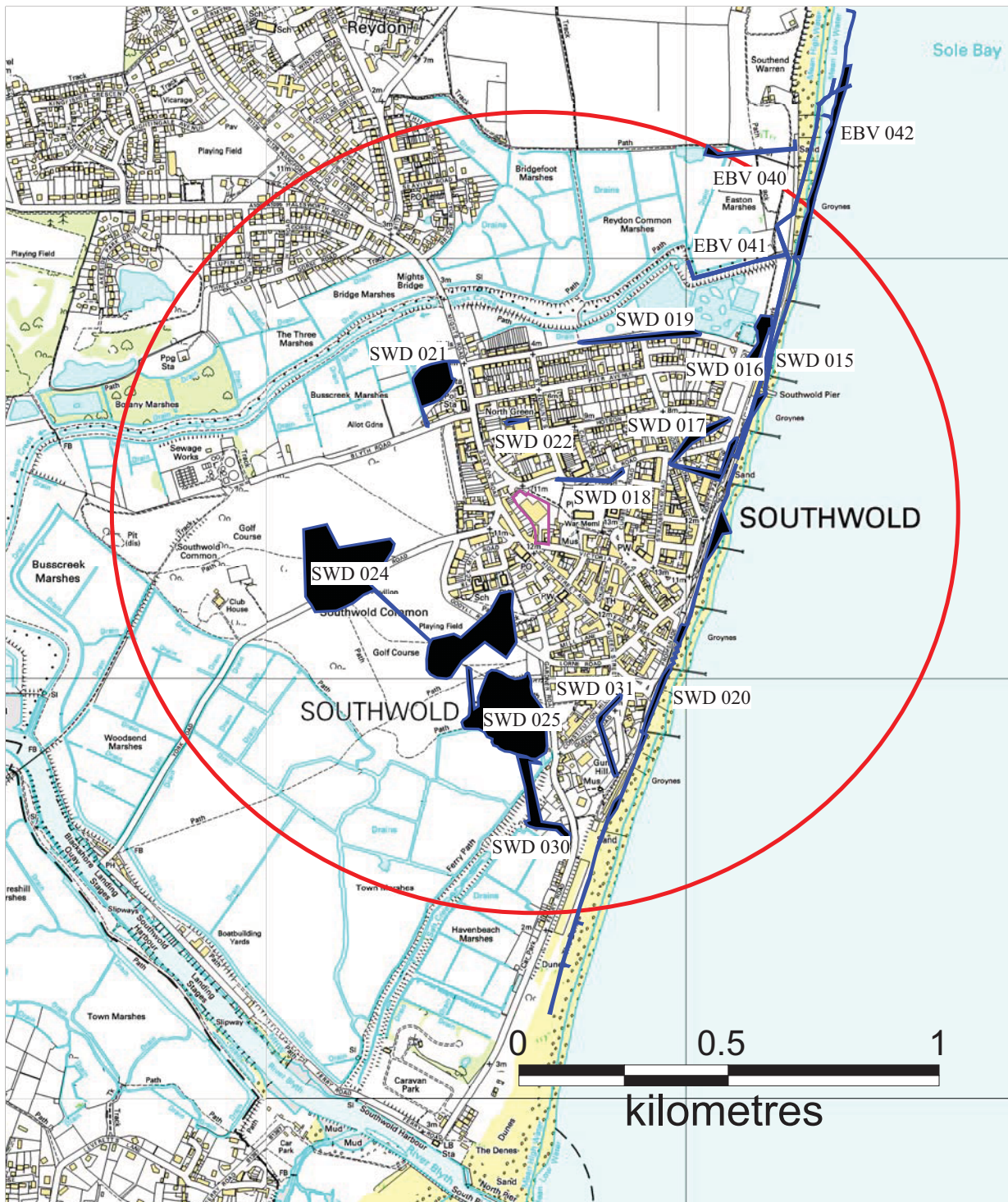
(Map symbol and soil type: 814c Marine alluvium, seasonally wet deep clay; 551g deep well-drained sandy soils; Sand Beach sand and dunes.)



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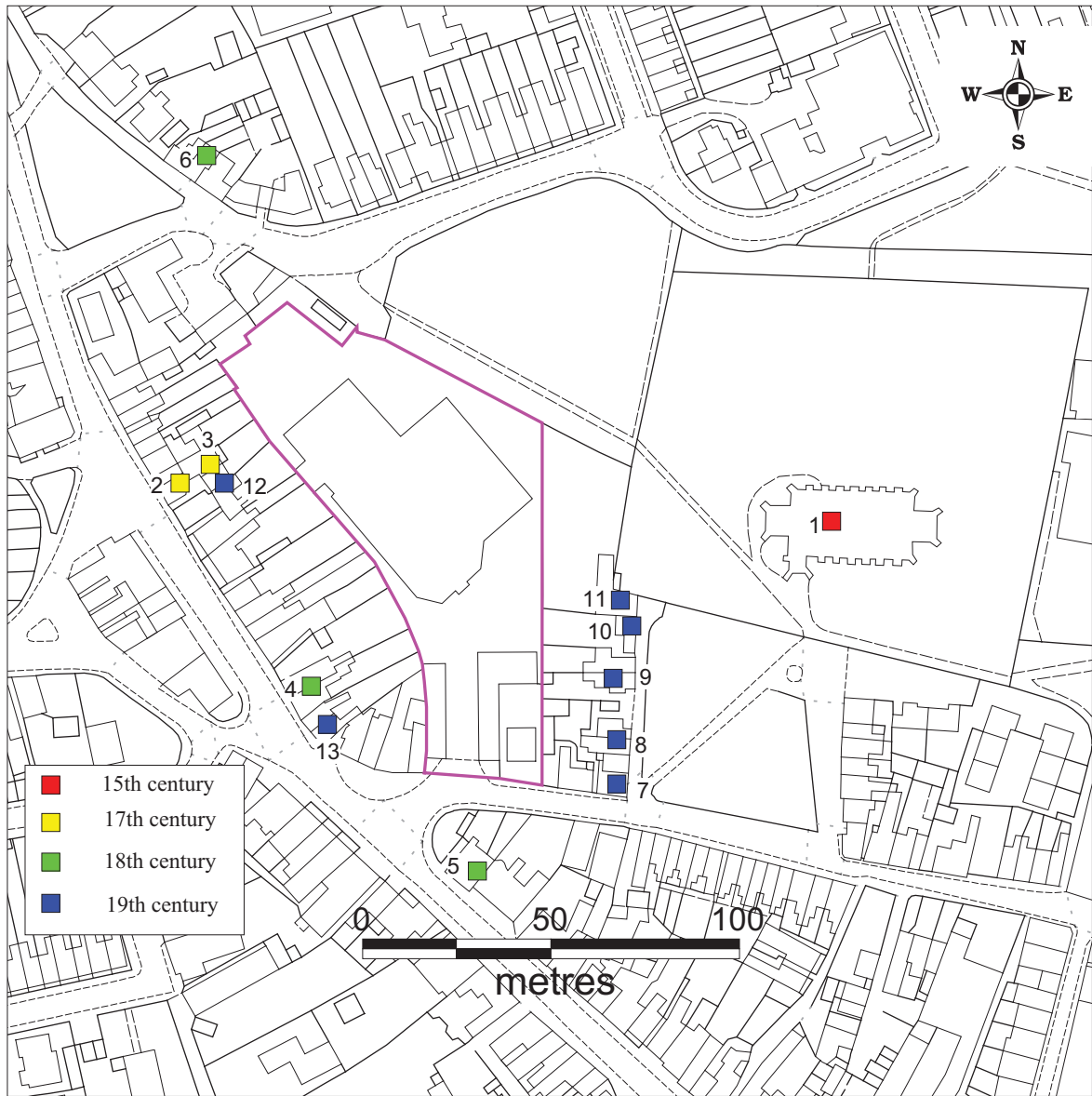
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Figure 5. SMR entries within a 1km radius from the centre of the PDA, from the Prehistoric period to the Post Medieval period



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Figure 6. SMR entries within a 1km radius from the centre of the PDA from World War II



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Figure 7. Listed buildings adjacent to or with a possible line of sight to the PDA (numbers referred to in the text)

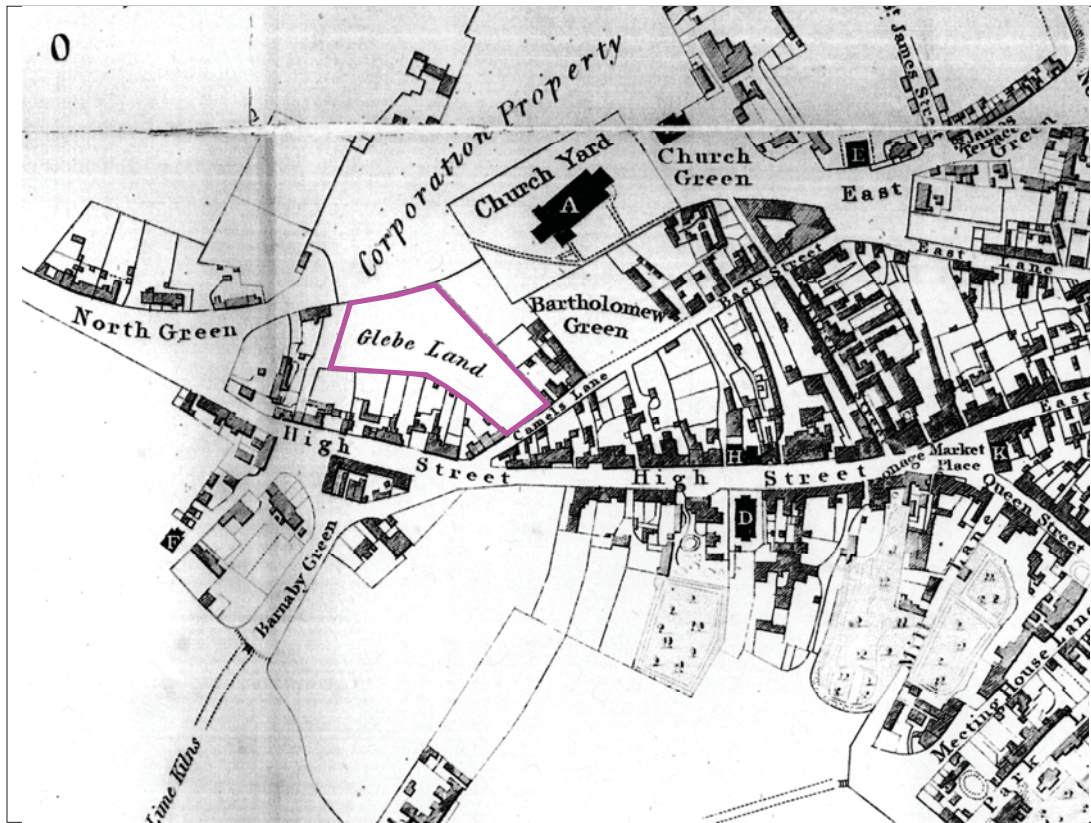
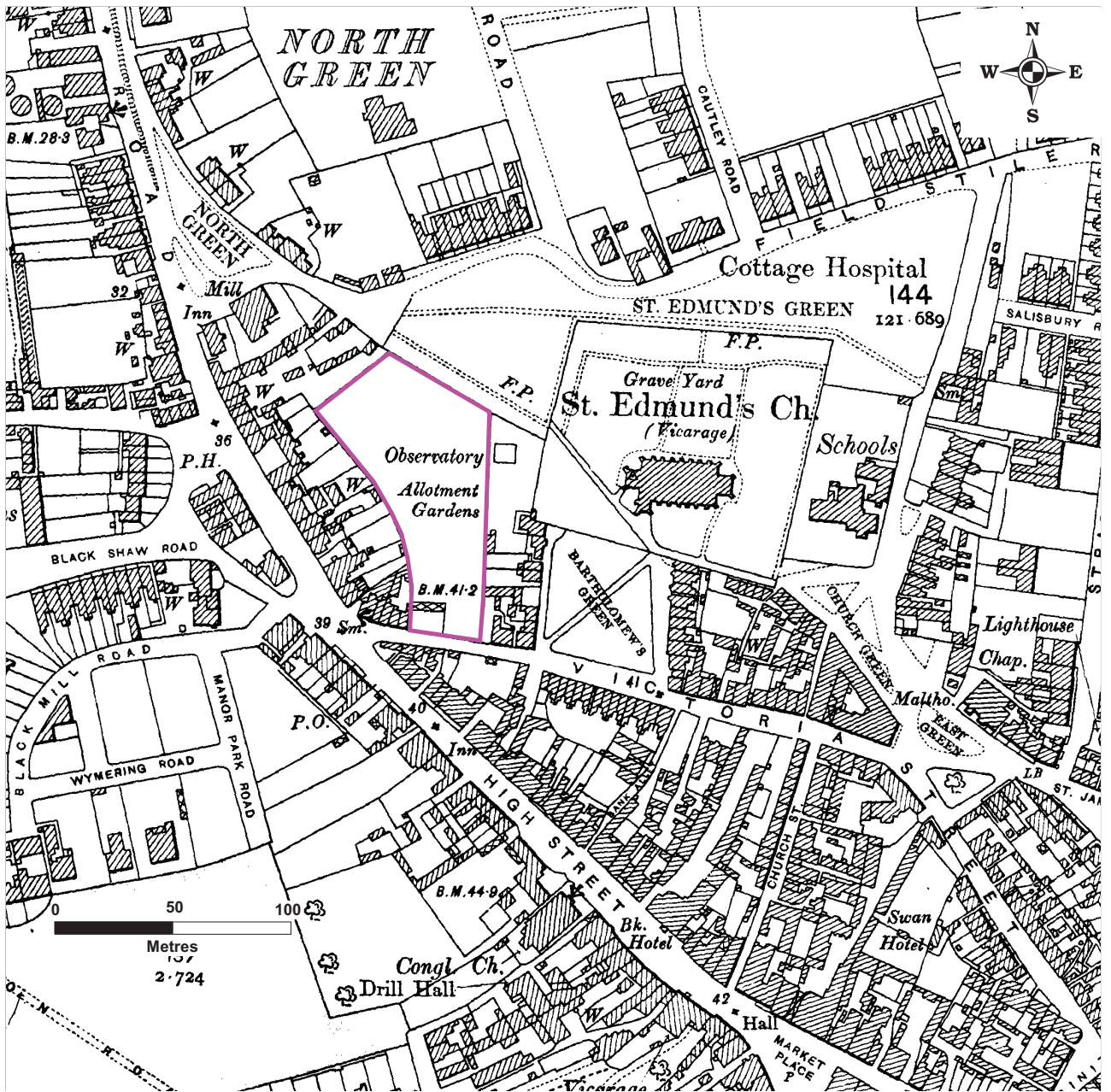
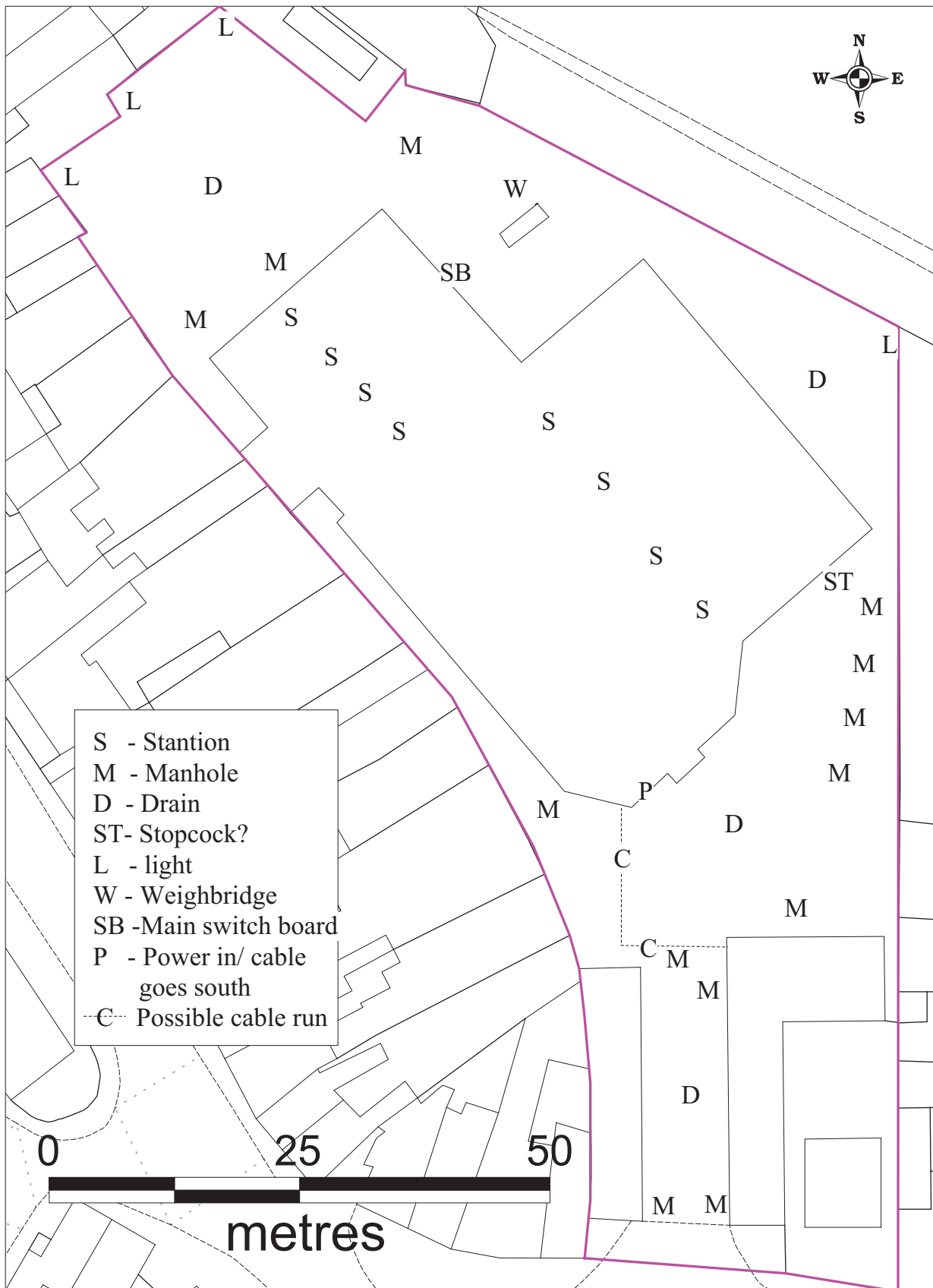


Figure 9. 1839 map of Southwold (no scale)



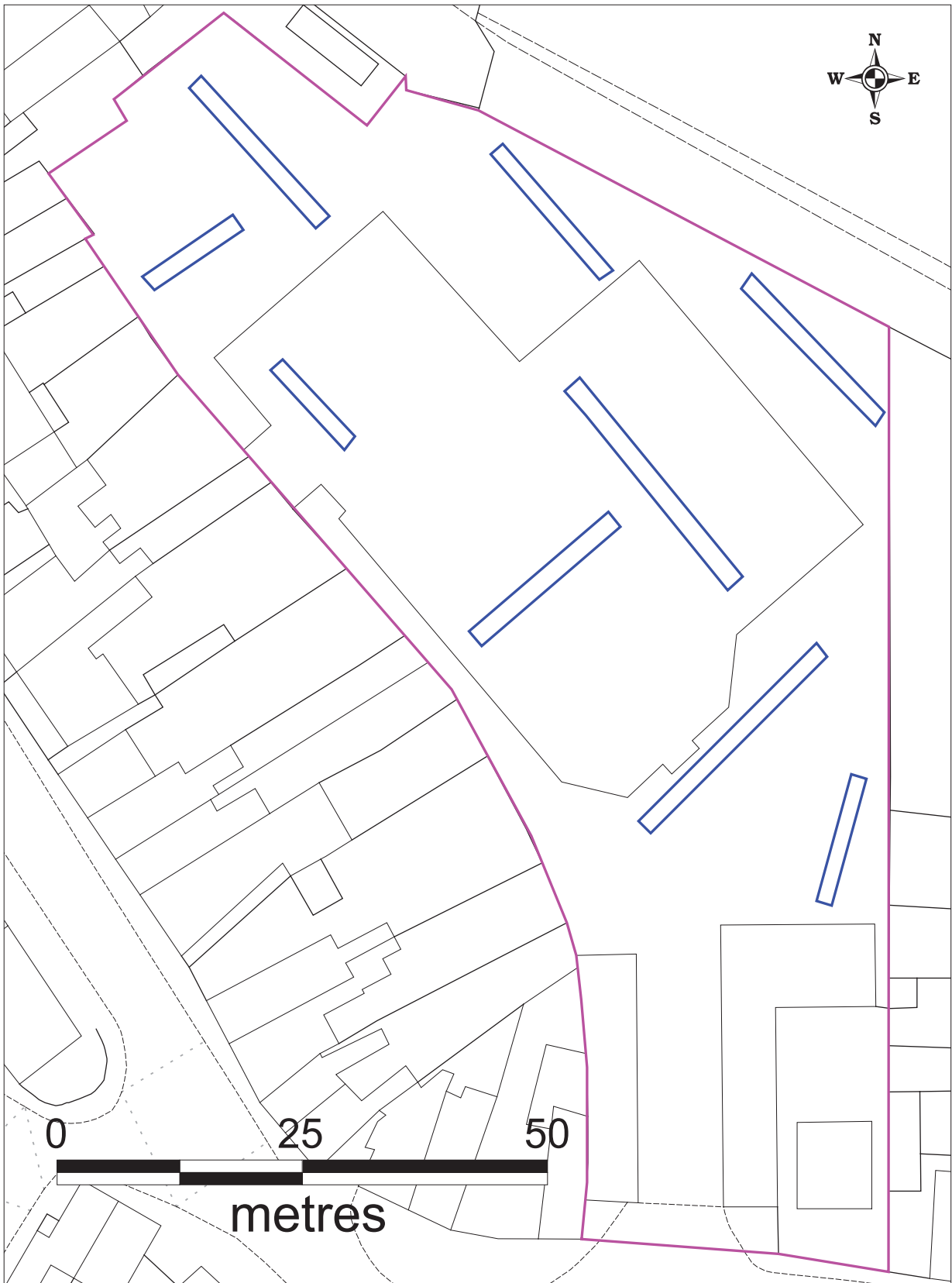
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Figure 10. 1904 Ordnance Survey map



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Figure 11. Approximate area of services seen on site walkover



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Figure 12. Suggested layout of evaluation trenches

Appendix 1

SUFFOLK COUNTY COUNCIL ARCHAEOLOGICAL SERVICE - CONSERVATION TEAM

Brief and Specification for an Archaeological Evaluation

VICTORIA STREET/FIELD STILE ROAD, SOUTHWOLD

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

1. Background

This is the brief for the first part of a programme of archaeological work. There is likely to be a requirement for additional work, which will be the subject of another brief.

- 1.1 Planning consent for a new store, café, public square and 34 dwellings on the former Adnams Distribution Centre, Victoria Street/Field Stile Road, Southwold, has been granted, conditional upon the implementation of an agreed programme of archaeological works taking place prior to development (W/3682/14).
- 1.2 **An archaeological evaluation of the application area is required as the first part of such a programme of archaeological work; decisions on the need for, and scope of, any further work will be based upon the results of the evaluation and will be the subject of additional briefs..**
- 1.3 The proposal lies within the area of medieval Southwold, defined in the County Sites and Monuments Record as an archaeological site of regional importance, and will involve extensive ground disturbance.
- 1.4 Southwold was a small hamlet in 1086 (9 households recorded and no church), rendering 25,000 herring to the Abbot of St Edmunds. The first chapel was built in the reign of King John (1199-1216) and the right to hold a market was granted to the Abbot of St Edmunds in 1222. During the 13th century the town grew rapidly and Richard de Clare obtained a licence to convert his house into a castle in 1260.

In 1659 a Great Fire destroyed the entire town (including 238 houses).
- 1.5 The 'Adnams' site forms a substantial urban block (5,000 square metres) to the immediate west of St Edmunds Church, with at least one medieval street frontage (the northern boundary onto Tibby's Green).

- 1.6 There is, therefore, a high potential for medieval settlement evidence throughout the site. There has been so little opportunity for archaeological observation work in the town, that no prior knowledge of the likely nature or depth of deposits is currently available.
- 1.7 All arrangements for the field evaluation of the site, the timing of the work, access to the site, the definition of the precise area of landholding and area for proposed development are to be defined and negotiated with the commissioning body.
- 1.8 Detailed standards, information and advice to supplement this brief are to be found in *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Papers 14, 2003.
- 1.9 In accordance with the standards and guidance produced by the Institute of Field Archaeologists this brief should not be considered sufficient to enable the total execution of the project. A Project Design or Written Scheme of Investigation (PD/WSI) based upon this brief and the accompanying outline specification of minimum requirements, is an essential requirement. This must be submitted by the developers, or their agent, to the Conservation Team of the Archaeological Service of Suffolk County Council (Shire Hall, Bury St Edmunds IP33 2AR; telephone/fax: 01284 352443) for approval. The work must not commence until this office has approved both the archaeological contractor as suitable to undertake the work, and the PD/WSI as satisfactory. The PD/WSI will *provide the basis for measurable standards* and will be used to establish whether the requirements of the planning condition will be adequately met.
- 1.10 Before any archaeological site work can commence it is the responsibility of the developer to provide the archaeological contractor with either the contaminated land report for the site or a written statement that there is no contamination. The developer should be aware that investigative sampling to test for contamination is likely to have an impact on any archaeological deposit which exists; proposals for sampling should be discussed with this office before execution.
- 1.11 The responsibility for identifying any restraints on field-work (e.g. Scheduled Monument status, Listed Building status, public utilities or other services, tree preservation orders, SSSIs, wildlife sites &c.) rests with the commissioning body and its archaeological contractor. The existence and content of the archaeological brief does not over-ride such restraints or imply that the target area is freely available.

2. **Brief for the Archaeological Evaluation**

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

- 2.2 Evaluate the likely impact of past land uses and natural soil processes. Define the potential for existing damage to archaeological deposits. Define the potential for colluvial/alluvial deposits, their impact and potential to mask any archaeological deposit. Define the potential for artificial soil deposits and their impact on any archaeological deposit.
- 2.3 Establish the potential for waterlogged organic deposits in the proposal area. Define the location and level of such deposits and their vulnerability to damage by development where this is defined.
- 2.4 Provide sufficient information to construct an archaeological conservation strategy, dealing with preservation, the recording of archaeological deposits, working practices, timetables and orders of cost.
- 2.5 Evaluation is to proceed sequentially: the desk-based evaluation will precede the field evaluation. If field-walking is proposed it will precede trenching. The results of the desk-based work and any field-walking are to be used to inform the trenching design. This sequence will only be varied if benefit to the evaluation can be demonstrated.
- 2.6 This project will be carried through in a manner broadly consistent with English Heritage's *Management of Archaeological Projects*, 1991 (*MAP2*), all stages will follow a process of assessment and justification before proceeding to the next phase of the project. Field evaluation is to be followed by the preparation of a full archive, and an assessment of potential. Any further excavation required as mitigation is to be followed by the preparation of a full archive, and an assessment of potential, analysis and final report preparation may follow. Each stage will be the subject of a further brief and updated project design, this document covers only the evaluation stage.
- 2.7 The developer or his archaeologist will give the Conservation Team of the Archaeological Service of Suffolk County Council (address as above) five working days notice of the commencement of ground works on the site, in order that the work of the archaeological contractor may be monitored.
- 2.8 If the approved evaluation design is not carried through in its entirety (particularly in the instance of trenching being incomplete) the evaluation report may be rejected. Alternatively the presence of an archaeological deposit may be presumed, and untested areas included on this basis when defining the final mitigation strategy.
- 2.9 An outline specification, which defines certain minimum criteria, is set out below.

3. **Specification A: Desk-Based Assessment**

- 3.1 Consult the County Sites and Monuments Record (SMR), both the computerised record and any backup files.
- 3.2 Examine all the readily available cartographic sources (e.g. those available in the County Record Office). Record any evidence for historic or archaeological sites (e.g. buildings, settlements, field names) and history of previous land uses. Where

permitted by the Record Office make either digital photographs, photocopies or traced copies of the document for inclusion in the report.

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

4 **Specification B: Field Evaluation**

- 4.1 Trial trenches are to be excavated to cover a minimum 5% by area of the entire site and shall be positioned to sample all parts of the site. Linear trenches are thought to be the most appropriate sampling method. Trenches are to be a minimum of 1.8m wide unless special circumstances can be demonstrated. If excavation is mechanised a toothless 'ditching bucket' must be used. The trench design must be approved by the Conservation Team of the Archaeological Service before field work begins. (A suggested layout of trenches is attached.)
- 4.2 The topsoil may be mechanically removed using an appropriate machine fitted with toothless bucket and other equipment. All machine excavation is to be under the direct control and supervision of an archaeologist. The topsoil should be examined for archaeological material.
- 4.3 The top of the first archaeological deposit may be cleared by machine, but must then be cleaned off by hand. There is a presumption that excavation of all archaeological deposits will be done by hand unless it can be shown there will not be a loss of evidence by using a machine. The decision as to the proper method of further excavation will be made by the senior project archaeologist with regard to the nature of the deposit.
- 4.4 In all evaluation excavation there is a presumption of the need to cause the minimum disturbance to the site consistent with adequate evaluation; that significant archaeological features, e.g. solid or bonded structural remains, building slots or post-holes, should be preserved intact even if fills are sampled.
- 4.5 There must be sufficient excavation to give clear evidence for the period, depth and nature of any archaeological deposit. The depth and nature of colluvial or other masking deposits must be established across the site.
- 4.6 The contractor shall provide details of the sampling strategies for retrieving artefacts, biological remains (for palaeoenvironmental and palaeoeconomic investigations), and samples of sediments and/or soils (for micromorphological and other pedological/sedimentological analyses. Advice on the appropriateness of the proposed strategies will be sought from J Heathcote, English Heritage Regional Adviser for Archaeological Science (East of England). A guide to sampling archaeological deposits (Murphy and Wiltshire 1994) is available.
- 4.7 Any natural subsoil surface revealed should be hand cleaned and examined for archaeological deposits and artefacts. Sample excavation of any archaeological features revealed may be necessary in order to gauge their date and character.
- 4.8 Metal detector searches must take place at all stages of the excavation by an experienced metal detector user.

- 4.9 All finds will be collected and processed (unless variations in this principle are agreed with the Conservation Team of SCC Archaeological Service during the course of the evaluation).
- 4.10 Human remains must be left *in situ* except in those cases where damage or desecration are to be expected, or in the event that analysis of the remains is shown to be a requirement of satisfactory evaluation of the site. However, the excavator should be aware of, and comply with, the provisions of Section 25 of the Burial Act 1857. “*Guidance for best practice for treatment of human remains excavated from Christian burial grounds in England*” English Heritage and the Church of England 2005 provides advice and defines a level of practice which should be followed whatever the likely belief of the buried individuals.
- 4.11 Plans of any archaeological features on the site are to be drawn at 1:20 or 1:50, depending on the complexity of the data to be recorded. Sections should be drawn at 1:10 or 1:20 again depending on the complexity to be recorded. Any variations from this must be agreed with the Conservation Team.
- 4.12 A photographic record of the work is to be made, consisting of both monochrome photographs and colour transparencies.
- 4.13 Topsoil, subsoil and archaeological deposit to be kept separate during excavation to allow sequential backfilling of excavations.

5. **General Management**

- 5.1 A timetable for all stages of the project must be agreed before the first stage of work commences, including monitoring by the Conservation Team of SCC Archaeological Service.
- 5.2 The composition of the project staff must be detailed and agreed (this is to include any subcontractors).
- 5.3 A general Health and Safety Policy must be provided, with detailed risk assessment and management strategy for this particular site.
- 5.4 No initial survey to detect public utility or other services has taken place. The responsibility for this rests with the archaeological contractor.
- 5.5 The Institute of Field Archaeologists’ *Standard and Guidance for Archaeological Desk-based Assessments* and for *Field Evaluations* should be used for additional guidance in the execution of the project and in drawing up the report.

6. **Report Requirements**

- 6.1 An archive of all records and finds must be prepared consistent with the principles of English Heritage's *Management of Archaeological Projects*, 1991 (particularly Appendix 3.1 and Appendix 4.1).
- 6.2 The data recording methods and conventions used must be consistent with, and approved by, the County Sites and Monuments Record.

- 6.3 The objective account of the archaeological evidence must be clearly distinguished from its archaeological interpretation.
- 6.4 An opinion as to the necessity for further evaluation and its scope may be given. No further site work should be embarked upon until the primary fieldwork results are assessed and the need for further work is established
- 6.5 Reports on specific areas of specialist study must include sufficient detail to permit assessment of potential for analysis, including tabulation of data by context, and must include non-technical summaries.
- 6.6 The Report must include a discussion and an assessment of the archaeological evidence. Its conclusions must include a clear statement of the archaeological potential of the site, and the significance of that potential in the context of the Regional Research Framework (*East Anglian Archaeology*, Occasional Papers 3 & 8, 1997 and 2000).
- 6.7 Finds must be appropriately conserved and stored in accordance with *UK Institute of Conservators Guidelines*. The finds, as an indissoluble part of the site archive, should be deposited with the County SMR if the landowner can be persuaded to agree to this. If this is not possible for all or any part of the finds archive, then provision must be made for additional recording (e.g. photography, illustration, analysis) as appropriate.
- 6.8 The site archive is to be deposited with the County SMR within three months of the completion of fieldwork. It will then become publicly accessible.
- 6.9 Where positive conclusions are drawn from a project (whether it be evaluation or excavation) a summary report, in the established format, suitable for inclusion in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute for Archaeology*, must be prepared. It should be included in the project report, or submitted to the Conservation Team, by the end of the calendar year in which the evaluation work takes place, whichever is the sooner.
- 6.10 County SMR sheets must be completed, as per the county SMR manual, for all sites where archaeological finds and/or features are located.
- 6.11 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms.
- 6.12 All parts of the OASIS online form must be completed for submission to the SMR. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

Specification by: Keith Wade

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Archaeological Service Conservation Team

Environment and Transport Department
Shire Hall
Bury St Edmunds
Suffolk IP33 2AR

Tel: 01284 352440

Date: 13 December 2006

Reference: /Adnams, Victoria St_Field Stile Rd

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

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

Appendix 2

Adnams Warehouse Site, Victoria Street, Southwold

Documentary Report

This report has been commissioned as part of the archaeological assessment of this site. The research has been carried out at the Suffolk Record Office in Ipswich. A number of important manuscript collections relating to Southwold formerly held in Ipswich have transferred to the Suffolk Record Office in Lowestoft. These include the parish records (ref. FC 202) transferred in 1986 and the Grubbe Family papers (ref. HA 56) transferred in 1995. Detailed catalogues for these collections are available in Ipswich and these have been examined for this report. The Southwold Corporation records have been deposited at Lowestoft though the old National Register of Archives catalogue to this collection is available at Ipswich (ref. D2). All these collections contain material of great interest to the history of the town but though they also contain records relating directly to this site the original documents are unlikely to extend its history to the period before 1800.

The history of the town has been described in published sources such as the works of Thomas Gardner in 1754 and Robert Wake in 1839, their books contain transcripts and translations of a number of key sources. The site is shown on the 1840 tithe map of Southwold as glebe land. Glebe was land in the ownership of the parish and all the glebe lands were described in documents known as glebe terriers. The churchwardens delivered copies of these terriers to either the bishop or archdeacon at the time of their regular visitations of the parish and these are now held in the archdeaconry of Suffolk collection at the record office in Ipswich. In the case of this site the land was purchased in around 1818 from funds supplied by Queen Anne's Bounty and the title to the land rested not with the parish but with the Ecclesiastical Governors of the fund. In 1948 the work of Governors of Queen Anne's Bounty and that of the Church Commissioners established in a separate act of parliament in 1836 were combined. The records of both bodies are now held at the Church of England Record Centre based in Bermondsey, London. These records can only be viewed at Lambeth Palace Library and after five days notice of a request to view the documents.

The warehouse has until quite recently has been in the use of Adnams, the local brewery. George and Ernest Adnams of Witham, Essex purchased the Southwold brewery in 1872. Previously it has been in the ownership of the Crispe family who sold the Southwold Brewery in June 1855. The printed sale particulars describe all the brewery's property in Southwold consisting of the 'recently erected' brewery with 'free right of carriage ... near the back gate of the "Old Swan" yard' and a 'capital malting and premises immediately adjacent in the High Street'. Both properties were freehold.

A Brief History of the Hamlet and Chapel of Southwold

At the time of the Domesday survey circa 1086 Southwold was a manor held by the abbey of Bury St Edmunds. Though shares in two sea-weirs or 'what is now called a pitched net or choll net' (Wake) proved an annual assessment of 25,000 herrings there is no suggestion that there was a significant town at Southwold at that time. There is no mention of a church at Southwold in the description of the manor and the hamlet was linked ecclesiastically with the parish of Reydon.

According to White's 1844 Directory

‘The first chapel in Southwold was probably built in the reign of King John, by the prior and monks of Thetford, who, in right of their cell at Wangford, were patrons of the church of Reydon, to which Southwold was then a hamlet. The chapel was destroyed by fire about 200 years after its erection. The present parish church (Saint Edmund) is supposed to have been commenced soon after the destruction of the old chapel. It was considered a parochial chapel till 1751, when, being endowed with £400 of Queen Anne’s Bounty, and a like sum raised by subscription, it was separated from Reydon, and made a distinct *perpetual curacy*, which was valued in 1835 at £60; but the incumbent is usually also vicar of Reydon, and the two benefices are in the patronage of the Earl of Stradbroke’.

There are further details relating to the establishment of the chapel in Robert Wake’s ‘Southwold and Its Vicinity’ published in 1839. He writes ‘By command of *Pope Innocent the Third* (A. D. 1202) a chapel was commenced at Southwold under the auspices of the monks of Wangford and Thetford’.

He continues ‘The building, which arose in consequence of the mandate of “*his Holiness*” and the mutual understanding of the contending monasteries, was destroyed by fire 220 or 230 years after its erection. It was no doubt a mean and insignificant structure compared with the present. No part of it – if any escaped the flames – was allowed the honor of being incorporated, as is usual in other such cases, into the new edifice’. Indeed it appears from a manuscript of Gardner’s in our possession, which he wrote after the publishing of his History, ‘that in digging, (A. D. 1758,) the foundation of the old chapel or church was discovered containing 72 feet from east to west’.

The length of these foundations can be compared with the length of the present building given in historic sources as one hundred and forty three feet and six inches, almost double the length of the earlier chapel.

Wake further records the appointments of the incumbents to the parish of Reydon from the ‘Institution books of the diocese of Norwich’. These ‘commence April 12th 1314. The institution of that year, as also of subsequent years 1349, 1355 records the vicar of Reydon, without any mention of Southwold as united to it. The first memorandum of institution to the vicarage of Reydon, with the chapel of Southwold annexed is noticed in the several inductions to the vicarage made in the following years 1366, 1411, 1418, 1444, 1470, 1540, 1551, 1555, 1566 1582, 1596, 1611’.

Shortly after the construction of the first chapel the abbots of Bury St Edmunds as lords of the manor received a grant to hold a market at Southwold in 1221 and a charter to hold an annual fair in 1227. In 1259 the manor came ‘into the possession of Richard de Clare, Earl of Gloucester, by an exchange with Simon, abbot of Saint Edmunds Bury’. It is stated that he ‘obtained leave to make a castle of his house at Southwold’. The position of this building is unknown though a site ‘on the north side of the church, adjacent to those town lands which, in that spot, were part of the bequest of Godell, to the town’ is one of the two possible sites suggested by Wake.

The further development of the town seems to have been linked with the decline of Dunwich due to coastal erosion and the sealing of the entrance to their harbour following the storms of 1327. The town or the borough of Southwold received its first charter of incorporation in 1489 and continued to grow as a fishing port through its links with the Faroes and Iceland.

The town was ‘bounded on the East with the German Ocean but other ways almost surrounded with the River Blith and at high tides by both, making it an Island’. For access

‘on the North-West is a bridge formerly a Draw-Bridge, for a passage to the town’ (Gardner).

‘But on the 25th of April 1659, by Violence of the Wind, within the Space of four hours, a dreadful Fire consumed the Town-Hall, Market-House, Market Place, Prison, Granaries, Shops, Ware-Houses and two hundred and thirty-eight Dwelling-Houses, with Fish-Houses, Malt-Houses, Tackle-Houses, Brew-Houses and other Out-Houses’.

Apart from the then chapel very few buildings survived this fire and it had important consequences for the town’s records and the tenure of the inhabitants’ property.

Maps

The Suffolk Archaeological Unit have supplied a copy of the modern Ordnance Survey map of this area and copies of the first three editions of the 1:2500 Ordnance Survey maps of the site for this report. The site is situated to the south west of the now parish church of St Edmund’s. The entrance to the site is from Victoria Street to the south. The entrance is shown as flanked by two buildings in the 1926 edition of the map, these buildings are not shown on the second 1904 edition. In 1904 the site is described as ‘allotment gardens’, though this detail is omitted from the first edition. A feature of the general area is the number of greens. Barnaby Green is marked on the modern map beyond the junction of Victoria Street and High Street to the west of this site. North Green is marked on all the maps to the north-west at the western end of Field Stile Road. To the north of the church there is St Edmund’s Green, to the south Bartholomew’s Green. At the south-east corner of the churchyard and to the south of the school there is Church Green formerly linked to East Green at the eastern end of Victoria Street.

The 1840 tithe map (ref. P461/231) shows only those lands ‘upon which the Rent-Charge in lieu of tithes is apportioned’ and ‘also land in Southwold (without reference numbers) belonging to the Corporation’. This site is marked without a reference number as ‘Glebe’ and measured as 1 acre and 36 perches. There is a pencil mark giving the number ‘33 – 328 Terrier’.

The previous year a map of the town was published in Robert Wake’s book. Again this site is clearly marked as ‘Glebe Land’ though the street to the south is named as ‘Camels Lane’. The churchyard is much smaller on this map and the land to the north is described as ‘Corporation Property’ with the ‘Town Hall’ marked on this map in the same position as the later school. According to White’s Directory ‘The Old Guildhall which stood in front of the church was taken down in 1815 and a more commodious building erected instead’. The new building was in its turn demolished in 1858 and the site given over to the building of the National School.

There is an earlier map of the town in 1801 now held in the Grubbe Collection at Lowestoft. John Eustace Grubbe was mayor of Southwold from 1867-1875 and 1879-1891. A copy of this map was made from a tracing in 1939 and this copy is at Ipswich (ref. HD 417/21). On this map this site is linked to the houses to the west marked as ‘John Thompson esqr and others’. The building shown to the south of the churchyard and on the northern edge of Bartholomew’s Green may well be the then Guildhall demolished in 1815.

The earliest map of Southwold dated 1588 is at the National Archives in Kew, London (ref. MPF 1/138). There is a copy of this map in the Sites and Monuments Records in Bury St Edmunds.

Glebe Terriers

In the glebe terrier for 1901 this site is described as *'A piece of land purchased by the Governors of Queen Anne's Bounty lying in the parish of Southwold aforesaid containing together by estimation one acre and a quarter the said piece of land is bounded on the south west by a street called Victoria Street abutting on the South East on premises belonging to Edward Taylor and Mary Birch, H. A. Smith and M. A. Smith on the North East and on a Green called Tibbys Green on the North West on premises of Charles Blowers and Mrs Beatley and is now let in allotments'*. The same description appears in the last terrier dated 1912 and the practice of letting out the lands as allotments is mentioned in an earlier terrier of 1872.

There is a gap in these returns in the years 1846 to 1871. In the terrier of 1845 the same plot of land is described as *'A Piece of land purchased by the Governors of Queen Ann's Bounty ... containing by estimation one acre and a quarter, the said piece of land is bounded on the South West by a Lane called Canham's Lane abutting on the South East on the premises belonging to James Bloomfield and Benjamin Baxter on the North East on a Green called the Church Green and on the North West on the premises of Mr Samuel Fulcher and others, and is now in the occupation of the Incumbent'*. The terrier of 1834 adds *'The said piece of land is enclosed by a Brick and Stone wall on the part of Canham's Lane and by fences on all other parts'*. In 1827 the land was *'now in the occupation of Benjamin Gooch at the annual rent of three pounds fourteen shillings and six pence'*.

The previous terriers of 1813, 1806 etc only mention *'Item the sum of Eight Hundred and Twenty Five Pounds which is in the hands of the Governors of Queen Anne's Bounty to purchase lands for the Augmentation of the revenue of the said Church or Chapel'*. The sum had evidently been increased from the £625 mentioned in 1801, 1794, 1791 etc and in other terriers back to 1753.

These terriers mention other sums of money due to the incumbent of the parish though the parish was a perpetual curacy and the incumbent received a salary rather than the income of the tithes. Wake mentions that the then incumbent, Rev Birch had *'never signed a Terrier'* and further *'On the contrary, we find in the vestry book the following entry in that gentleman's hand dated April 19th, 1834 'I protest against the truth and correctness of the Terrier agreed upon at the vestry and refuse to sign it'*. There is further documentary evidence of a dispute between him and the corporation in the parish collection including a draft agreement for compromise between him and the corporation *'on the payment of vicarial tithes'*. Further he gave notice to a Mr Hadingham in 1840 *'that he will be driving a cart and horse on to a piece of land to establish his right'*.

The Parish Collection

The parish collection was transferred to the Suffolk Record Office in Lowestoft in 1986. Before the transfer of the records a detailed catalogue was prepared and a copy of the original catalogue is at the record office in Ipswich.

Amongst the documents in the collection there are papers relating to the churchyard. These begin with a translation of *"a grant from the Prior of Wangford of two pieces of land in the hamlet of Southwold, for the enlargement of the churchyard"* dated April 1458 (ref. FC 202/C2/1/1). The document as transcribed and translated in Gardner's book offers further details relating to the two pieces; *'The first of which lies on the South part of the Cemetery*

of the Chapel of the said Hamlet where in antient Time the Parish-Priest's Apartment stood. And the other Piece lay on the West Side of the said Church-Yard, which, in Times past, was built upon'. These references combined with one of the suggested sites of the supposed castle to the north of the church indicate an earlier pattern of settlement in this area.

The other documents in the parish collection relate to a 'proposed extension of the churchyard' in 1858. In November of that year the 'Mayor, Aldermen and Burgesses of the Borough of Southwold' conveyed a 'piece of land called "Tibb's Green"' to the Ecclesiastical Commissioners for England (ref. FC 202/C2/1/6). Additional land was added to the churchyard in 1929 (ref. FC 202/C2/3).

It appears to be the case that the land that forms this site was purchased in 1818. Amongst the benefice papers there are letter from the Governors of the Queen Anne's Bounty informing the incumbent 'of the augmentation of the Southwold curacy by £200' in January 1805 (ref. FC 202/C8/1) and a further letter dated 14th May 1818 'respecting the purchase of land or house for the living' (ref. FC 202/C8/5).

In the section headed 'Glebe' there is an 'Attornment as a tenant of glebe from Benjamin Gooch to the Rev Daniel Collyer' dated 7th September 1819 (ref. FC 202/C10/1). An attornment is a 'transference or assignment'. The land was divided into allotments in 1869 (ref. FC 202/C10/2) and eventually sold in 1913. Unfortunately the original deeds for this property do not appear to be in this collection. There are no churchwarden accounts for the period. The correspondence between the then incumbent and the Ecclesiastical Commissioners suggests that the original deeds were retained by the Governors of Queen Anne's Bounty.

The poverty of many clergy prompted Queen Anne to use tax revenue to set up 'The Governors of the Bounty of Queen Anne for the Augmentation of the Maintenance of Poor Clergy' in 1704. The records of this body are now, as had been mentioned in the introduction of this report, in the care of the Church of England Record Office.

Manorial Records

According to Thomas Gardner a result of the fire of 1659 was 'By sinister means all the Court Books Rolls were destroyed or embezzled, which produced a general Manumission to all the Copyholders in the Corporation'. Previously land would have been held from the manor of Southwold in return for certain services and rents. The process of manumission, later known as enfranchisement, would have converted the tenure of the property to freehold. It is worth noting that in the sale particulars of the Southwold Brewery in 1855 (ref. HB 26/412/1784) the entire property is described as 'Freehold'.

Copinger disagreed with this statement and that of the early 19th century church historian David Davy and states that 'Both Davy and Wake were mistaken as to the utter loss of the Court Rolls, and the latter's assumed consequence of the loss is absurd to the professional mind'.

Court Rolls for the 19,20,29,32 to 36, 39, 40,46 Edw III, 8 Rich II, 12,14 to 17, 19, 20, 22 Rich II will be found in the Public Record Office and those for 35 Hen VI also while the Rolls for the 31 Hen VIII are mentioned in the second Report of the Deputy Keeper of the Public Records.

These records are now held at the National Archives at Kew formerly the Public Record Office and they are not court rolls. At various dates after 1259 the manor was temporarily in the possession of the crown. The rolls at Kew are either bailiffs or receivers' accounts for this and other manors and record the income from the manor. These begin with accounts for 1345-46 (19, Edw III) with further dates through to 1398-99 (22 Rich II). The later accounts are for 1456-1457 (35 Hen VI) and 1539 – 1540 (31 Hen VIII).

There is a copy of a single undated late 15th century rental for the manor in the Adair Collection now held at Lowestoft (ref. 741/HA12/C11/10). The catalogue to this collection mentions 'rents including herrings' and this may be a copy of another document held at the National Archives. The document at the National Archives is a rental for both Southwold and Easton Bavents dated to 1392 – 1396. It includes 'herring and other rents' (ref. SC 12/15/19).

Freehold Property

Though the manorial records were lost as a result of the 1659 fire a few late medieval deeds have survived. In the Grubbe Collection there is a deed dated 10 January 1523 for 'a piece of land built up, late John Crowe and before Thomas Wright, in Southwold lying between land now built up of John Sewell and the common way leading to the church of Southwold'. The position of this property is unclear though the reference to the land as 'built up' suggests that it had formerly been an open space.

In the Iveagh Collection in Ipswich there are deeds relating to 'Mill Mount' 'abutting north on Comengrene'. These deeds stitched into one bundle date from 1448 - 1582. In 1481 a 'newly built messuage' was added to this property. William Godyll who gave lands to the corporation including the possible site of the former castle is mentioned in a deed of 1483 (ref. HD 1538/353/1-14). A transcript of his 1509 will appears Gardner's book. The position of this mill is marked as '2' on the 1840 tithe map. There is a range of buildings shown to the north-east of the mill on the 1839 map of the town.

The deeds for the Adnams Brewery site and their other property records have not been deposited at the record office. These may contain deeds for this site before 1818 or an abstract of title recording earlier transfers of the property.

Conclusion

The lack of property records relating to this site has limited the scope of this report. It may be the case that in common with most of the present town all the early records were lost in the fire of 1659. It is clear that the fire did not destroy the church or the records for the Mill Mount and it is possible that the fire did not destroy all the property in this area of Southwold. The survival of listed buildings or parts of listed buildings from a period before the fire might also suggest the extent of the damage.

The report has produced evidence that there were medieval buildings in and around the chapel, now parish church. There is a suggestion that the stone build house converted into a castle had stood to the north of the church. The 1452 deeds recording a grant of additional land for the churchyard show that the former priest's house was to the south of the church and there were other dwellings to the west. It is interesting to note that the deeds are for an extension of the area of an existing cemetery and not for a new cemetery. This is unusual as in a number of instances parish churches continue to maintain the rights to burials long after the establishment of a chapel. The sites of all these medieval buildings are probably now

within the churchyard. Though others may have existed outside the immediate area of the church and within this site.

The first chapel was built in 1202 and the abbots of Bury as lords of the manor of Southwold acquired charters to hold a market and a fair shortly afterwards. There were a number of new markets established in Suffolk in the early 13th century. Most show a primate pattern of town planning with rows of houses flanking a market area immediately fronting a church or chapel. Later the sites of the original market stalls became permanent and rows of smaller dwellings appear over the former open market area. This pattern is not discernible at Southwold. Instead the main focus for settlement is along the High Street. Beyond this area the mercantile interest of the medieval inhabitants was clearly focussed on the sea and the entrances to the sea. These areas are removed from this site and their development is not the subject of this report.

There is scope for the further study of the development of Southwold in the late medieval period in the various account rolls held at the National Archives, though research focus on these documents cannot be justified for this report.

A key factor in the development of Southwold is the changing patterns of the coastal line. This was the main focus of Thomas Gardner's book and he considered not only the plight of Dunwich but also that of other towns and villages in the area including village of Easton Bavents to the north of Southwold. The storms and floods of 1321 appears to have been a very significant event not only for Dunwich but for other coastal parishes and such events need a more detailed study.

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February 2007

References

Maps

P461/231 Tithe Map Southwold 1840

HD 417/21 'Map of Southwold' by Thomas Ablett Scale 4 chains to 1 inch Reproduced by C. R. Shaddick of Southwold from a tracing post 1831 then in the possession of the Grubbe family of Ablett's original map of 1801 Mar 1939

Archdeaconry of Suffolk Collection

FF569/S71/1-30 Glebe Terriers Southwold 1677 – 1912

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HB 26/412/1784 Sale Particulars Southwold Brewery 1855

Suffolk Record Office Ipswich Catalogues

Adair Collection HA 12

HA 12/C11/10 Copy of rental for Southwold: including rents in herrings undated late 15th century

Grubbe Family Archives HA 56

Thomas Ablett's Map of Southwold 1801

373/1-4 Early Deeds concerning Southwold

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HD 1538/1-14 Evidences of title 1448-1582 stitched together re Mill Mount

Parish Collection FC 202

Churchyard

FC 202/C2/1/1 Translation of grant from the Prior of Wangford of two pieces of land in the hamlet of Southwold, for the enlargement of churchyard 36 Hen VI 16 April 1458

FC 202/C2/1/5 Draft conveyance of a piece of ground called Tibb's Green, by Mayor, Aldermen and Burgesses of Southwold, to the Ecclesiastical Commissioners for England, for an addition to Southwold churchyard 12 Nov 1858

FC 202/C2/3 Copy of Conveyance 'a piece of land as a gift in Southwold for an addition to the churchyard' 8 June 1929

Benefice Papers

FC 202/C8/1 Letter from the Governors of the Queen Anne's Bounty informing the incumbent of the augmentation of the Southwold curacy by £200 26 Jan 1805

FC 202/C8/5 Letter from the Bounty Office to the incumbent respecting to the purchase of land or house for the living of Southwold 14 May 1818

Tithes

FC 202/C9/1/1-3 Documents relating to the Parochial Tithes 1834 – 1836

FC 202/C9/1/4 Notice to Mr Hadingham 1840

Glebe

FC 202/C10/1 Attornment as a tenant of glebe from Benjamin Gooch to the Rev Daniel Collyer, curate of Southwold 7 Sept 1819

FC 202/C10/2 Counterpart of agreements for hire of glebe allotments 1869-1870

FC 202/C10/5 Envelope containing correspondence re the sale of glebe 1912-1913

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Thomas Gardner 'An Historical Account of Dunwich Antiently a City, Now a Borough,
Blithburgh Formerly a Town of Note, now a Village; Southwold Once a Village, Now a
Town-Corporation with Remarks on Some Places contiguous thereto' London 1754

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Appendix 3

Listed Buildings

A search was carried out on the listed building web site <http://lbonline.english-heritage.org.uk>, which identified the 13 listed buildings adjacent to or with a line of site to the PDA all of which are grade II listed except for the church of St Edmund which is Grade I (Fig. 7).

1. Church of St Edmund c1430-70. Roofs restored 1857 by EL Blackburne and 1866-7 by RM Phipson; chancel restored 1885. Parclose screens, 1885, by AE Street. Statue of St Edmund, 1989, by Andrew Swinley. Flint with ashlar dressings. Copper roofs.
EXTERIOR. west tower; nave and chancel continuous, with clerestory to both and lantern fleche to nave; east end aisle chapels; south porch. 4-stage tower supported by flushwork diagonal buttresses and with parapet of quatrefoil flushwork detail. Arcaded flushwork base panelling. Arched west door with frieze of 4 arched and cusped flushwork panels right and left, and a frieze of shields above. 3-light Perpendicular west window flanked by one statuary niche either side, under canopies and set within flushwork panelling. Arch of window with flushwork lettering: SCT EDMUND ORA P NOBIS. Broad frieze of chequer flushwork above. Ringing chamber with one 2-light Perpendicular window to each face except east. Twin 2-light Perpendicular belfry openings. 2-storey south porch with polygonal stair turret to north-west. East and west walls with chequer flushwork, each pierced by one 2-light Perpendicular window under a 4-centred hoodmould. Diagonal south buttresses with flushwork. Moulded entrance arch with shields and leaf trail carving in spandrels, and a border of flushwork arcading in 3 tiers. Geometric flushwork frieze above. First floor lit through two 2-light Perpendicular windows set within flushwork arcading and separated by canopied niche containing statue of St Edmund. Panelled and traceried crenellated parapet, the design in flushwork to east and west faces. Porch interior has tierceron vault with restored foliate bosses. South door is arched, with 6 lower panels of each of the 2 leafs carved with parchment relief; 4 upper panels windows and six 3-light flanking windows, all Perp. Between windows are flushwork stepped buttresses. Arched north door and polygonal stair turret at west end of north aisle. Plain parapet to north aisle; south aisle parapet is crenellated over a corbel course of angel and grotesque heads. 18-bay clerestory articulated by shallow polygonal buttresses rising into square finial bases, each bay having 2-light window. East end buttressed diagonally: chancel has one 3-light window to north and south. 1867 east window of 4 lights above arcade of ogee headed panels in flushwork.
INTERIOR: tall tower arch with multiple bowtell and casement mouldings. 7-bay nave arcade, the piers of quatrefoil section with hollows between, standing on high polygonal bases and with polygonal capitals. Roofs: continuous to nave and chancel, of alternating false hammerbeams with carved arched braces dropping to moulded wall posts on corbelheads. Arched braces rise from carved angel figures on the hammerbeams to moulded principals intersected by 2 tiers of moulded butt purlins and on to a moulded ridge piece; brattished collars. Chancel roof is panelled and painted, with fleuron bosses at intersections: west bay painted with angels carrying scrolls. Aisle roofs have principals carried on moulded arched braces, one tier of moulded butt purlins, and figurative and foliate bosses at intersections. Chancel screen, c1480, tripartite, serving aisles and central vessel, each of 3 major bays either side of arched opening: dado panels split into 2 per bay, with painted figures, restored 1930. North screen with Nine Orders of Angels; centre with Apostles, restored 1874; south with Old Testament Prophets. Painted muntins rise to arches with miniature cusping and sub-cusping. Rood beam with arcade of pierced arches. Chancel: stalls C15 with traceried front panels, misericords and animal and figurative arm rests. Benches C16. Bench sedilia to south wall has dado of shields in

panels and lierne vaulting to canopies. Similar piscina, with a route tournant in dado and cruet shelves against back wall. Organ 1887. Nave: C15 octagonal font on C20 stepped plinth: font stem with niches under pairs of miniature carved ogee arches with crockets and finials. Bowl panels have wide niches under 4-centred canopies with carved lierne vaults. Tall openwork font canopy of 1935 by FE Howard. Early C16 octagonal pulpit on a tapering stem, the panels with profuse Perpendicular tracery. At angles are stepped buttresses imitating flushwork. Restored 1928 and painted. On north wall, painted hatchment of arms of George III. On north tower arch, Clock Jack, C15, in form of painted armoured figure with axe and sword. South Chapel: brass to John Bishop, d.1456, and wife, d.1473. (Bottomley A: The Church of St Edmund, Southwold: Southwold: 1991-; Buildings of England: Pevsner N & Radcliffe E: Buildings of England: Suffolk, 2nd Edition: Harmondsworth: 1974-: 431-432).with parchment and heraldic relief carving. Aisles with 3-light west windows, 4-light east

2. High Street, No.16 Barnaby Cottage GV II House, later two houses, now single dwelling. Early C17 with late C18 rear extension; converted and altered in late C20. Rendered and whitewashed brick; pantile roof with brick stacks, one on roof ridge, two on rear roof slope. EXTERIOR: 2-storey 2-window front. Central C20 plank door flanked by one 6/6 horned sash either side: two similar sashes to first floor. Right gable wall altered and canted back under overhanging weatherboarded gable head. Rear: 2-storey extension has two plank doors and mixed fenestration including one 6/6 and one 12/12 horizontally sliding casement. INTERIOR: C20 staircase. Front ground-floor room retains one early C17 bridging beam with sunk quadrant mouldings.
3. High Street, No.20 GV II House. Early C17, altered C19 and late C20. Rendered and whitewashed brick; pantile roof with transverse ridge stack of brick. EXTERIOR: 2-storey 1-window front. Central late C20 plank door. One 8/8 horned sash to its left; one 6/6 unhorned sash to right, all 3 openings under segmental heads. First floor has one centrally-placed 6/6 unhorned sash. Rear: C17 brickwork evident to ground floor.
4. High Street, Nos.34 AND 36 Montague House and railings attached at front GV II House with attached railings and gate; now two dwellings. House mid C18 with later alteration and extension: railings and gate mid C18. Red brick; hipped roof of black-glazed pantiles with two brick ridge stacks. Railings and gate of wrought-iron. EXTERIOR: 2-storey 3-window front. No.36 has central 4-panelled door in fluted doorcase with plain entablature and hood. Venetian window to left with 2/2 and 6/6 sashes, beneath gauged brick arch. One 8/8 horned sash to right of door under a gauged skewback arch. First floor with one unhorned tripartite sash to left: 2/2, 6/6, 2/2 glazing bars. Two 8/8 horned sashes to right. Dentil eaves cornice. Left return: entrance to No.34 in C20 glazed porch. Two 8/8 sashes to first floor. Taller 2-storey block to left has with 8/8 unhorned sashes. INTERIOR: not inspected. SUBSIDIARY FEATURES: railings and gate have circular section bars.
5. North Green, Nos.7, 8 AND 9 Primrose Cottage (No.7), Dolphin Cottage (No.9) GV II Terrace of 3 houses. c1740; alterations and rear extensions 1982. Brick, rendered and colourwashed; pantile roof with end and central ridge stacks. EXTERIOR: 2-storey 5-window front. In Nos 7 & 8, two C20 doors alternate with three C20 windows: on first floor are three casements in enlarged openings. No.9 has central door flanked by one 8/8 horned sash either side, and two 4/8 horned sashes on first floor. Full-width raised band at first floor level. INTERIOR: No.9 retains winder staircase beside stack. (Jenkins AB: A Hundred Years of Southwold in Photographs: Southwold: 1983-: 25).

6. High Street, Nos.54 AND 54A II House, now retail showroom. Early C18, converted and altered in C20. Rendered and colourwashed red brick; roof of black-glazed pantiles. EXTERIOR: 2 storeys and dormer attic; 3-window front. Ground floor with late C20 projecting plate-glass shop display window. First floor with three 6/6 horned sashes replacing former arrangement of 2 sashes alternating with 2 blind windows. Dormer is fitted with a 2-light casement. Left return: gable wall with mid C20 bowed shop display window, door to No.54A to left and 3-light casement to first floor. Stack belonging to adjoining house, demolished mid C20, remains attached to right corner. INTERIOR: C20 retail showroom. (Jenkins AB: A Hundred Years of Southwold in Photographs: Southwold: 1983-: 18).
7. Bartholomew Green, Nos.1 AND 2 GV II Pair of houses. Early C19 with C20 alterations. Brick, No.2 rendered and whitewashed; pantile roof with rendered central ridge stack. EXTERIOR: 2 storeys and dormer attic: 2-window symmetrical front. To right and left are renewed doors under segmental arches with two segment headed sash windows between. Sash to No.1 has 8/8 unhorned glazing bars; to No.2, 2/2 unhorned glazing bars. First floor to No.1 with a 3/3 horned sash, first floor to No.2 with an early C19 2-light casement. Dentil eaves cornice. Two dormers have 3/3 unhorned sashes. Left return: gable-end lit through a segment-headed 8/8 unhorned sash to ground floor, one 2-light casement to each of first and attic floors. INTERIOR: not inspected.
8. Bartholomew Green, Nos.3 AND 4 GV II House, now two houses. c1820, subdivided and extended c1965. Roughcast brick with pantiled roof and brick central ridge stack. EXTERIOR: 2-storey 3-window front. Irregularly disposed decorative ceramic tiles attached to wall. C20 half-glazed door to left; three 2-light cross casements to right. First floor has three C20 2-light casements. Dentilled eaves cornice. INTERIOR: not inspected.
9. Bartholomew Green, Nos.5 AND 6 GV II Pair of houses. c1835 with later alterations and extension. Red brick; slate roof with brick end stacks. EXTERIOR: 2-storey 3-window front with 2-storey 1-window extension to left end. Paired central doors under stuccoed pediments on consoles with canted bay window to left and right. No.5 has C20 door, and uPVC windows on ground and first floors. No.6 has a 4-panel door, horned sashes with glazing bars disposed 0/0, 2/2, 0/0 on ground floor, 2/2 horned sash on first floor. First floor centre window is blind. First floor windows have gauged skewback arches. INTERIOR: not inspected. (Lenny JG: Plan of Southwold: London: 1839-).
10. Bartholomew Green, No.7 Iona GV II House. Early C19 with later alterations. Red brick with timber doorcase; slate roof with end brick stacks. EXTERIOR: 2-storey 3-window front. Central glazed door in doorcase with hood on consoles. One 6/6 horned sash window to left in flush frame and under a gauged skewback arch: to right, canted bay window fitted with 0/0 and 2/2 horned sashes. On first floor, three flush-framed horned sashes, that to right with 2/2 glazing bars; remainder with 6/6 glazing bars. INTERIOR: not inspected.
11. Bartholomew Green, No.8 Vanessa Villa GV II House. c1855. Red brick, pantile roof and left end brick stack. EXTERIOR: 2-storey 2-window front, the left-hand bay being a full-height canted bay window fitted with 0/0 and 2/2 horned sashes. To right a C20 glazed door closes original recessed porch: arched head with plain semi-circular overlight. One 2/2 horned sash to first floor under a rendered skewback arch. INTERIOR: not inspected. (Lenny JG: Plan of Southwold: London: 1839-).

12. High Street, No.22 GV II House. Early C19 with C20 alteration. Red brick at front, otherwise whole flints with brick dressings; pantile roof with brick centre stack. EXTERIOR: 2-storey 1-window front. Ground floor with passageway opening to rear at left side and a plank door to right. Between is an 8/8 horned sash; all 3 openings under rendered and painted skewback arches. One 8/8 horned sash to first floor with similar rendered arch. Dentilled eaves cornice. INTERIOR: ground-floor rooms opened into one; C20 staircase inserted.
13. High Street, Nos.38 AND 40 GV II House and shop. Late C19. Red brick with slate roof and brick ridge stack. EXTERIOR: 2-storey 2-window front. Plate-glass shop front to left with central doorway. Fascia board above. One 6/6 unhorned sash to right with a stuccoed hood on consoles. Two similar first-floor sashes. INTERIOR: not inspected.

Appendix 4

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

MonUID	PrefRef	Summary	User1	Easting	Northing
MXS19260	EBV 040	Trenches, possibly of World War II date, at the northern edge of Easton Marshes	Mod	651056	277259
MXS19261	EBV 041	Anti-Tank cubes stretching for almost 1km along the coast by, and to the north of, Southwold	Mod	651011	276976
MXS19393	REY 043	A stretch of pre-1945 sea bank, c 2km long, running along the northern edge of Buss Creek	PMed	650173	276808
MSF1139	SWD 001	Sestertius of Faustina II, reverse indecipherable.	Rom	650795	276135
MSF21437	SWD 001	Monitoring of foundations revealed post-medieval well.	PMed	650790	276130
MSF9128	SWD 004	Part polished flint axehead found on foreshore.	Neo	651350	276750
MSF12474	SWD 006	December 1990: A number of timbers lifted by a mechanical digger dredging part of Buss Creek.	Sax	650250	276850
MSF13951	SWD 007	Church of St Edmund.	Med	650757	276399
MSF14722	SWD 008	Site of Southwold Salt Works (1660-1900).	PMed	650650	275750
MSF14723	SWD 009	In 1260 Richard de Clare obtained licence 'to convert his house at Southwold into a strong castle'	Med	650750	275850
MSF11328	SWD 010	Southwold town gas works	PMed	650538	276579
MSF14960	SWD 011	Kiln shown on OS 1st edition map of 1837	PMed	649950	276250
MSF15143	SWD 012	Mights Bridge, shown on Hodksinson's 1783, Bowen's 1755, Saxton's 1575 and Speede's 1610 maps	Med	650425	276925
MSF15144	SWD 012	Mights Bridge, Southwold (site of former drawbridge) crossing River Blyth.	PMed	650425	276925
MSF17618	SWD 013	Large moated fort of triangular plan with large quadrangular corner bastions shown on map of 1588	PMed	650976	276914
MXS19264	SWD 015	Various stretches of World War II barbed wire defences on the beach to the east of Southwold	Mod	651202	276762
MXS19266	SWD 016	Gun emplacements and barbed wire obstruction in north Southwold, probably of World War II date	Mod	651171	276796
MXS19267	SWD 017	Slit trenches and a gun emplacement of World War II date in Southwold	Mod	650992	276545
MXS19268	SWD 018	Trenches and gun emplacement on St Edmund's Green and Tibby's Green, Southwold, of World War II	Mod	650837	276483
MXS19272	SWD 019	Two zig-zag trenches of World War II date to the north of Southwold	Mod	650890	276812

MXS19273	SWD 020	Beach defences along the coast at Southwold, comprising anti-tank cubes, scaffolding and barbed wire	Mod	650898	275855
MXS19275	SWD 021	Trenches and barbed wire obstruction of World War II date in the northern part of Southwold	Mod	650404	276676
MXS19277	SWD 022	Small zig-zag trenches of World War II date in the northern part of Southwold	Mod	650597	276610
MXS19280	SWD 024	Military features of World War II, Southwold Common, trenches, pillboxes, nissen huts and barbed wire	Mod	650157	276182
MXS19288	SWD 025	Stretch of World War II zig-zag trench surrounded by barbed wire obstruction	Mod	650568	275916
MXS19295	SWD 030	Sections of barbed wire obstruction of World War II date to the south of Southwold	Mod	650633	275712
MXS19296	SWD 031	Slit trenches and a gun emplacement of World War II date in Southwold	Mod	650803	275864
MXS19394	SWD 032	A stretch of post-medieval sea bank c 3km long, running along the southern edge of Buss Creek	PMed	649394	276329
MXS19395	SWD 033	Sea bank c 2.5km long partially enclosing Woodsend Marshes, Busscreek Marshes & Town marshes	PMed	649540	275765
MXS19403	SWD 035	Sea bank c 1km length of earthwork on 1945 aerial photography on the eastern side of Salt Creek,	Pmed	650368	275321
MSF1140	SWD Misc	A Pal flint blade was found lying at the foot of a low cliff bordering the beach at Southwold	Pal	651500	276500
MSF1143	SWD Misc	Neo arrowhead and other implements	Neo	651500	276500
MSF1144	SWD Misc	Polished Neolithic axe found on foreshore	Neo	651500	276500
MSF1145	SWD Misc	Polished Neolithic axe found on foreshore	Neo	651500	276500
MSF1146	SWD Misc	Square-section axe of ground basalt.	Neo	651500	276500
MSF1147	SWD Misc	Perforated greenstone axe-hammer, found at Southwold after a fall of cliff by a fisherman	BA	651500	276500
MSF1148	SWD Misc	Brass coin Constantine I (AD 305-306) MEMORIA FELIX, and there was a hole through it for suspension	Rom	651500	276500
MSF1149	SWD Misc	Rom C2 pottery	Rom	651500	276500
MSF1153	SWD Misc	Glass bottle, C17, height 9 7/8 inches (25 cm).	PMed	650605	276415