

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Kwik Fit site, St Margaret's Green, Ipswich

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Field Team
Suffolk C.C. Archaeological Service

© June 2007

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Disclaimer

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Acknowledgements

This project was funded and commissioned by Bidwells. The desk based assessment was carried out by James Rolfe, of Suffolk County Council Archaeological Service (SCCAS), 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

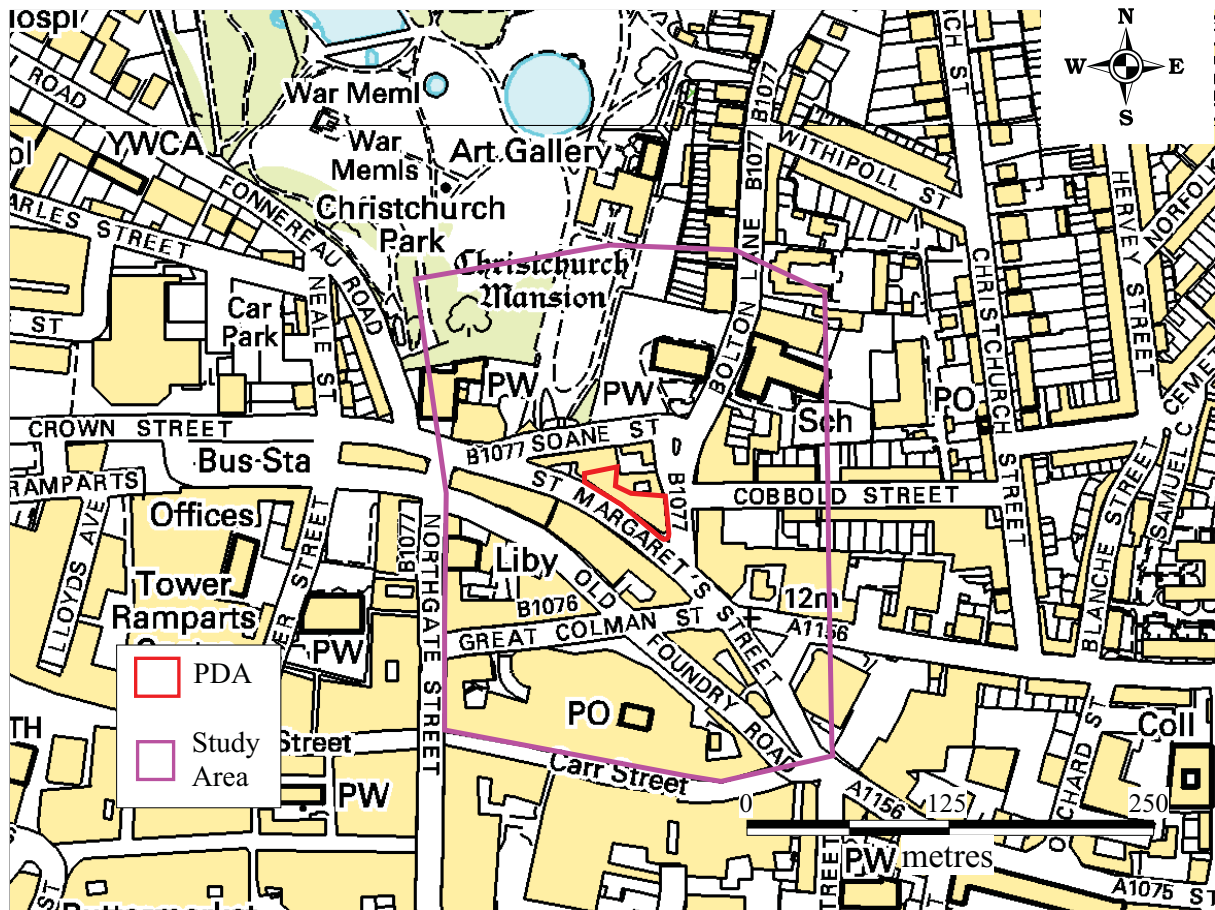
This archaeological desk based assessment (DBA) has been undertaken in advance of the sale of the Kwik Fit site on St Margaret's Green, Ipswich (TM1660 4476). This DBA includes an examination of the Suffolk Sites and Monuments Record (SMR), a documentary search, the examination of the available site records and an examination of the available historic maps. The proposed development area (PDA) is situated just outside the Anglo Saxon and medieval town defences on an area that is thought to be the site of the town meeting place (Thingsted) pre 1200AD. Previous archaeological interventions close to the PDA have revealed occupation deposits dating from the Anglo-Saxon period through to the medieval period. It is therefore recommended that initial evaluation trenching is carried out to establish the character and density of the archaeological resource. 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, but this would probably not be a pre-determination condition of any planning application.

1. Introduction and Methodology

1.1. Project Background

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

The forthcoming sale of land presently occupied by the Kwik Fit site on the northern side of Ipswich town centre (Fig. 1) prompted the commissioning of this DBA in order to determine the archaeological potential of the Proposed Development Area (PDA).



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Fig. 1. Location of the PDA

1.2. Site Description

The subject of this DBA covers an area of approximately 0.08ha centred at TM1660 4476, in the parish of Ipswich (Fig. 1).

The present land use is a tyre and exhaust-fitting garage.

1.3. Geology and topography

The PDA is located at the northern end of Ipswich's town centre, *circa* 15m above sea level. The localised topography of the PDA is a gentle slope down from the north to the south.

The geology of the PDA is deep well drained fine to coarse loam and sandy soils, locally flinty and in places over gravel.

1.4. Scope of this report

In order to set the PDA in its archaeological context a study area of roughly 100m from the edge of the PDA was selected for examination (Fig. 1).

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. Methods

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

A short summary of the known early historical development of the town was put together from existing sources.

A search of the Suffolk SMR for any records within roughly 100m from the edge of the PDA was carried out and the results are examined and mapped in the main report.

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

A search for listed buildings within the same block as the PDA was carried out and presented in the main report.

A historical documentary search was commissioned, with the full report presented in Appendix 1.

A site visit was conducted on the 6/07/2007, for which notes and digital photographs 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 are no SSSI's within 100m of this PDA.

2. Results

2.1 Overall Historical Context

The location of the PDA is indicated in Fig. 2 by a blue circle and shows its position in relation to the development of the town. Ipswich was founded in the late 6th and early 7th century as the Saxon Emporium (trading centre) of Gipeswic on the banks of the River Orwell. There was a small amount of settlement on the southern bank with the majority being located on the northern bank, {A} in Fig. 2. The PDA at this time is located on what is thought to be the of the town meeting place, an important area on the edge of the town.

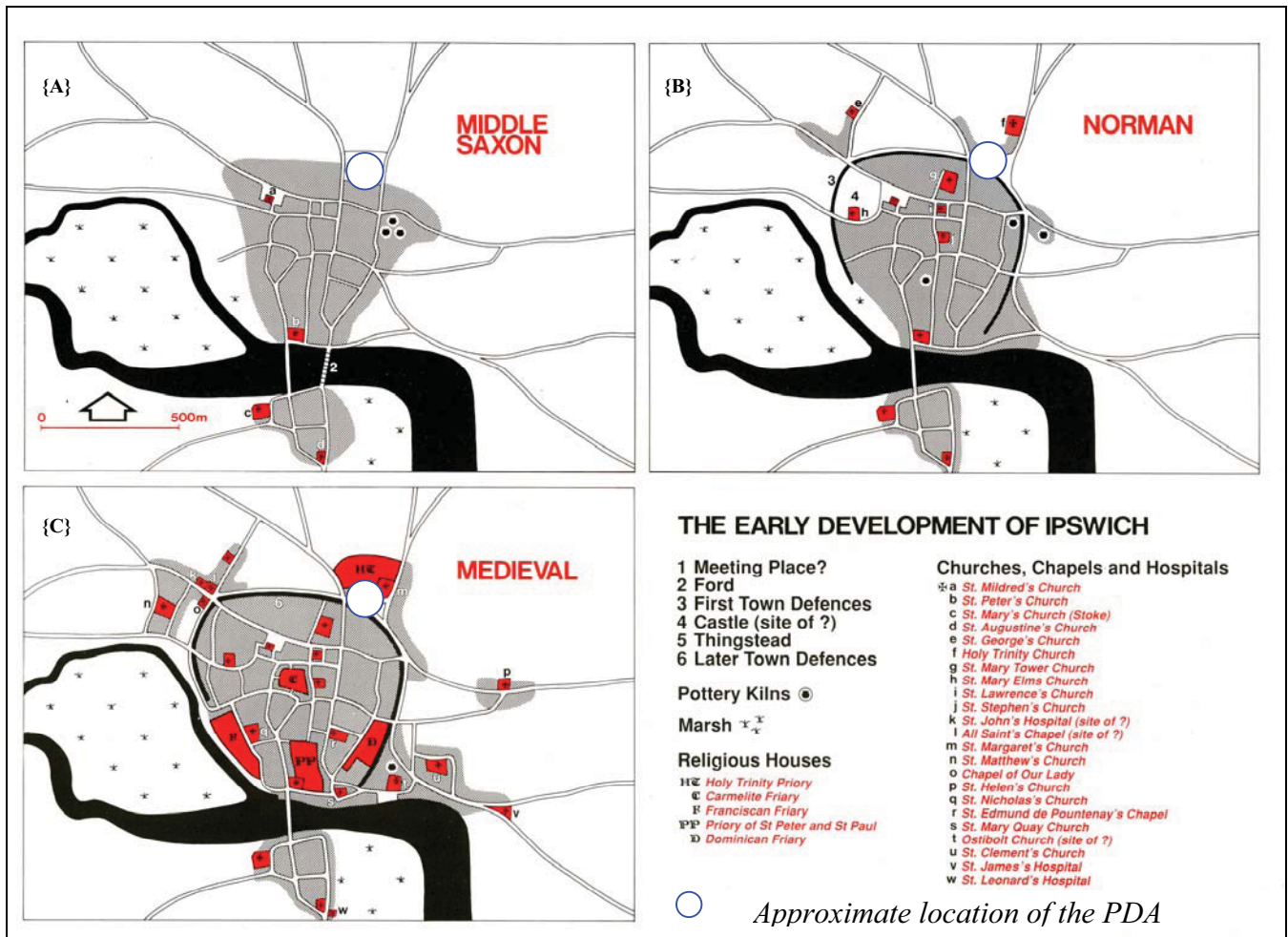
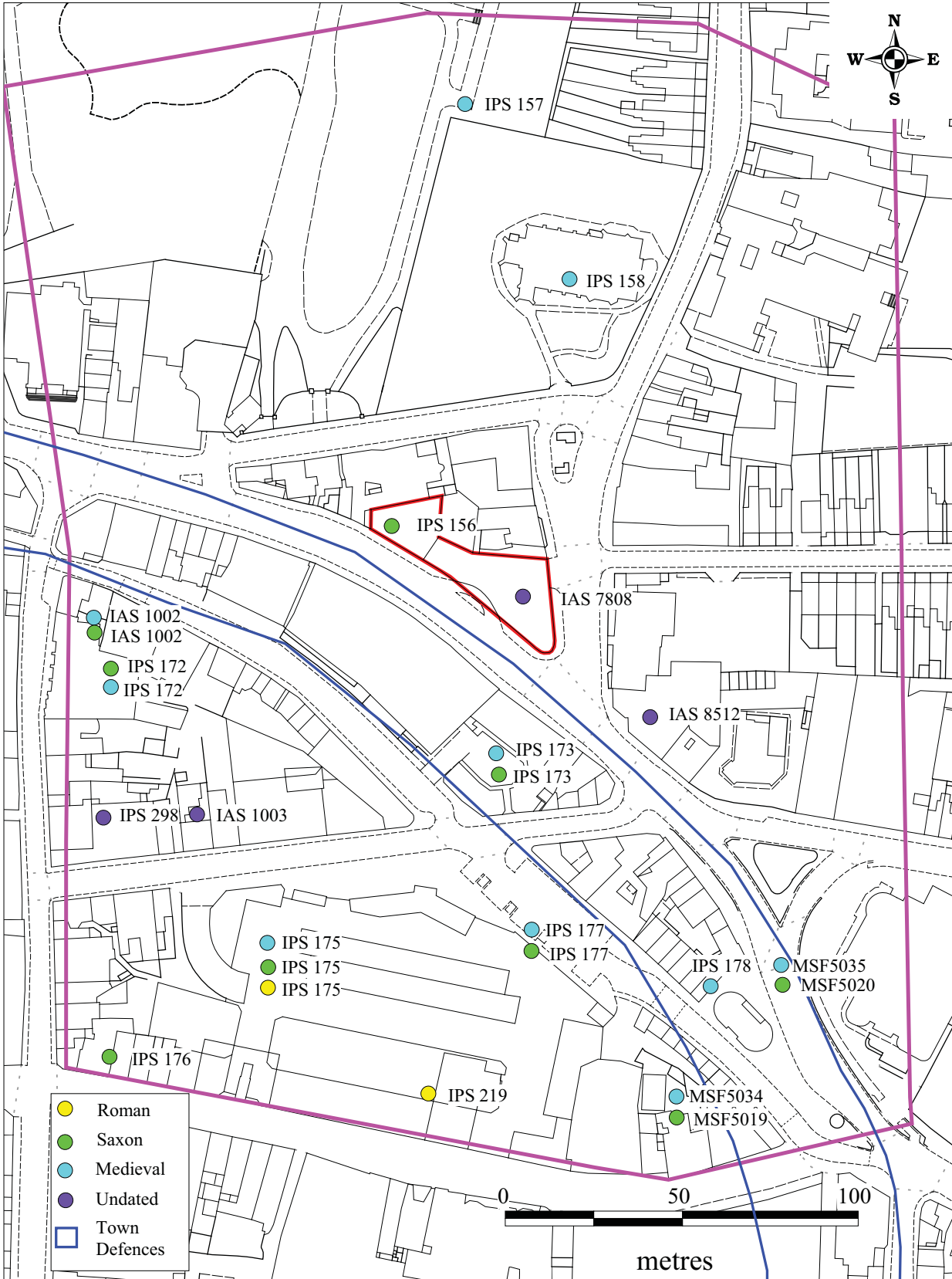


Fig. 2. The Development of Ipswich (from An Historical Atlas of Suffolk, 1999, p.159)

During the late 9th and early 10th century the Danes occupied the town. It was at this time that the town's first defensive ditch and earthen rampart were constructed and these can be seen in Fig. 2 {B}, just to the south of the PDA. The area of the PDA at this time was possibly still the town meeting place and was called the 'Thingsted', the place where the 'Thing' the governing assembly of the town would meet. In this period to the north of the PDA the Church of the Holy Trinity was founded, probably indicating suburbs existing outside the town's defences. The economy of the town was based on trade and industry and just to the south of the PDA was an area where Thetford Ware pottery was manufactured.

In the medieval period (Fig. 2) {C} the town defences were improved by a deepening of the ditch and heightening the ramparts. The Church of the Holy Trinity became a priory by 1192 and the Church of St Margaret's was constructed just to the north of the PDA. It is thought that by 1203 the town meeting place had moved from the site of the PDA to St Mary Tower Churchyard.

2.2 SMR Search



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Figure 3. SMR search

Reference	Date	Description	Easting	Northing	Notes
IPS 156	Saxon	The site of the Saxon Thingstead. Thetford Ware was found at this location	616585	244785	
IAS 7808	Undated	Refurbishment of garage - few holes for internal walls were seen. The natural sub-soil of sand and gravel was noted at a depth of 1-1.2m in places, deeper spots were noted by builders, especially on southern edge of site.	61661	24476	Natural at a depth of 1-1.2m
IPS 157	Medieval	An Ipswich Church of the Holy Trinity is mentioned in the Domesday Book. The Priory of the Holy Trinity was established <i>circa</i> 1162 by the Austin Canons. The monastery was rebuilt in 1194 after a fire and was suppressed 1536/1537. A small excavation was carried out in 1980 in Mansion buttery, a stub of priory wall and remains of a flagstone floor were found. Aerial Photographs show post medieval garden feature plus faint parchmarks possibly of buried walling.	616650	244950	Site Excavation
IPS 158	Medieval	St Margaret's Church. The church has a square west tower, an aisled nave, a south porch, north and south transepts and a chancel with vestries on the north and south sides. The church core probably dates from <i>circa</i> 1300, with a tower added <i>circa</i> 1400 and the transepts, clerestory and porch added <i>circa</i> 1450. Part of the churchyard was excavated by SAU in January 1999 prior to the construction of a new porch	616635	244855	Building Excavation
IPS 172	Saxon	Ipswich and Thetford ware pottery has been found at this location.	616505	244745	
IPS 172	Medieval	Medieval pottery sherds have been found at this location	616505	244745	
IPS 173	Saxon Medieval	An excavation revealed an area of the Middle and Late Saxon Town and Medieval Defences off Old Foundry Road. The area contained Saxon occupation with the remains of the bank and ditch of the later town defences. In 1988 a watching brief was carried out during a development with piled foundations so there were no finds, only borehole information through the defensive ditch IAS 1101 (S2).	616615	244715	Excavation
IPS 175	Roman	A large possibly Roman or Late Saxon urn of dark burnish ware and undated coin were found. 1931	616555	244655	

IPS 175	Saxon	A small Ipswich Ware pot, Thetford Ware and an antler tool were found.	616555	244655	
IPS 175	Medieval	Medieval pottery has been found at this location	616555	244655	
IPS 176	Saxon	Ipswich Ware, Thetford Ware and St Neots Ware pottery have all been found at this location.	616505	244635	
IPS 177	Saxon Medieval	A Sceatta, 'Secondary Runic' East Anglian, perhaps struck in Ipswich, dated circa 725-730 was found in a medieval pit along with a penny of Edward I (1272-1307), probably a forgery.	616625	244665	Excavation
IPS 178	Medieval	A trench here confirmed the presence of the medieval town ditch (dated circa 1204), between Old Foundry Road and St Margaret's Plain. The bank had been entirely removed and a large posthole may represent a timber revetment.	616675	244655	Excavation
IPS 219	Roman	'... A vase and other pottery from the site of the new Gas Offices in Carr Street'. 1891.	616595	244625	
IPS 298	Undated	Flint and mortar wall section was found at the rear of site.	616498	244693	Excavation
IAS 1003	Undated	Small extension to rear of the property - depth of overburden in the footings 2.2-2.3 metres below present ground level, no archaeology found.	616520	244700	Natural at a depth of 2.2m
IAS 1002	Saxon Medieval	Overburden <i>circa</i> 3.25m deep, 1 mid/late Saxon pit, a cellared building and 6 pits <i>circa</i> 10th –12th century in date	616498	244740	Natural at a depth of 3.25m
IPS 219	Roman	Roman? pot found during digging of foundations.	616590	244610	
IAS 8512	Undated	Watching brief - demolished buildings. Low density of pitting and no finds retrieved.	616652	244724	Natural at a depth of 0.3m
MSF5019	Saxon	Thetford Ware, was found at this location.	616665	244615	
MSF5020	Saxon	Thetford Ware, was found at this location.	616695	244655	
MSF5034	Medieval	A 13th century rim and handle of grey ware with pecked decoration, a Tudor pot and bronze pin with decorated head, were found at this location.	616665	244615	
MSF5035	Medieval	Medieval pottery including a redware bottle, was found at this location.	616695	244655	

Table 1. SMR search data

Fig. 3. shows the distribution of archaeological material recorded in the county SMR and Table 1 presents this data in more detail. There are two records in the SMR that are within the PDA, **IPS 156** refers to the Saxon Thingsted that is thought to be located here and also to

sherds of Thetford Ware pottery found at this location. **IAS 7808** refers to foundation construction work that was carried out by builders who noted that the natural subsoil was encountered at a depth of 1.2m, but did not report archaeological material from the site. There are a further two SMR entries within the study area that are located outside the town defences, **IPS 157** is the site of the Church of the Holy Trinity and the subsequent priory built on the site and **IPS 158** is the Church of St Margaret. The presence of the churches indicates that there was a growing and substantial population living around the location of the PDA in the medieval period.

The majority of the SMR records in the study area refer to locations within the town defences to the south of the PDA. These records mainly represent archaeological material dating from the Late Saxon and the medieval periods.

2.3 Map Search

The earliest map available for study of this area is Speed's map of Ipswich dated 1610 (Fig. 4). This map is somewhat subjective, but does illustrate that the study area had a similar layout to the present day. The PDA is in a fairly open area lying just outside of the town's defensive circuit where it joins with a major route heading from the north.

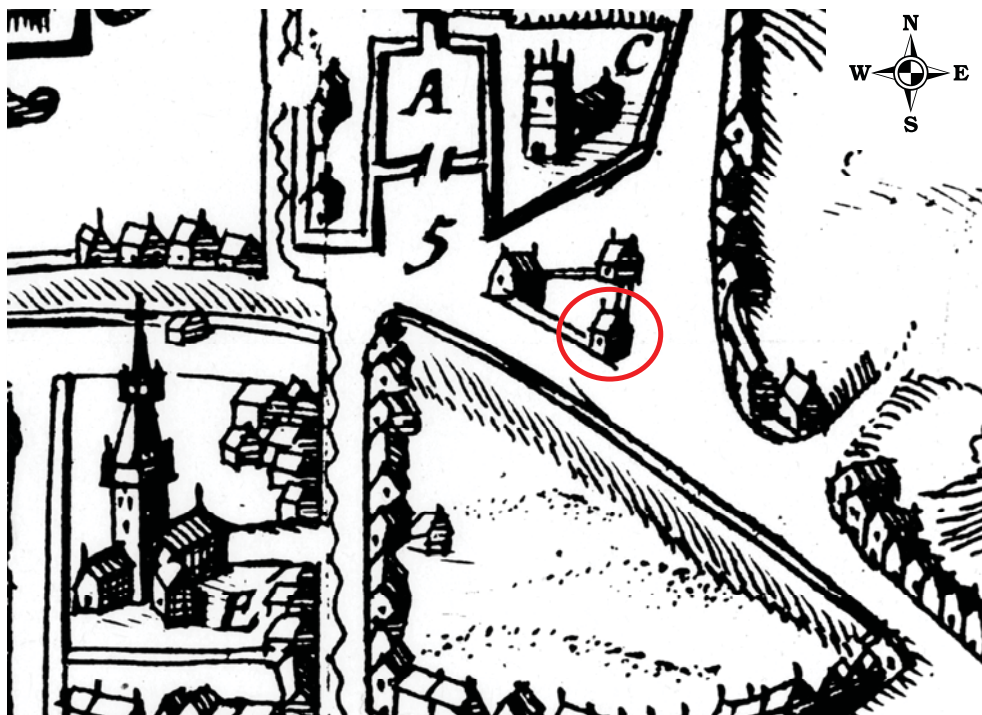


Figure 4. Speed's map of 1610 (no sale)

The next map was created by Ogilby in 1674 (Fig.5) and is a more accurate representation than Speed's map, looking much more like a modern map. The general layout of the streets surrounding the PDA is similar, although there are now buildings present along the area of the town's defences shown on Speed's map. The south east corner of the PDA is shown as being an open area called 'St Margarets Green'.



Figure 5. Ogilby's map of 1674

Pennington's map of 1778 (Fig.6) shows a very similar layout to Ogilby's map, with the open area in the south east corner of the PDA and with the property boundaries on roughly the same alignments. The road to the south of the PDA is now named 'Rotten' and the whole of the street to the east of the PDA now being called 'St Margarets Green'.



Figure 6. Pennington's map of 1778

The next available map is the 1849 tithe map (Fig.7), which does not show any great detail, but the road to the south of the PDA is now named 'Rotten Row'.

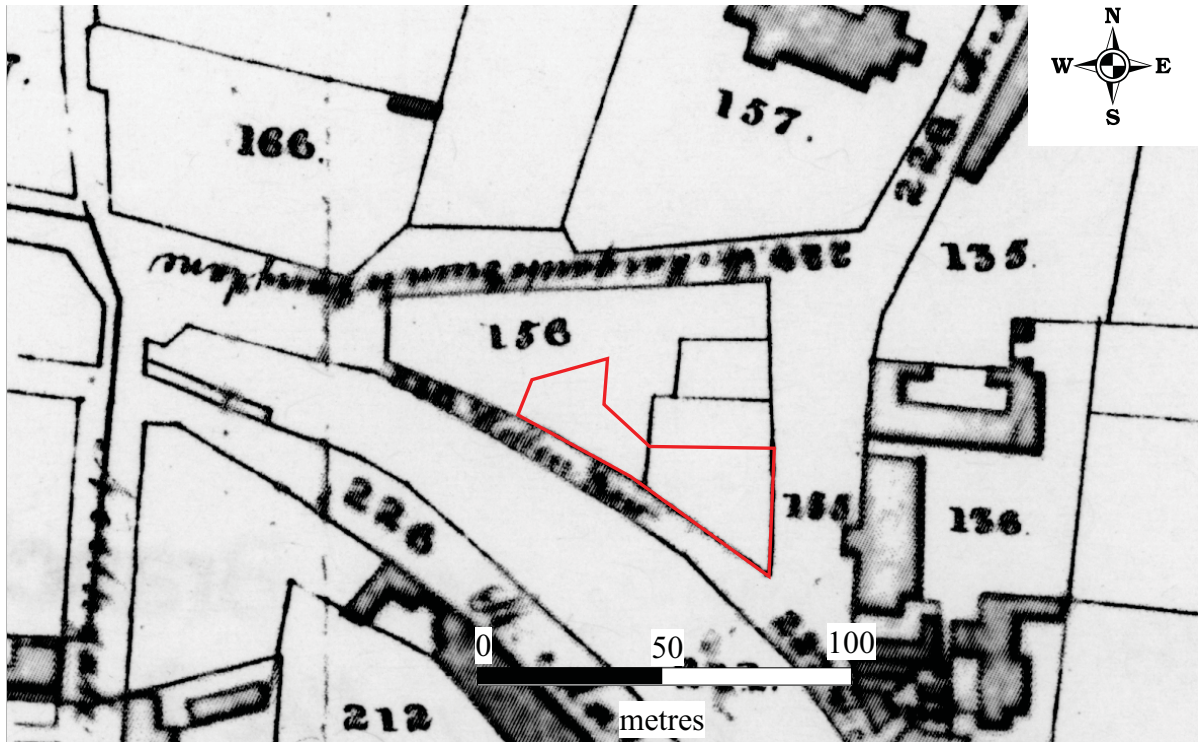


Figure 7. Tithe map of 1849

White's 1867 map (Fig. 8), is the first to show the south east corner of the PDA with properties built on what was open ground on the previous maps. Also the row of buildings on the south side of the PDA has been extended and the name of the street they face onto has been changed to 'Margarets Street' and 'St Margarets Green' is now called 'The Plain'.

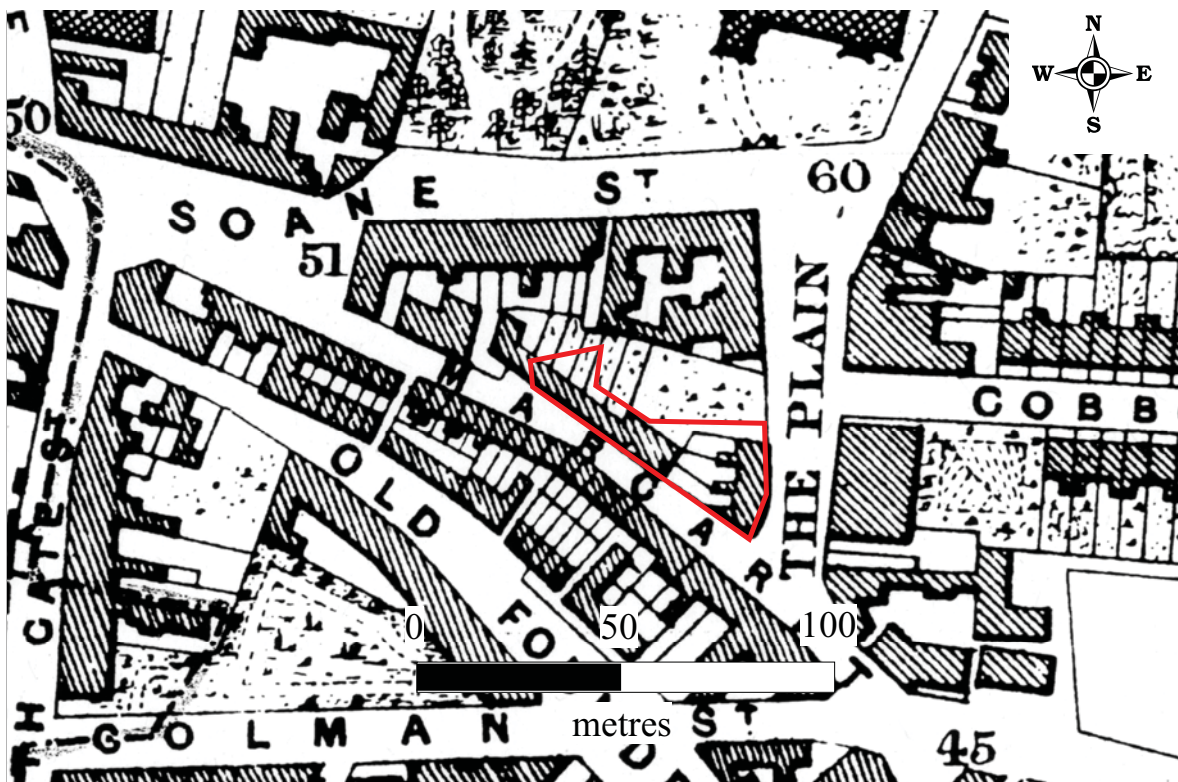


Figure 8. White's 1867 map



Figure 9. Ordnance Survey map of 1881

On the 1881 Ordnance Survey map (Fig. 9) the building plots within the PDA are very similar to Whites map, but there is now a timber yard marked within the north east corner of the PDA. This is also the first map to show the Masonic Hall and 'The Plain' has now reverted back to 'St Margarets Green'.

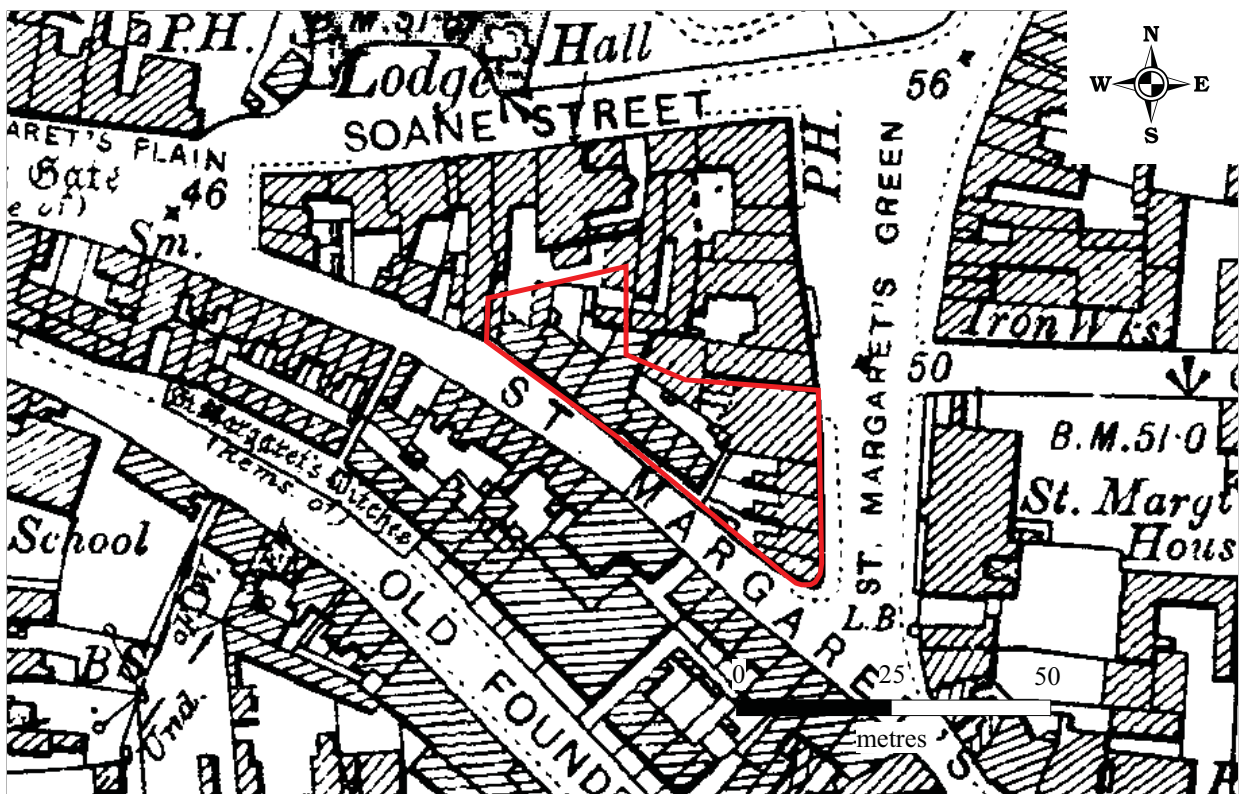


Figure 10. Ordnance Survey map of 1902

The 1902 Ordnance Survey map (Fig. 10) shows that the last area of open ground within the PDA had by then been built over, but the rest of the PDA is laid out the same as the previous map of 1881.

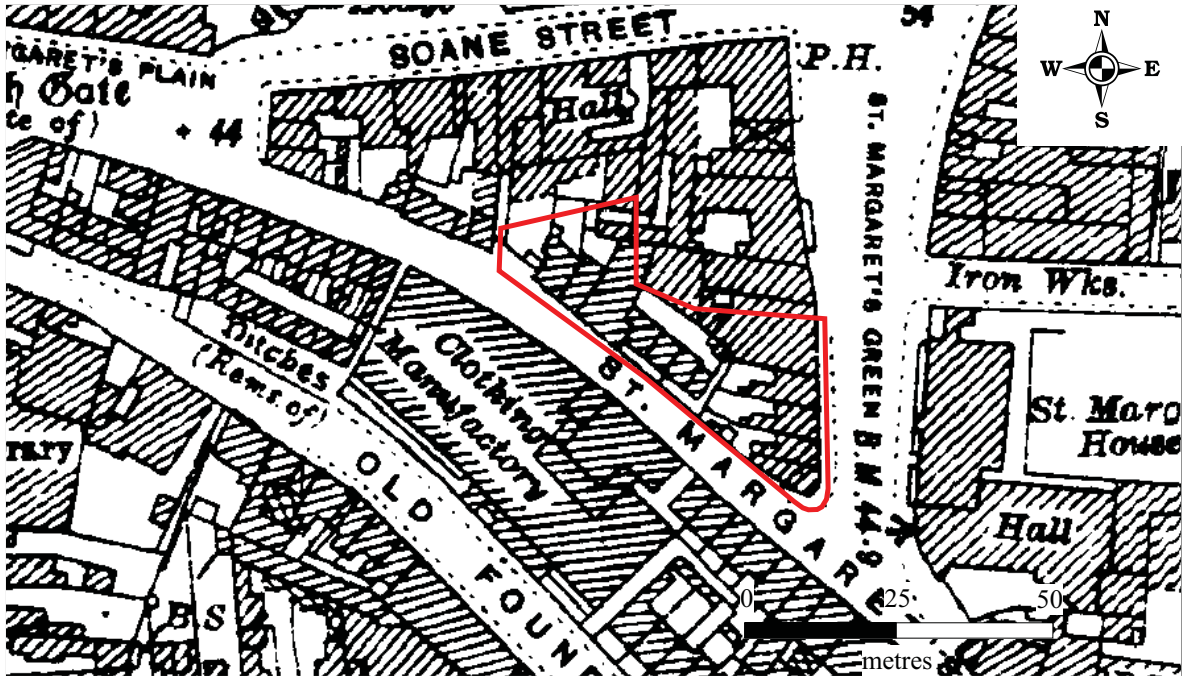


Figure 11. Ordnance Survey map of 1928

The 1928 Ordnance Survey map (Fig. 11) shows the PDA as almost identical to the previous 1902 map, except for one building that has been demolished in the north west corner of the PDA.

2.4 Listed Buildings

There are no listed building within the PDA, although there are three immediately adjacent to it. Figure 12 and Table 2 detail the listed buildings within the same block as the PDA.



Figure 12. Listed buildings within the same block as the PDA
(The numbers refer to Table 2)

<p>1 Clarence House, 21 St Margarets Green Grade II Ref: 425806</p>	<p>An early-mid 19th century brick house, now painted with 3 storeys and a basement. It has a 3 windowed range, some double-hung sashes without glazing bars. The 2nd storey windows are casements and the centre windows are French casements opening on to ornamental iron balconies on the 1st and 2nd storeys. The doorway has reeded pilasters and a heavy rusticated canopy on brackets in the shape of human heads. The basement area is protected by iron spearhead railings. There are 2 storied wings on the north and south ends each is a 1 windowed range. The roof is slate, hipped, with a central square tower topped by ornamental iron railings.</p>
<p>2 The Saracens Head 23 St Margarets Green Grade II Ref: 425807</p>	<p>A 16th-17th century timber-framed and plastered building with cross wings at the north and south ends. It is now faced in roughcast plaster. It has 2 storeys. A 4 window range 20th century double-hung sashes without glazing bars. The ground storey has a 20th century shop. The roofs are tiled. Although it is now very much altered it still retains its 16th-17th century form and contributes to the character of the square.</p>
<p>3 Freemasons Hall Soane Street Grade II Ref:428024</p>	<p>A late 19th century red brick, building (circa 1879) with rusticated brick quoins with 2 storeys. At the east end the front breaks forward with a 3 windowed range surmounted by a modillion pediment with insignia in the tympanum. The windows are double-hung sashes with glazing bars, in shallow reveals. A raised brick band extends across the front between the storeys. A central 6-panel semi-circular headed double door has a stone Tuscan doorcase with plain columns, frieze and pediment. At the west end there is a semi-basement room with a large hall above. The hall is lit by a large 3-light mullioned and transomed headed window with a central pediment. The window is framed by brick Ionic attached columns, a stone frieze and modillion cornice surmounted by a parapet. The ground storey has a segmental headed window with a keystone.</p>
<p>4 8 Soane Street Grade II Ref: 426374</p>	<p>A late 18th century red brick house with 2 storeys, attics and cellars. It has a 3 windowed range with double-hung sashes with glazing bars, in painted reveals. A stucco band runs at 1st storey window sill level. 2 6-panel doors have semi-circular fanlights with radial glazing bars and reeded architrave's. The roof is slate with 2 flat headed dormers and a moulded wood eaves cornice.</p>
<p>5 6 Soane street Grade II Ref: 426373</p>	<p>An early 19th century brick house, now painted with 2 storeys and has a 3 windowed range with double-hung sashes with margin vertical glazing bars on the 1st storey and 20th century plain glass windows on the ground storey. A central doorway has a recessed semi-circular arched head. The roof is slate, with a paired bracketed eaves cornice.</p>
<p>6 4 Soane Street Grade II Ref: 426372</p>	<p>A 18th century red brick house with 2 storeys, attics and cellars and has a 5 windowed range with double-hung sashes without glazing bars, in flush cased frames. A central 6-panel door with the upper panels glazed has a wood doorcase with moulded shouldered architrave, a projecting keystone and a pediment. The ground storey has a 20th century shop window. The roof is slate, with 2 hipped dormers and a modillion eaves cornice.</p>

<p>7 2 Soane Street Grade II* Ref: 426371</p>	<p>A 15th-16th century timber-framed and plastered building with a gabled front to St Margaret's Plain (No 24) and a jettied upper storey on both fronts, with exposed timber-framing. It has 2 storeys with a 4 windowed range on the north front, mullioned casements with lattice leaded lights and moulded sills and one oriel bay window on the 1st storey of the west front with mullioned casements and lattice leaded lights, arched heads and moulded sills. The jettied upper storey with exposed joists, is supported on curved brackets and carved shafts. There is a carved corner post. The ground storey on the north side has a 20th century arched windows in period style set between the shafts. The west front has a jettied gable with an embattled bressumer and fine carved bargeboards. The ground storey has a 20th century oriel shop window in period style. The interior has some good moulded ceiling beams. The roof is tiled.</p>
<p>8 56-58 St Margeret's Street Grade II* 425814</p>	<p>A 16th-17th century timber-framed and plastered building, originally facing west, but very largely reconstructed in the 20th century due to road widening when the original west front was rebuilt facing south. Much of this building has been reconstructed and it's carved bressumers, bargeboards, etc are not original. The reconstruction has faithfully preserved its 16th-17th century character. It has 2 storeys and attics, with 3 gables, the centre one projects slightly in front of the others. The 1st storey and gables are jettied on front with carved bressumers and carved bargeboards. A 3 windowed range with mullioned and transomed windows with leaded lights. The centre window projects slightly with a moulded sill on brackets. The roof is tiled. The interior has the remains of some C17 plaster ceilings decorated with fleur-de-lis.</p>

Table 2. Listed buildings
(Data from English Heritage list buildings online)

3. Conclusions

3.1 The Archaeological Potential of the PDA

Prehistoric

There is no available archaeological evidence for prehistoric activity in the vicinity of the PDA. However, prehistoric activity can be of a very low density and features can sometimes be found in isolation. The potential for prehistoric material to be encountered within the PDA based on the known archaeological resource is very low.

Roman

There are the two possible SMR entries for the Roman period within the study area. Both are to the south of the PDA and are single finds of pots, but there is a fairly good chance that the pottery was misidentified Late Saxon Thetford Ware, as this type of pottery was not recognised at the time of these discoveries. The potential for Roman material to be encountered within the PDA is thought to be low.

Anglo Saxon

As can be seen in figure 3, there is evidence for Anglo Saxon occupation in the majority of archaeological interventions that have been carried out within the study area, mostly inside the town's defences. The settlement would have kept expanding northwards throughout the Anglo Saxon period outside of the defensive perimeter of the town.

There is some evidence for Anglo Saxon occupation close to the PDA at **IPS 173** next to the later town defences. It is thought that the PDA is possibly on the site of the town's meeting place and later when the Danes occupied the town, the site could also have been their 'Thingsted' that served the same purpose. A Thingsted would have been located on the edge of the town and as this site is just outside the town's defences it is an ideal location. If this were the case, potentially some of the PDA would have been open ground set aside for these meetings and would not have had buildings on it at this time.

Sometime before 1086 the Church of the Holy Trinity was founded to the north of the PDA and this suggests that there were suburbs extending outside the towns defences past the PDA to the area around the church. There is therefore some potential within the PDA for occupation evidence. Considering the available archaeological evidence the potential for encountering material within the PDA from the Anglo Saxon period is thought to be moderate to high.

Medieval

There are numerous entries in the SMR for the medieval period within the study area, though mostly they are within the defensive perimeter of the town. The PDA is just outside the town's defences, but there would have been settlement in this area as it is close to St Margaret's Church and the Priory of the Holy Trinity, both located just to the north of the PDA. Given the location of the PDA there is a moderate to high potential for encountering medieval material.

Post-medieval

There is a moderate to high potential for encountering post-medieval material within the PDA.

3.2 Potential Survival of Archaeological Material within the PDA

There is good potential for the survival of archaeological remains from all the periods identified as being potentially present within the PDA. The distribution and survival of any archaeological remains may vary across the PDA, due to the different uses and buildings that have been constructed and demolished here. The one report of ground disturbance within the PDA at **IAS 7808**, suggests that the natural subsoil was seen at a depth of *circa* 1.2m, but it is not clear in which part of the PDA this was seen. This indicates that there is a build-up of anthropogenic material within the PDA, which could represent stratified urban deposits.

3.3 Archaeological Mitigation

Considering the location of the PDA and the potential for stratified urban deposits to be found, planning consent for any proposed development will certainly include an archaeological condition requiring the developer to ensure that preservation *in situ* or by record is carried out. Any ground investigation e.g. test pitting should be agreed with the planning archaeologist prior to being undertaken as they will need to be monitored. Demolition should only be to ground level and no grubbing out of foundations should take place until any archaeological work has been carried out. Initially it is likely that an evaluation by trenching would be required to establish the nature and depths of any archaeological deposits before a programme of further works can be defined as part of the planning process.

References

- Wade, K. 1999 Anglo Saxon and medieval Ipswich in Dymond, D. & Martin, E. 1999, *An Historical Atlas of Suffolk, Revised & Enlarged Edition*, Suffolk County Council Archaeological Service & Suffolk Institute of Archaeology & History

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.

APPENDIX 1

Documentary Report

by A.M. Breen 2007

Introduction

The research for this report has been carried out at the Suffolk Record Office in Ipswich. In advance of this research the Suffolk Archaeological Unit have supplied copies of the modern Ordnance Map of this site together with copies of the first three editions of the 1:2500 Ordnance Survey maps of the area and copies of earlier printed maps of Ipswich.

This site is within the ecclesiastical parish of St Margaret's. The church with its dedication is recorded in the taxation of Norwich of 1254. In an unpublished tallage roll for Ipswich dated 1227 this parish was known as Holy Trinity and a church dedicated to the Holy Trinity is noted in the Domesday survey circa 1086. The Augustinian priory of that name was established in 1177. The site of the former priory is now that of Christchurch Mansion to the north of St Margaret's Church. Shortly after the establishment of the priory it acquired lands both within the borough of Ipswich and outside in the suburbs and the earliest references to this site are to be found in two published thirteenth century rentals for the priory's estates (Hunt). The area was then known as 'Thingstede' an Anglo-Saxon name indicating a meeting place. As well as confirming the grants lands King John in a charter of 1204 granted the rights to the fair of Holy Cross to the priory. This fair was held in the area of this site each September and continued after the dissolution of the priory in February 1537. After the dissolution the priory and its estates first passed to the Withipoll family then to the Devereux family and in the eighteenth century to the Fonnereau family. In 1894 Christchurch Mansion was given to the Borough of Ipswich. A detailed report on the history of Christchurch Park was prepared for Ipswich Borough Council in December 2003 (Breen). The report showed that the Withipolls had acquired property along the north side of Soane Street to make a new entrance to their park or to widen an existing entrance and had demolished some tenements adjoining the present main entrance.

In considering the documentary evidence for this site it is important to emphasise the overlapping areas of jurisdiction. As lords of a separate manor the priors and their successors had rights over manorial lands and tenements including rights to the commons. Within the borough or the area of the town of Ipswich enclosed behind its former wall, bank and ditches the corporation held the rights to these areas of 'common soil'. The ecclesiastical parish included areas both within the borough or town and outside in what medieval documents term the suburbs. Before they could be granted to new owners tenements held of the manor of '*Christchurch alias Withipoll House, alias Holy Trinity in Ipswich alias the Prior's Manor*' within the town were returned to the lord of the manor at the manorial courts in exactly the same way as the tenements outside the town. To gain additional security of title to property held of this manor and others it became the practice for the owners to have their title to the properties enrolled with the records of the borough courts.

The documents relating to the title of the manor are in the Russell Collection (ref. X1/8). This collection does not include records of the manor such as court books and rolls, rentals, surveys or extents and stewards' papers. Until very recently apart from some medieval documents relating to the priory's estates scattered in various antiquarian collections there were only two bundles of deeds for specific properties held as part of a solicitors' collection

(ref. HB 8) available for the study of the history of this site. The main manorial records were absent. The same firm of solicitors have recently deposited the manorial court books for Christchurch 1653-1925 and those for the separate manor of Wix Ufford 1693-1897 and rentals for both manors 1734-1773 (ref. HB8: 12943). These additional sources are as yet awaiting the preparation of a full catalogue.

Maps

This site faces St Margaret's Street to the south and St Margaret's Green to the east. Amongst the properties to the north fronting Soane Street there are the Masonic Hall and the former inn or public house known as the Saracens Head. Both buildings are named on the 1:1250 Ordnance Survey plan (ref. LXXV.11.15, main report Fig. 9) surveyed in 1881. Part of this site was then a timber yard. The timber yard is not shown on the later 1:2500 maps of 1902 (main report Fig. 10) and 1928 (main report Fig. 11). Other parts of the site appear to be occupied by smaller tenements and in general the entire block ending at St Margaret's Plain to the west is subdivided into small tenements or shops with irregular boundaries and length of street frontage. The present property numbers are not the same as those listed in the Steven's 1881 'Directory of Ipswich'. The last directory arranged in street order with each property numbered was published in 1975. Behind the street frontage there are several small yards attached to the various buildings. It is difficult to determine the property boundaries in this area on the earlier maps and follow them through to the present map. The 1:1250 plans were used for general valuation prepared in advance of a tax on property proposed under the 1909 Finance Bill. The property boundaries are clearly marked on these valuation maps and described in accompanying field books. Unfortunately the maps for Ipswich are held amongst the Inland Revenue records at the National Archives at Kew. Although property plans for parts of this site are mentioned in copies of deeds these plans have not been located amongst the records at Ipswich.

White's 1867 map of Ipswich (ref. MC4/58, main report Fig. 8) suggests that there were four properties at the southeast corner of this site facing St Margaret's Green these are shown on the later Ordnance Survey maps through to 1928. The properties facing 'Margaret Street' are shown as a continuous block of houses possibly because some if not all the houses had been rebuilt before the 1881 plan. White's map was published before the establishment of the Masonic Hall in Soane Street to the north of this site.

The tithe map for St Margaret's, Ipswich is dated 1849 (ref. P461/149, main report Fig. 7). On this map the street to the south is named 'Rotten Row'. Only one apportionment number appears within this block 156. In the tithe apportionment this property is listed under the ownership of George Singleton and in his own occupation with others and described as 'houses and yards' measured as 3 roods and 3 perches.

Pennington's map of Ipswich dated 1778 (ref. MC4/52, main report Fig. 6) shows some additional features that are relevant to the discussion of this site's history. Again on his map the street to the south is named 'Rotten Row'. At the southeast corner of the site there is an open tree-lined area with a central avenue or pathway. In the general area there are fewer buildings shown on his map. Ogilby's map of 1674 (ref. MC4/51, main report Fig 5) again shows the southeast corner of this site as an open space and there are changes in the property boundaries and pads of the buildings to the west and north of the site. Speede's map of 1610 (ref. MC4/50, main report Fig. 4) shows the general shape of this area with just three buildings marking each point of the triangular block.

Property Deeds

A large number of deeds including those of Cobbold family have been deposited at the record office as part of the solicitors' collection HB 8. These documents include two parcels of deeds relating to this site.

The deeds for the site of the Masonic Hall (ref. HB 8/2/48) include a number of abstracts of title, summaries of the main points of each of the title deeds to the property. In an abstract dated 1897 the building is called the 'New Masonic Hall'. This document begins with the details of a sale between Thomas Neale Fonnereau '*the vendor*' and the trustees for the '*Ancient & Honourable Society of Free & Accepted Masons*'. The property is described as '*All that piece of freehold land containing by admeasurement eleven rods & a quarter of one rod situated in Soane Street in the parish of St Margaret in Ipswich aforesaid abutting towards the north upon Soane Street aforesaid towards the south & west upon other premises of the vendor & towards the east upon premises belonging to Mrs Edgeley which said piece of land together with other part of the said premises towards the south formed the site of a number of cottage tenements recently pulled down by the vendor and which said piece of land mentioned to be thereby granted was more particularly laid down & delineated in the plan thereof drawn in the margin*'. Unfortunately there is no copy of the 1897 deed in this bundle.

In an earlier abstract dated 1888 is endorsed as '*of Mr John Alfred Clarke Edgeley to a copyhold messuage in two tenements situate in Soane Street ... holden of the manor of Christ Church otherwise Withepole House*'. The abstract begins with the will of John Clarke dated 8 September 1843, he left his copyhold property '*then in the occupation of Eade widow & Eade her son*' to his daughter Charlotte Elizabeth Clarke who afterwards married Alfred Henry Edgeley in 1851. The only surviving child of the marriage was John Alfred Clarke Edgeley who entered the copyhold property on 26 June 1886. The property was then described as '*holden of the said manor as the same messuage was then formerly in the occupation of John Lee afterwards of Samuel Keelling then late of John Hall tailor since Mary Pinno & was afterwards divided into two dwellings in the occupation of Eade widow ...*'. Between 1888 and 1897 the property had been returned as copyhold to Thomas Neale Fonnereau as lord of the manor before being sold as freehold.

In a third undated abstract is entitled '*Manor of Christ Church otherwise Withepole House*' and '*of the executors of Mr James White deceased to a dwelling house and premises holden of the manor situate in the parish of St Margaret's*', the details begin with the bankruptcy of Thomas Garrard an Ipswich '*banker, merchant dealer and chapman*' who was declared bankrupt on 30 September 1778. The commissioners appointed by the court sold part of his property including a messuage in Soane Street at an auction held in the Golden Lion, Ipswich on 31 January 1781. The messuage is a dwelling. At the auction the premises were described as '*holden of the manor of Christchurch otherwise Withipoll House as the same messuage was formerly in the occupation of John Lea afterwards of Samuel Keelling late of John Hall tailor and were then untenanted*'. The property was sold to John Pinno and the sale was recorded at the manor court held on 23 July 1781. The entry in the abstract records that Thomas Garrard had entered this property on 8 October 1774 on the surrender of William Newson and his wife. John Pinno had previously raised a loan probably to purchase the property. Pinno died in 1789 and his widow Mary Pinno sold the property in 1795 to James White. At the manorial court the premises are described as '*in the several occupations of Shadrach Godbold & John Browne*'. James White died in 1828 and his widow was admitted as tenant at the court held in 17 November 1835. This appears to be the same property that eventually passed to John Alfred Clarke Edgeley.

Previously on 21 September 1752 Robert Smith and his wife had been admitted to '*one copyhold messuage or tenement situate in the parish of St Margaret ... formerly in the occupation of John Lee and now of Samuel Keeling*'. The previous tenant was Robert Paine who had entered the property at a court held on 2 December 1729 on the surrender of John Edgar. Robert Smith is described as an '*Innholder*'. William Newson who sold the tenement to Thomas Garrard and who is mentioned in the abstract of title was admitted on 31 July 1771 on the surrender of Elizabeth Smith, widow. Newson is described as '*then of Great Oakley in Essex Innholder*'.

In a copy of the entry from the manorial court held on 2 December 1729 written in Latin it was recorded that the previous tenant Anne Edgar widow of Daniel Edgar had died. She held the property for the term of her life as Daniel's widow. John Edgar was their only son was admitted as heir to '*One messuage or tenement ... in the occupation of John Lea*'. Daniel Edgar had entered the property on 27 October 1708 on the surrender of Jeremy Sallows.

There are no earlier details of the manorial court records for this property in this bundle.

The second bundle (ref. HB 8/2/66) begins with the sale one of John Cobbold's properties to Jacob Garrett, Iron founder on 24 June 1819. The deed mentions that John Cobbold had bought the property in October 1793 with others from Revd John Cartwright of Ixworth. The property was then described as '*All that freehold piece of garden ground (upon part whereof a tenement had formerly stood) ... situated lying and being in the Parish of St Margaret in Ipswich aforesaid then sometime since in the tenure or occupation of Richard Norton afterwards of Isabella Norton then late of Frances Norton and was then untenanted abutting upon Saint Margaret's Green towards the east and upon the King's Highway called Rotten Row towards the south west which premises were therein described to have been purchased by the said Richard Norton of Robert Smith and Mary his wife and conveyed to the use of him and his heirs by Indentures of Lease and Release bearing the date respectively the first and second days of September*' 1748. John Cobbold sold only '*part and parcel of the piece of garden*' to Jacob Garrett and it is further described '*the residue of which it is intended to be forthwith divided by a brick wall to be erected at the sole expence and remain the property of the said Jacob Garrett ... for ever which said wall is to be made at least fourteen inches thick and no less than eight feet in height and from which wall or from any building which the said Jacob Garrett may hereafter choose to erect upon the same the said Jacob Garrett is not to make open or throw out any window or other look out so as to command a view of the residue of the garden of the said John Cobbold and which said wall is intended to run in a parallel direction even with the residue of the said piece of garden ground to the brick wall which separates the piece of ground intended to be hereby granted and released from the yard and premises belonging to the Saracen's Head Inn ... more particularly distinguished by a map or plan drawn on the back of the second skin of the present indenture ... and contains in length from east to west at the end next to St Margaret's Green thirty nine feet two inches by the rule and in breadth from north to south at the end next the said garden of the said John Cobbold sixty nine feet eight inches by the same rule and is now in the tenure of the said Jacob Garrett*'. The property was conveyed as freehold.

In the same bundle there is a copy of Robert Smith's sale of his property to Richard Norton dated 2 September 1748. Robert Smith is described as a '*doctor*'. The property is described as '*All that messuage or tenement now in the tenure or occupation of Judith Bowell widow ... upon or nigh to the place called or known by the name St Margaretts Green ... and also the yard or piece of ground adjacent or lying nigh the said messuage or tenement as it is paled or fenced out with pales and posts of timber and trees ...*'. This conveyance was

enrolled at the 'court of small pleas ... for the Town and Borough of Ipswich' on 3 September 1748.

There is an abstract of title for Robert Smith's property recording the previous transfers back to 1674. In that year Lord Hereford, the then lord of the manor of Christchurch sold the property '*All that messuage*' etc to Timothy Hawkins for £120. The following year Hawkins leased the property to Thomas Knights. Hawkins sold the property to Mathew Gooden in July 1697. Mathew Gooden died it was alleged without making a will in 1709 and the property passed eventually to a Charles Frost who sold it to Robert Smith in 1732. In one of the 1674 deeds dated '*Twenteith day of March in the twenty seaventh yere of the Reigne of our Sovereigne Lord Charles the Second ... 1674*' the property is described as '*All that messuage or tenement situate lying and being in the parish of St Margaretts aforesaid upon or nigh to the place usually called or knowne by the name of St Margaretts greene ... and alsoe the yard or peece of ground adjacent or lyeing nigh to the said messuage or tenement and newly paled or fenced with new pales and posts of timber*'.

It appears to be the case that the tree-lined open space shown on Pennigton's map was first set out at this date. The previously owner was the then lord of the manor. The deed does not state whether or not this land was recently enclosed waste or former green or part of the demesne.

Manorial Records

It is now possible to trace the earlier history of the copyhold property that became the site of the Masonic Hall in the manorial court records that have been recently deposited at the record office. It should be noted that before 1751 the year began on 25 March.

At the court held on 27 October 1708 Jeremy Sallows surrendered the property described in Latin as 'then in the occupation of John Lea' to Daniel Edgar. Sallows had entered the property on 15 December 1704 following the death of the previous tenant Margaret Willoby, widow. At the earlier court it was noted that the death of Margaret Willoby had first been announced at a court held on 25 January 1699 (1700). Jeremy Sallows her son presented himself as her heir at the court held in October 1708. The property had been held and occupied by Margaret following the death of her husband William Willoby as recorded at a court held on 28 October 1685. Previously William Willowby had entered the property on 5 October 1664. The previous tenant was Thomas Garrard and the property is described as 'all that copyhold tenement with appurtenances aforesaid that Thomas Garrard held by copy of the rolls of the same manor in which the aforesaid Thomas Garrard then lived situated and being in the parish of St Margaret's ... on the east part of a messuage or the Corner House late John Copping and abuts on the common way there leading from the church of St Margaret ... towards the north'. William Willowby is described as a glover.

The court book 4 includes the records of the courts from 1702 – 1755. Unlike the two earliest books the names of the tenants are listed in an index to the court book. There is a full rental for this manor dated 1702 bound into this volume. The rental distinguished between free and copyhold tenants and is subdivided into parishes. Only the transfers of copyhold tenements are recorded at the manorial courts. At the court held on 15 January 1706 (1707) Edward Wright entered his property on the death of his father also Edward Wright. This property is described in the Latin text as 'Three quarters parts of the entire tenement divided into four equal parts, one messuage stable, yard and garden with appurtenances being the Corner house called the Sarazens Head situate and existing on a green called Margarett Green in the parish of St Margarett in Ipswich which premises the said Edward lately took to

him and his heirs at separate courts held for this manor namely one quarter part of the same at the court held on 28 March 1678 after the death and by virtue of the testament of William Wright his father as it appears in the same and the two quarter parts he took at the court held on 10 January 1695 (1696) after the death of William Wright his brother’.

The court held in January 1695/96 records that William Wright had entered his portion of the property at the court held on 28 March 1678. The proceedings of the court held March 1678 record part of the English text of William Wright’s will. William Wright was an ‘*Innholder*’. He bequeathed to his four children ‘*All that my messuage wherein I now dwell called or knowne by the name of the Sarasuns otherwise the Sarasuns Head ... to be equally devided & parted between them*’. The name of the Saracen’s Head is omitted from the formal description property and the building is simple known as the Corner House. The previous entry for this property is dated 21 January 1672 (1673). At that court William Wright simply surrendered his property to the use of his will.

There no index to the earliest court book covering the years 1653- 1671 and the entries have been search for further references to St Margaret’s Green and the corner house. For a brief period during the interregnum 1649-1660, the regicides’ parliament ordered that court records should be kept in English. At a court held on 13 October 1656 Jeremy Bates a bricklayer was admitted to ‘*one tenement ... scituate ...of the west part of the Corner House sometimes belonging to John Copping and abutting on the common way against the church yard of the parish church of St Margaret aforesaid towards north ... was in former tymes of or belonging to the said John Copping and synce that to Edward Bloyse and also John Challice*’. Jeremy Bates surrendered this property at a court held on 17 June 1661 to Thomas Garrard. This entry links the property to the site of the Masonic Lodge. As Bates’ wife had an interest in this property there is another reference at the court held on 25 January 1661 (1662). At the court held 20 October 1662, there is an entry for ‘*all that messuage or tenement with appurtenances now or late in the occupation of George Archer ...situated on the green called St Margarets Greene alias Thinckstead Greene in Ipswihc aforesaid between the messuage or tenement formerly in the occupation of Suzanne Barker ... on the part of the north and the messuage or tenement late in the occupation of Thomas Bowle ... on the south one head of which abuts west on the common way leading from Ipswich to Westerfield*’. The previous tenant was Mary the wife of Nicholas Cook. She had been admitted as tenant under her maiden name of Mary Greene at a court held on 1 May 1639 and at the court in 1662 her daughter Anne Cook was admitted as tenant.

It is likely that these records will contain further references to this area. It is important to note that the properties along Soane Street were copyhold and held of the manor. The property at the southeast corner was from 1674 onwards freehold.

Manorial Rentals

The 1702 rental offers no clues as to the exact locations of the properties. There is an earlier rental in the Iveagh Collection (ref. HD 1538/271/7) that does offer additional details for some of the properties. This rental dated 1546 is divided into parishes and lists first the freehold properties and then the copyhold. Under the freehold properties in St Margaret’s there is an entry for ‘*Agnes May for a house on Saynct Margetts Grene late Nicolas Mans vii d*’, a further ten freehold properties are listed for this parish and include ‘*Jhon Clarke for a pece of ground somtyme Thomas Mansers xiii d*’. There are further references to Thomas Manser in the borough records.

There are 43 copyhold properties listed for St Margaret's. These include '*Richard Copping for ii tenements by the wall dyche ix s*'. He may be a relative of the John Copping mentioned in the manorial court books. Other entries include Robert Colyn '*a tenement on Sct Margetts Grene somtyme Jhon Damerons iii s*', '*Robert Barker for a tenement against Sct Margetts Grene somtyme Jhon Aldams iii s and a hen*', William Pees '*for ii tenements on Saynct Margetts Greene vi s*', '*Jhon Cage for a tenement on Saynct Margetts Grene somtym Wm Betts ix s and a capon*', '*Robert Barker for a tenement of Saynct Margetts Grene somtyme Jhon Chambers vi s and a hen*' and '*Jhon Edwyn for a tenement on Saynct Margetts Grene v s and a hen*'.

In the first of the published thirteenth century rentals (Hunt) there are four headings for the parish of St Margaret's. These are in the parish of St Margaret, Thingstede, Caristrete and Brocstrete. In total there are 46 tenements listed and 13 of these appear under Thingstede. Apart from the names of the tenants the properties are not otherwise described. There is a close relationship between this rental and the other published rental though the second rental possibly dated circa 1270 lacks the headings of the earlier rental. In the first rental a tenant named 'Josep' is listed as paying 6d at Michaelmas, in the second rental he is listed as 'Josep Pelliparus' who paid 6 d for the messuage formerly John Puntynge. Pelliparus is the Latin for a pelterer or skinner. The second list is later and this is shown in another entry for Radulphus de Soham who paid 3 ½ d for his tenement at Michaelmas and Easter. In the later rental there is the entry for 'Roger de Ponte and the heirs of Stephen de Ponte' and the rent is the same as that paid by Radulphus de Soham. These rents were paid for a barn formerly 'Radulphi de Saham'. Through matching the entries in the two rentals it appears that surrounding Thingstede in the late thirteenth century there were two messuages, a house and two barns, the other entries are for lands. The almoner of the priory held one of these barns. Unfortunately it is only possible to match nine of the entries.

The rentals can be linked to two other documents. In the published recognizance rolls of the borough of Ipswich (Webb) there is just one reference to Thingstede dated 1315. It concerns the will or testament of Roger Bonde. He bequeathed to his wife Joan 'all his messuage complete with appurtenances situate in the suburbs of Ipswich in the parish of St Margaret, namely between the messuage of the almoner of the canons of Holy Trinity, Ipswich to the south and the messuage of Hugh Le Webbere to the north, one head abutting upon the pasture once of Henry Le Stabler to the east and the other on the King's highway called Thyngstede'. Henry Le Stabler is mentioned in the second rental as paying rent for 'land formerly William de Pyntone'. William de Pintune is named in the earlier rental.

In the earlier rental Seman Schakeloc paid 4 d for his property in the second rental this entry is expanded to Semmanus Shakelot 'for land formerly Robert Deet and formerly Le Berewere'. In the 1227 tallage returns under Holy Trinity there is an entry for Robert Det who paid 6 d in tax and close to this entry there is another for Thomas Barewere possibly a pig keeper.

Common Soil and Borough Petty Rentals

The areas of common soil within the borough included former areas of open market places, spaces beneath the jettied frontages of buildings, parts of the foreshore and after the abandonment of the town's medieval defences areas of the former ditch and embankment. Many of the deeds recording the original grants are preserved in the Ipswich Borough Collection. The separation of the foreshore deeds from other grants is an artificial distinction arising from the preparation of evidence to settle disputes over the borough's rights to the foreshore. The lands were granted out in return for an annual rent for the property and there

is a full account of these petty rents for the years 1499 and 1542 in the borough collection (ref. C/3/3/4/1). The 1542 rental is subdivided under the headings of the respective parishes.

The petty rents for St Margaret's in 1542 include

Thomas Bele of Tudenham holdith one parcel of ground of the commen soile & a parcel of the waldyke of the seid towne lying between the residew of the seid wall dyks on the part of the south and upon a parcel of ground which the seid Bele holdeth by an old graunte of he seid towne toward the north wherof the est hede abutteth upon the curtilage nowe William Curds in part and the seid wall dyks in part and the west hede abuttith upon the seid commen soile next to the olde Trarred Gatts & conteinith in length cxx ti fett and in brede at the est hede xvi fett and in brede at the west hede xij fett of the reule & paieth by yere viii d

William Curdy holdith one tenement & garden of the commen soile as it lieth betwene the commen Dyks on the part of the souyh and the commen way on the part of the north wherof the west hede abuttith upon the commen soyle in the tenure of Thomas Bele and the est hede upon the common soile now in the tenure of John Clerke late Thomas Mansers and contenith in length clxxxiii fett and in brede at the west hede viii fett and in brede at the est lxx fett & paieth by yere vi d

Herry Burges holdith lands parcels of the commen soile sumtymes Pyphos & before that Juilians as it lieth betwene the Kings High way toward the north & the common soile of the seid Towne now in the tenure of Agnes Manne wherof the est hede abuttith upon the tenement now the seid Agnes Manne and the west hede upon the commen soile now in the tenure of John Clerke sumtyme Mansers and conteinith in length by the seid commen way lxxv fett and in brede at the west hede xvii fett and at the est hede xxiii ti fett & paieth by yere iii d

Agnes Manne and Elizabeth Gielandes holdith too tenements lying together set upon the commen soyle as it lieth betwene the tenement late Thomas Manser towards the est & the tenement nowe Herry Burgs in part & the commen soyle late the seid Thomas Manser in part toward the west wherof the northed abuttith upon the commen lane called Thinsted and the southed upon the common soile late in the tenure of the seid Thomas Manser and contenith in length toward the north lxiiii fett and in bredith xiiii fett & on the southe (140) fett & paieth by yere ii s*

John Clerke of Hadley in the right of his wieff late the wieff of Thomas Manser holdith a capitall mesuag with tenements sett & buylded upon the commen soile with gardens & cartilages as they lie betwene the towne dyks one the part of the south and the Kings High way from Thinksted Lane towards Caldwell on the part of the north wherof the one hed abuttith upon the garden tenement and curtilage of Richard Skynner towards the south and th' other hede abuttith upon the grounde of William Curdy towards the west & paieth by yere iiiii s

Richard Skinner holdith a tenement & garden of the commen soile of the seid towne as it lieth by the Kings High Way from Thingsted lane toward Caldwell upon the north & the common dyches towards the south wherof th' one hede abuttith upon the commen soile late in the tenure of Thomas Manser toward the west and the Kings Highway towards the est & conteinith iin length clxx fett and in brede at the west hede lx fett and at the est hede xli fett and paieth by yere ij s

(The text at this point * is difficult to read as it has been crossed through and additional text added superscript).

The entries continue with the property of Mathew Gooding, George Harman etc. These additional entries have not been transcribed as they clearly relate to land on the eastern side of the town.

It is clear that the properties listed above form a continuous line between the site of the former North gate and the road leading to Caldwell now St Margaret's Street. Within the descriptions there are references to Thingstead Lane probably the part of St Margaret's Street to the south of this site.

The earlier rental is written in Latin and the entries subdivided into the respective wards of the town. Under the 'Northward' there are the following entries:

Item John Bole and Elizabeth his wife late wife of Robert Curdy for all that tenement with garden and appurtenances in the parish of St Margaret aforesaid as upon the common soil of the aforesaid town between the town ditch aforesaid on the part of the south and the common way on the part of the north of which the west head abuts on the common soil that is in the tenure of William Manser and contains in length 183 feet and in breadth at the west 54 feet and at the east head 70 feet and pays 2 s 6 d

Item Juliana Jent for one tenement situated on the common soil and parcel of that parcel which was lately granted to William Fuller as it lies in the parish of St Margaret between the other parcel of the common soil in the tenure of Robert Elys on the part of the south and the common way on the part of the north of which the west head abuts in the other parcel of the common soil now in the tenure of William Manser and the east head abuts in the tenement of the said Robert Elys built on the said common soil and contains in length on the said common way 75 feet and in breadth at the west head 18 feet and at the east head 24 feet

Item Robert Elys for the other parcel (crossed out and two tenements inserted) situated on the common soil parcel of the common soil formerly granted to William Fuller as they lie together in the said parish between the tenement of William Manser late John Lytill on the part of the east and the tenement of common soil that Juliana Jent holds in part and the common soil in the tenure of William Manser on the part of the west and abuts in the common way called Thyngsted in part and the tenement of Juliana Jent of the common soil in part towards the north and on the common soil in the tenure of the said William Manser towards the south and contains in length on the part of the north by the King's Highway 52 feet and by the land of Juliana Jent 82 feet and on the part of the south by the land of William Manser 140 feet and in breadth and the west west head by the tenement of Juliana Jent 24 feet and by the land of William Manser of the common soil 24 feet and at the east head 64 feet ... 2 s

The description of the piece held by John Clerke in 1542 has additional details in 1499.

Item William Manser for all that common soil of the aforesaid town lying in the parish aforesaid between the town ditch aforesaid of (a length) of 375 feet on the part of the south and the kings highway leading from Thyngsted towards Caldwell and on the common soil in the tenure of Alexander Hert towards the tenement in the tenure of Robert Elys 285 feet and on the common soil that is in the tenure of Robert Elys 140 feet in part and on the way leading from Cleystrete towards Caldwell 65 feet on the part of the north and abuts on the

common soil that is in the tenure of John Bole 70 feet and on the tenement of Robert Elys 44 feet towards the west and on the common soil in the tenure of Alexander Hert 51 feet ... 4 s

A further entry is for Alexander Hert's parcel of the common soil is described in similar terms as Richard Skinner's holding in 1542 though without any mention of a tenement. Above the 1499 entry there are a series of additional notes 'Now Thomas Reynolds tailor, now the wife of William Skynner' and below the entry 'formerly Roger Stannard 10 Edward IV (1470).

These entries cover the entire area between Old Foundry Lane and St Margaret's Street. All the other entries for either the parish of St Margaret's or the 'Northward' do not include a single site along Soane Street or St Margaret's Green. These common soil grants begin at the start of the fourteenth century showing that the town's defences were already considered redundant at that date.

Conclusion

There are difficulties in tracing the modern history of this site. This is due to the changes in street numbers and the irregular property boundaries behind the street frontages. The maps evidence shows that from at least 1867 through to at least 1928 four small tenements built on this site faced St Margaret's Green and further small houses faced St Margaret's Street. In 1849 St Margaret's Street was known as Rotten Row. Earlier maps Pennington and Ogilby show that the southeast corner of this site was open ground probably used as a garden. The earliest map of Ipswich Speed shows a house on this site.

The documentary evidence shows that the houses along the southern side of Soane Street were copyhold properties held of the manor of Christchurch Mansion. These properties included the site of the former inn or public house known as the Saracens Head. It is certain that the Saracens Head was in use as a public house and known by that name at the end of the seventeenth century though before it had been known as the Corner house. Beyond the Soane Street properties other parts of the site in particular the southeast corner were freehold the property of the lords of the manor and only enclosed in 1674. In this area of Ipswich the land known as Thingstede and later as St Margaret's Green was outside of the borough and under the control of the lords of the manor of Christchurch Mansion, formerly the priors of Holy Trinity. This is in stark contrast to the areas to the south of St Margaret's Street, there the site of the former town ditch and embankment had been granted out by the Corporation and the plots eventually subdivided and built on.

The priory of Holy Trinity was established at the end of the twelfth century and the division between the areas of the town's responsibility and interest would have been separated from those of the priory at that time. It is likely that the distinction existed before that date. The early references to Thingstede suggest that there were only a few properties occupying the green frontage and not all of these had then been built on. The use of the area for fairs and as a meeting place suggests an open space.

References: Suffolk Record Office, Ipswich

Maps

1:1250 Ordnance Survey plans, sheet number LXXV.11.15 surveyed 1881
MC4/58 White's Map of Ipswich 1867
P461/149 Tithe Map St Margaret's Ipswich 1849
FDA149/1A/1a Tithe Apportionment St Margaret's
MC4/52 Pennington's Map of Ipswich 1778
MC4/51 Ogilby's Map of Ipswich 1674
MC4/50 Speede's Map of Ipswich 1610

Deeds

HB 8/2/48 Ipswich, Masonic Hall, Soane Street Evidences of title to the Masonic Hall in Soane Street, property of the New Masonic Hall Trustees (18 docs 1729 – 1897)

HB 8/2/66 Ipswich, St Margaret's Evidences of title to freehold land upon which a tenement formerly stood, situated in St Margaret's Green and adjacent to the 'Saracen's Head' Inn, purchased by Jacob Garrett of Ipswich ironfounder from John Cobbold of Ipswich esq 24 June 1816 (16 docs 1674-1816)

X1/8/2.1 'Elizabeth sole daughter & heir of Sir William Withipoll of the capital messuage called Christchurch with park & the manor of Christchurch alias Withipoll House, alias Holy Trinity in Ipswich alias the Priors Manor'. 1632-1640

Manorial Records Manor of Christchurch HB 8: 12943

Book 1 1653 - 1671
Book 2 1672 - 1687
Book 3 1687 - 1699
Book 4 1702 – 1755

Ipswich Corporation Petty Rentals

C3/3/4/1 Petty Rentals Ipswich 1499 and 1542

Published Sources

William Powell Hunt 'Two Rentals of the Priory of the Holy Trinity in Ipswich, Suffolk temp Hen III and Edw I transcribed from the Originals' Ipswich 1847

G. H. Martin 'The Ipswich Recognizance Rolls 1294-1327 A Calendar' Suffolk Record Society Vol XVI 1973

Unpublished Report

Anthony M Breen 'Christchurch Park; Documentary Report', Ipswich Borough Council December 2003