

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Bibby's & Walne's Seeds Site, Framlingham,

(Planning app. no. Pre Planning)



James Rolfe
Field Team
Suffolk C.C. Archaeological Service

© September 2007

Lucy Robinson, County Director of Environment and Transport
Endeavour House, Russel Road, Ipswich, IP1 2BX

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List of Contributors

All Suffolk County Council Archaeological Service unless otherwise stated.
James Rolfe, Assistant Project Officer
Mark Sommers, Project Officer
A.M.Breen, Freelance, Local History Researcher

Acknowledgements

This project was funded and commissioned by Hopkins Homes. The desk based assessment (DBA) was carried out by James Rolfe, of Suffolk County Council Archaeological Service (SCCAS), site walkover was also carried out by James Rolfe and Mark Sommers (SCCAS). The documentary study by Anthony M. Breen, a freelance local history researcher. The project was managed by John Newman, Contracts Manager, of SCCAS.

Cover Photograph: Allen, I. 1977 East Anglian Branch Line Album. pg.45.

Disclaimer

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Summary

This archaeological desk based assessment (DBA) has been undertaken as a result of a proposal for the demolition of the present buildings and the erection of a residential development on the site of Bibby's and Warne's seeds site, Station Road, Framlingham.

This DBA includes an examination of the Suffolk Historic Environment Record (HER), a geotechnical report provided by the client, a site walkover and a documentary search. The proposed development area (PDA) is situated on a terraced slope on the western side of the River Ore. The location of the PDA, the known archaeology within the search area and the past land use suggests that there is a low to moderate potential for archaeological material to be encountered within the PDA. The survival of any archaeological material will vary across the PDA due to the past land use, notably the terracing activities that have taken place. There is the potential for waterlogged / palaeo-environmental material to be encountered at the area next to the river, indicated by the geotechnical data provided.

The buildings identified as representing the industrial history of the site do not appear to be of enough importance to warrant retention, but would require recording to a specified standard.

It is further recommended that a trial trench evaluation of *circa* 5% of the PDA that has not been seriously truncated by previous site terracing, along with an environmental assessment where appropriate, to establish the character and condition of any surviving archaeology.

It is thought that this program of works need not be a pre-determination condition of any planning application and thus can be undertaken during the construction phase, if required. However, as a first stage of archaeological works the building recording would need to be undertaken before any stripping out/preparatory demolition works where undertaken. For areas where evaluation trenching is required demolition should stop at ground level (no grubbing out of foundations or the removal/breaking up of the concrete slabs).

Consultation will be required with the County Council Planning Archaeologist to determine the need and scope for any work, which could include full-scale excavation.

SMR information

Planning application no.	Pre-planning
Grid Reference:	TM 2843 6287
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 on behalf of Hopkins Homes.

This DBA is the first stage of a programme of archaeological works relating to the residential development of the Bibby's and Warne's seed site, Station Road, Framlingham.

1.2. Site Description

The subject of this DBA covers an area of approximately 3.8ha centred at TM 2843 6287, in the parish of Framlingham (Fig. 1). The majority of the PDA is on the site of what was Framlingham railway station and goods yard.

At present the land is divided into three areas (Fig. 3), the main area (1) of the proposed development has various large buildings relating to grain storage and distribution and also large areas that are covered with concrete. To the east of the main development is a small area (2) that is a car-park and will remain so. The third area (3) also to the east of the main development is split into two, one third is a car-park and the rest is open ground, covered with grass and brambles.

1.3. Geology and topography

The PDA is on the western side of the River Ore, between *circa* 25-35m above sea level (Fig. 4) mainly on a terraced slope, but with a small area on the floodplain by the river.

The underlying geology is chalky till, that is covered by thick calcareous clay soil (Fig. 5). This underlying clay soil is covered by alluvium on the extreme eastern edge of the PDA and various depths of made ground over the rest of the PDA (Fig. 18).

1.4. Scope of this report

In order to set the PDA in its archaeological context a search area of 1km to east, south, west and 500m to the north 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 Historic Environment Record (HER), reports of any archaeological investigations, all readily available cartographic and documentary sources, a site walkover and an examination of the geotechnical report provided by the client.

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 HER was carried out for any records located within the defined area and the results were examined and mapped.

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

An examination of available aerial photographs was carried out.

A search for listed buildings that are adjacent to or have a line of sight to the PDA was carried out, but no listed buildings will be physically affected by this development.

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

An examination of geotechnical data, provided by the client was examined.

A site walkover was conducted on September 13th 2007, when 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. A search was carried out on the listed building web site <http://lbonline.english-heritage.org.uk>, no listed buildings adjacent to or with a possible line of sight to the PDA were identified.

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 within 1km of this PDA.

2. Results

2.1. Suffolk HER 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.

The HER 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.

2.1.1. All known archaeological sites within the search area

There are seventeen entries within the search area (Fig. 6), but as can be seen there are no known sites within the PDA.

Neolithic (4,000BC-2351BC)

FML 007, is a small stone axe 12.5cm long with narrow butt and faceted sides.

Iron Age (800BC-100AD)

FML 008, is a scatter of Late Bronze Age – Early Iron Age pottery initially found on a footpath. A small excavation was carried out and this demonstrated that the pottery was from an area of dark soil, probably an occupation layer.

Roman (1-410AD)

FML 008, is a scatter of Roman pottery found in the same location as the Iron Age pottery but from above the dark occupation layer.

Saxon (410-1065AD)

FML 029, is a metal detector find of an open-work stirrup-strap mount with central naked male human figure.

Medieval (1066-1500AD)

FML 005, is the site of a medieval moat.

FML 017, is a cropmark of a moat with darker areas to the north possibly representing fishponds.

FML 019, represents metal detector finds including eleven silver coins, a penny, a half-penny and farthing denominations from C13-C16.

FML 028, is a flint and mortar wall found below a fence line along a rear property boundary.

MSF1232, is a silver penny of King Stephen, issued at Watford.

MSF19187, is a large iron object, c.1.57m long, perhaps a standard with a four bladed spearhead shaped head. Found in 1974 under the foundation of a barn built circa 1560 that may be the old Tithe Barn within the town.

MSF19193, is a metal detected find of a circular lead seal matrix inscribed 'the seal of Seman the (?) fisherman' (translation).

MSF19195, is a Papal bull of Boniface IX (1389-1404) found on a building site in Framlingham.

Post Medieval (1500-1900AD)

FML 014, (LB 286404) is a two-storey octagonal smock mill base that has been converted into a house. It has not been used as a windmill since at least 1712 when a nearby post mill was erected **FML 024**. This mill was in turn replaced by a fine tower mill in the 19th century. It was demolished in June 1935 and the foundations were covered up in late 1960's.

MSF19188, is an entry for metal detector finds including a gilt copper alloy ring, a copper alloy book clasp and a copper alloy apothecaries weight.

Unknown Date

FML 040, is an undated, but probably post medieval ditch and pit that were observed during a development in the town.

MSF 17431, is a watermill that once existed in the area of station road, but its exact location is not known, but it likely to be of medieval date.

2.2. Historical industrial buildings

2.2.1. *A Brief history of the Wickham Market to Framlingham branch line*

The Wickham Market to Framlingham branch line was opened by the East Suffolk Railway on the 1st of June 1859 and ran for 5 miles 5 furlongs. There was both a passenger and a goods service running on the line. Various businesses were based at Framlingham station including grain merchants, a coal merchant, a timber merchant and a maltster. Cattle were also loaded onto trains at Framlingham. In 1904 a station was opened at Laxfield as part of the Mid Suffolk Light Railway and this reduced the amount of traffic both passenger and commercial leaving Framlingham. The Framlingham branch line was closed to passenger traffic in 1952. Freight traffic, mainly grain coal and beet carried on until 19th of April 1965 when the line was completely closed.

2.2.2. *Extant buildings related to the railway*

There are three buildings that definitely related to the railway that will be affected by the proposed development. Their locations can be seen in Fig. 8. Two of the buildings appear to be granary warehouses (A & C) and the third is the railway goods shed (B). There are also two small buildings of unknown purpose (D & E) and a possible heavily altered stable (F).

Building A (Fig. 9 & 10) is first recorded on the Ordnance Survey map in the 1880's and appears to be some type of warehouse/granary. The building in fact appears to be two buildings joined together.

Building B, first recorded on the Ordnance Survey map in the 1880's, is a goods loading shed that has now been incorporated into a larger warehouse structure. The north elevation (Fig 11) is almost totally original except for the small flat roofed extension. The western elevation with a row of windows (see the front cover) appears to be totally original except for a very small extension at the northern end. The eastern elevation has been completely refaced on the outside, but it is unclear to what extent it is original on the inside. The southern elevation (now within a larger building) has been considerably altered, the entrance for trains has been heightened and the original small extension building protruding from the south wall has totally been removed (Fig. 12 and the front cover).

Building C is first recorded on the Ordnance Survey map in the 1880's and is another granary building (Fig. 13). At present this building has been incorporated into a larger building and has various grain hoppers both outside and inside.

Building D (Fig. 15) is first recorded on the Ordnance Survey map in 1904. It is a small building built in the same brick style as Building E and is possibly related to it. An unusual feature of this building is an ornamental tile mounted on the front of the building that shows a stately house, that appears to be Heveningham Hall (Fig. 16). Heveningham Hall is located 12 km to the north-west of Framlingham and was the home of the Vanneck family since 1707 until 1970, when the house was given over to the Department of the Environment in lieu of death duties.

Building E (Fig. 14) is first recorded on the Ordnance Survey map in 1904 and is a brick-built house.

Building F (Fig. 17) is first recorded on the Ordnance Survey map in the 1920's and is thought to be a brick-built stable that has been modified in recent times with windows and a large extension to the east.

2.3. Geotechnical data

An examination of the geotechnical report by AIG Engineering Group for Hamilton Homes was carried out. This survey demonstrated that there is a varying thickness of made ground throughout the PDA, typically ranging between 0.2m – 1.3m but local exceptions were noted up to a depth of 2m. These results are mapped in Fig. 18.

Alluvium was present in the window samples WS1 and WS2 to the east of the main PDA close to the river below. Below the alluvium in WS1 was a layer of organically rich gravelly sand.

Within the main development area the deepest deposits of made ground identified in the geotechnical report are along the eastern edge of the terraces as would be expected. Whether these deposits represent purely terracing activity or have an older archaeological element is unclear. An archaeological intervention is recommended in order to establish the nature and date off these deposits.

WS1 – Made ground 0-1.1m alluvial 1.1m to 1.5m Organic rich sandy silt 1.5m to 2.2m	WS25 – Made ground 0.0-0.57m
WS2 – Made ground 0-1.1m alluvial 1.1m to 2.3m	WS26 – Made ground (brick rubble) 0.0-0.26m
WS3 – Concrete 0-0.11m Made ground 0.11m-1.1m	WS27 – Concrete 0.0-0.18m Made ground 0.18-0.73m
WS4 – Concrete 0.0-0.11m Made ground 0.11m-0.3m	WS28 – Concrete 0.0-0.2m Made ground 0.2-0.3m
WS5 – Made ground 0-1.0m	WS29 – Made ground 0.0-0.5m Concrete 0.5-0.6m Made ground 0.6-1m
WS6 – Made ground 0-0.6m	WS30 – Concrete 0.0-0.12m Made ground 0.12-0.3m Concrete 0.3-0.35m Made ground 0.35-1.1m
WS7 – Concrete 0.0-0.12m	BH1 – Concrete 0.0-0.2m Made ground 0.2-0.9m Alluvium 0.9-1.5m
WS8 – Made ground 0.0-0.8m	BH2 – Concrete 0.0-0.4m Flexible surface 0.4-0.7m Made ground 0.7-1m
WS9 – Concrete 0.0-0.12m	BH3 – Concrete 0.0-0.3m Made ground 0.3-1m
WS10 – Concrete 0.0-0.2m	BH4 – Concrete 0.0-0.4m Made ground 0.4-0.6m
WS11 – Concrete 0.0-0.27m Made ground 0.27-0.50m	BH5 – Concrete 0.0-0.16m
WS12 – Concrete 0.0-0.29m	BH6 – Concrete 0.0-0.15m Made ground 0.15-1.3m
WS13 – Concrete 0.0-0.15m	BH7 – Concrete 0.0-0.15
WS14 – Concrete 0.0-0.23m	BH8 – Concrete 0.0-0.17m Made ground 0.17-0.7m
WS15 – Concrete 0.0-0.28m	BH9 – Concrete 0.0-0.3m
WS16 – Concrete 0.0-0.3m Made ground 0.3-0.57m	BH10 – Concrete 0.0-0.3m Made ground 0.3-0.7m
WS17 – Concrete 0.0-0.3m Made ground 0.3-0.51m	BH11 – Flexible surface 0.0-0.2m
WS18 – Concrete 0.0-0.3m Made ground 0.3-0.54m	
WS19 – Concrete 0.0-0.28m Made ground 0.28-0.84m	
WS20 – Made ground 0.0-0.15m	
WS21 – Made ground 0.0-0.5m	
WS22 – Flexible surface 0.0-0.15m Concrete 0.15-0.3m Made ground 0.3-1.1m	
WS23 – Made ground 0.0-2m	
WS24 – Concrete 0.0-0.15m Made ground 0.15-1.8m	

2.4. Site walkover

A site walkover was carried out on the 14th of September 2007. At present the PDA has various large buildings relating to grain storage and distribution, there are also large areas covered with concrete. The site appears to have been terraced into the hillside at various levels, either during the railway construction and also possibly later when the modern buildings and concrete pads were installed.

3. Assessment of impacts and effects

3.1. The archaeological potential of the PDA

The general topographic location of the PDA on a valley side immediately above a floodplain, is generally considered to be an area of high archaeological potential.

The earliest archaeological material found within the search area is dated to the Neolithic period and is a casual find of a single stone axehead. It was found in a similar topographic location to the PDA close to the river, but the potential for further material of this period to be encountered is thought to be low.

A Bronze Age / Iron Age occupation site is located to the south of the PDA in a similar topographic position to the PDA on the slope of a hill close to the river. It is possible that there could be Bronze Age / Iron Age material within the PDA due to its close proximity to the river and it being on a slope (a location favoured by the peoples of this time), the potential for this is thought to be medium.

Evidence for the Roman period within the search area is at the same location as the Bronze Age / Iron Age occupation site. The evidence is a pottery scatter probably representing a small settlement (farmstead). The potential for encountering Roman material within the PDA is thought to be low.

The potential for encountering Saxon material within the PDA is low, as the only evidence within the search area is a metal detector find of a stirrup.

The PDA is located some distance from the main medieval town core in what would have historically been fields. The evidence for the medieval period close to the PDA is limited to metal detector finds that appear to be casual losses / manuring. There is a low to medium potential for medieval material to be found within the PDA.

The post medieval period is represented in the HER by two windmills and metal detector finds that are probably casual losses. The railway and associated buildings are of a late post medieval date and there are still buildings related to this within the PDA.

There is an undated entry that relates to the PDA, that of a documentary reference to there being a watermill in the area of Station Road dated to either the medieval or post medieval period. The location is unknown but it would be by the river, so there is a small chance for this to be encountered in the area adjacent to the river.

Overall the potential for the discovery of any archaeological material from within the PDA is moderate. There is also the potential for waterlogged or palaeo-environmental material to be encountered in the area adjacent to the river. Organic waterlogged deposits can provide evidence for palaeo-environment conditions, such as vegetation, climate, sea-level change and past human activity.

3.2. Potential for preserved archaeological remains within the PDA

The geotechnical data shows that there is variability in made ground throughout the PDA. In the areas that have been terraced away there is no or very little made ground and the potential for archaeological material is very low. In the areas where terraced material has

been dumped to level the ground, there is good potential for the survival of archaeological material.

The geotechnical data also shows that there appears to be an organic layer present under the alluvium in Area 3 (Fig.3). There is potential for there to be waterlogged material within the area 3 due to its low lying nature and close proximity to the river. Waterlogged materials generally have a high archaeological value, as organic materials do not survive under normal conditions.

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

There are some areas of the PDA that require remediation works due to the presence of contaminated soil. In these areas any archaeology material present will be destroyed.

There are large areas within the PDA with thick concrete slabs and buildings that will be demolished (including historic buildings representing the prior industrial use of the PDA) and this process will have a negative impact damaging any underlying archaeological material present.

It is thought that normal spread footing foundations will be used for the majority of the development and where these footings are will have a serious impact on any archaeological material present as will any service or drainage trenches cut.

On the eastern area of the development by the river, there are soft organic and alluvium deposits, in this area piles or ground stabilisation techniques could be used. Both of these techniques would cause considerable damage to any archaeological material present especially if it is of a waterlogged nature.

4. Mitigation measures

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.

The buildings identified in this report that are thought to represent the past industrial use of the PDA will need to be recorded to a certain standard, but are not of enough importance to warrant retention.

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 of *circa* 5% of the PDA that has not already been seriously truncated by previous site terracing. This should also include a palaeo-environmental assessment of the waterlogged deposits within Area 3 (Fig. 3) to ascertain their nature.

Depending upon the results of the evaluation and also the proposed construction methods that will be used in the development, further mitigation procedures would need to be discussed with the County Council Planning Archaeologist.

It is thought that this program of works would not be a pre-determination condition of any planning application and thus can be undertaken during the construction phase, if required. However, as a first stage of archaeological works the building recording would need to be undertaken before any stripping out/preparatory demolition works were undertaken. For

areas where evaluation trenching is required demolition should stop at ground level (no grubbing out of foundations or removal/breaking up of the concrete slabs).

5. Conclusions

Through an examination of the information available from the Suffolk HER, the documentary search, the available geotechnical information and a site walkover, this DBA has set the PDA within its immediate archaeological landscape. It has been established that the topographic position on the side of a valley immediately above the floodplain has a moderate potential for archaeological material to be encountered. There is also the possibility that waterlogged / palaeo-environmental material could be found within the area by the river. There are also still extant buildings that relate to the railway and the industrial activities carried out within the PDA that will be demolished.

It is therefore been recommended that the recording of the identified still extant buildings relating to the sites past industrial use should be undertaken, as the buildings do not warrant retention.

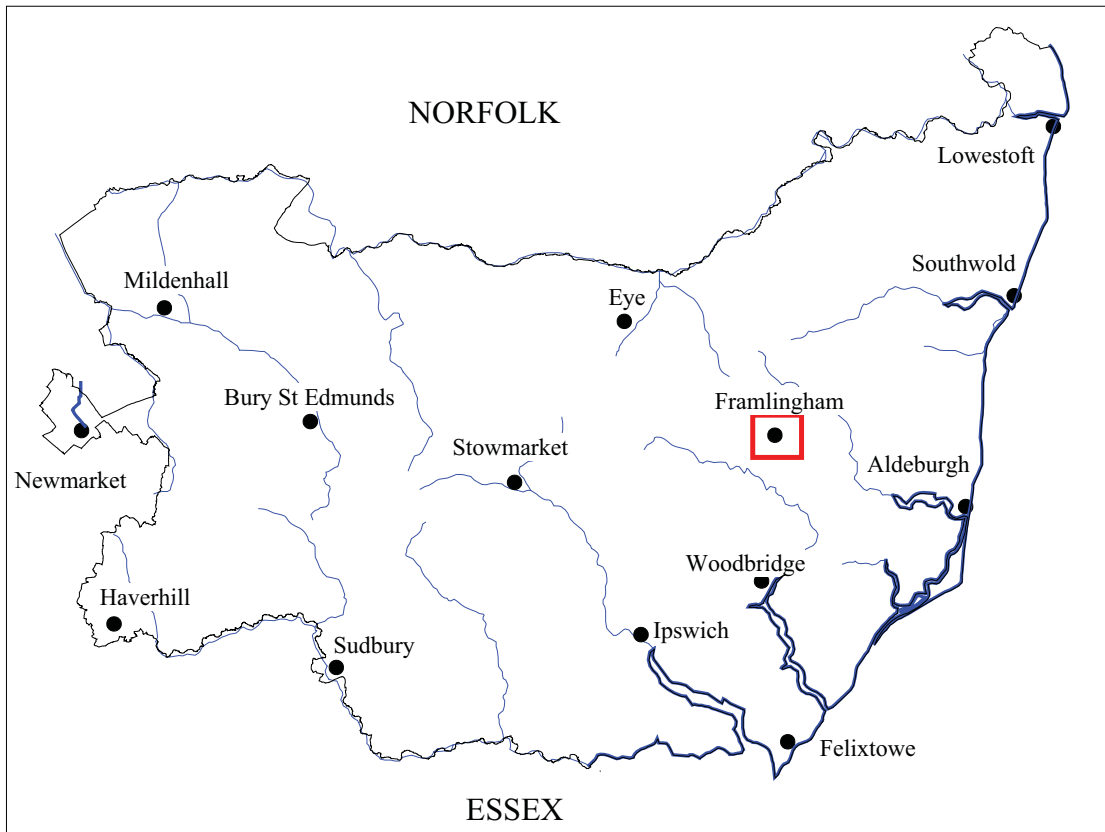
To mitigate against the proposed ground works an evaluation, consisting of trial trenches covering *circa* 5% of the PDA that has not been already truncated by previous terracing should be undertaken. Alongside the evaluation, a palaeo-environmental assessment of the waterlogged deposits identified is recommended.

Depending upon the results of the evaluation and also the proposed construction methods to be used in the development, further mitigation procedures will need to be discussed with the County Council Planning Archaeologist.

It is thought that this program of works would not need to be a pre-determination condition of any planning application and thus can be undertaken during the construction phase, if required. However, as a first stage of archaeological works the building recording would need to be undertaken before any stripping out/preparatory demolition works were undertaken. For areas where evaluation trenching is required demolition should stop at ground level (no grubbing out of foundations or removal/breaking up of the concrete slabs).

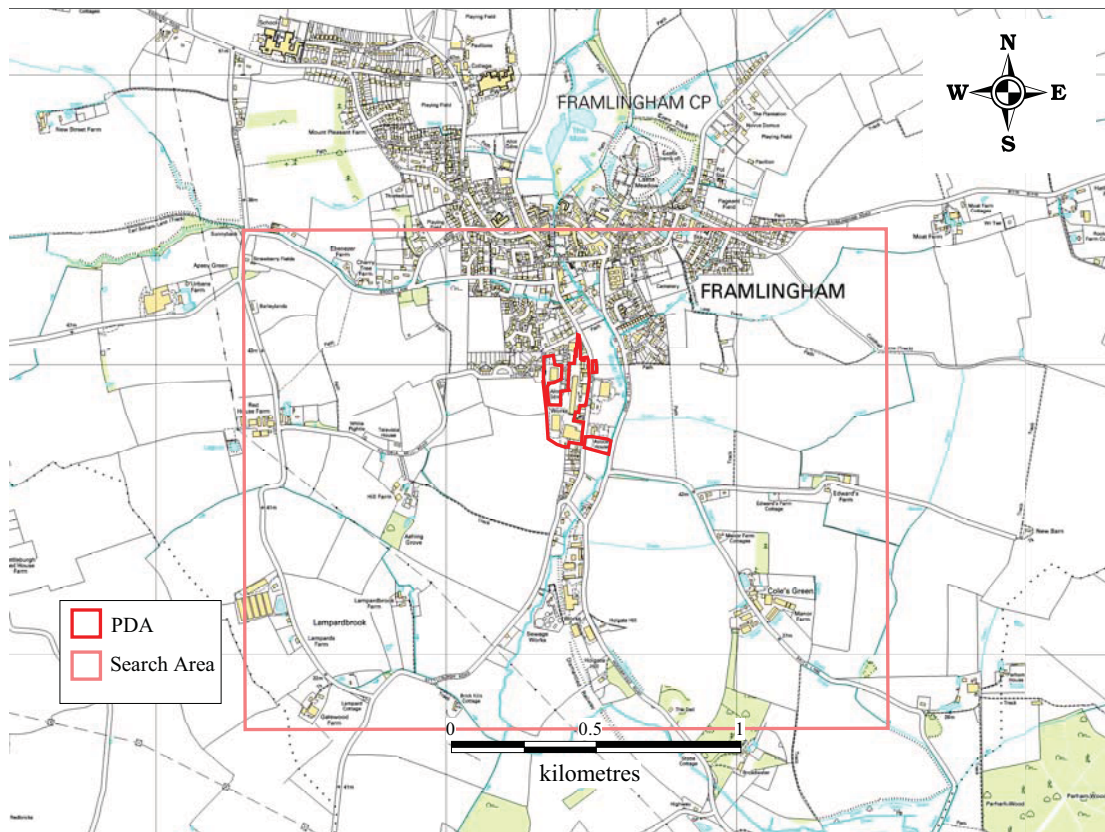
Disclaimer

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.



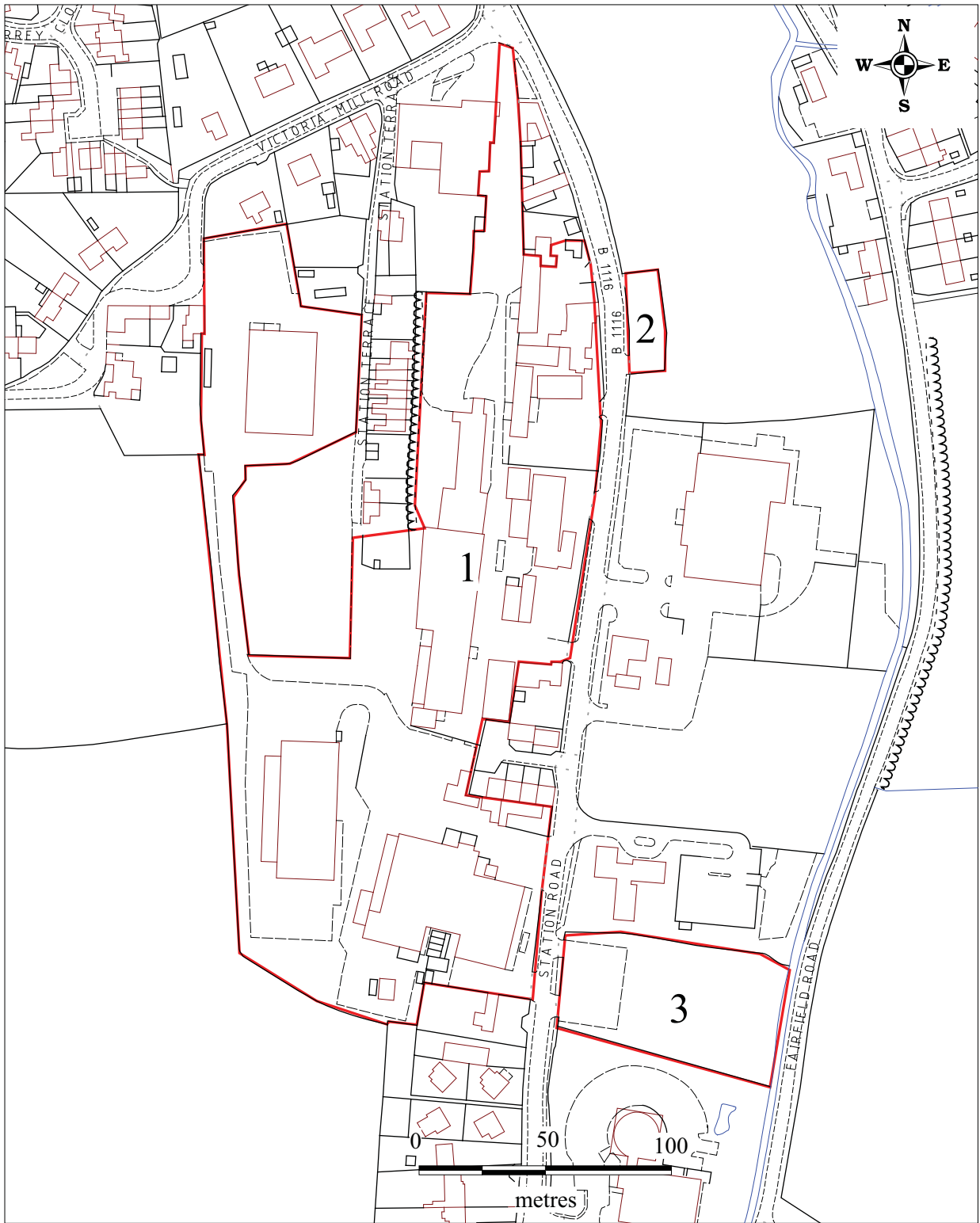
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Figure 1. Location of the PDA



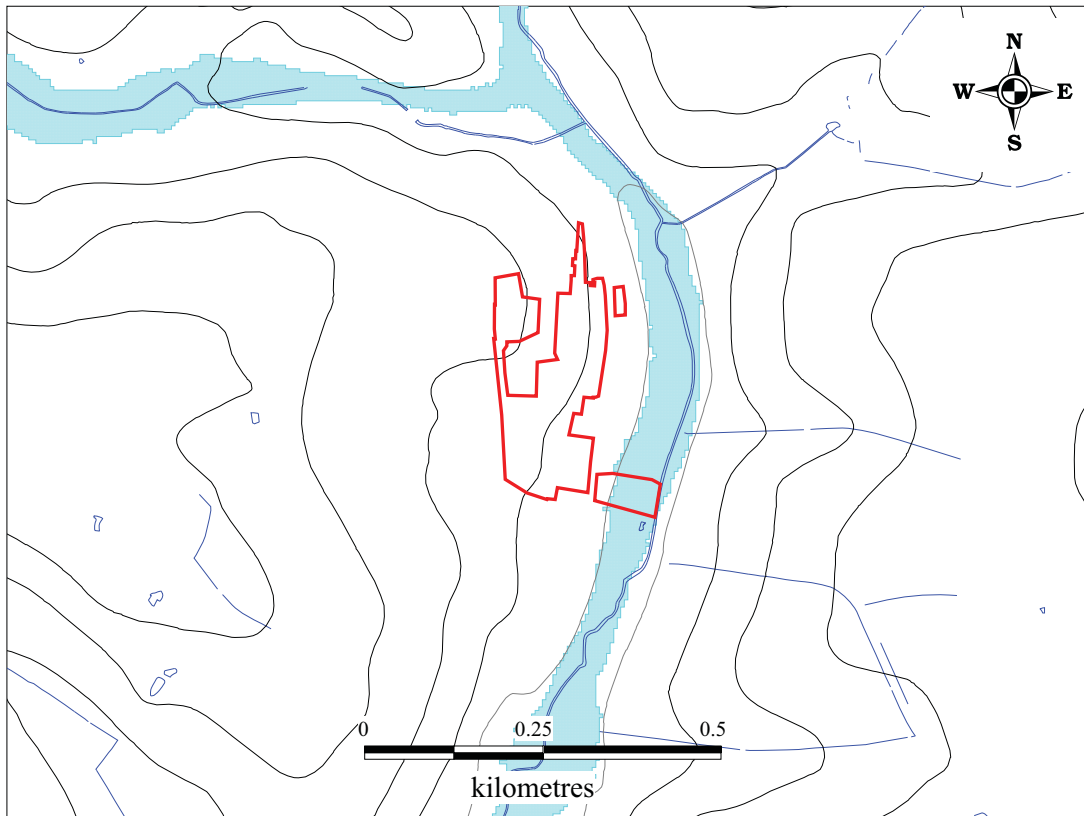
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Figure 2. PDA and HER search area



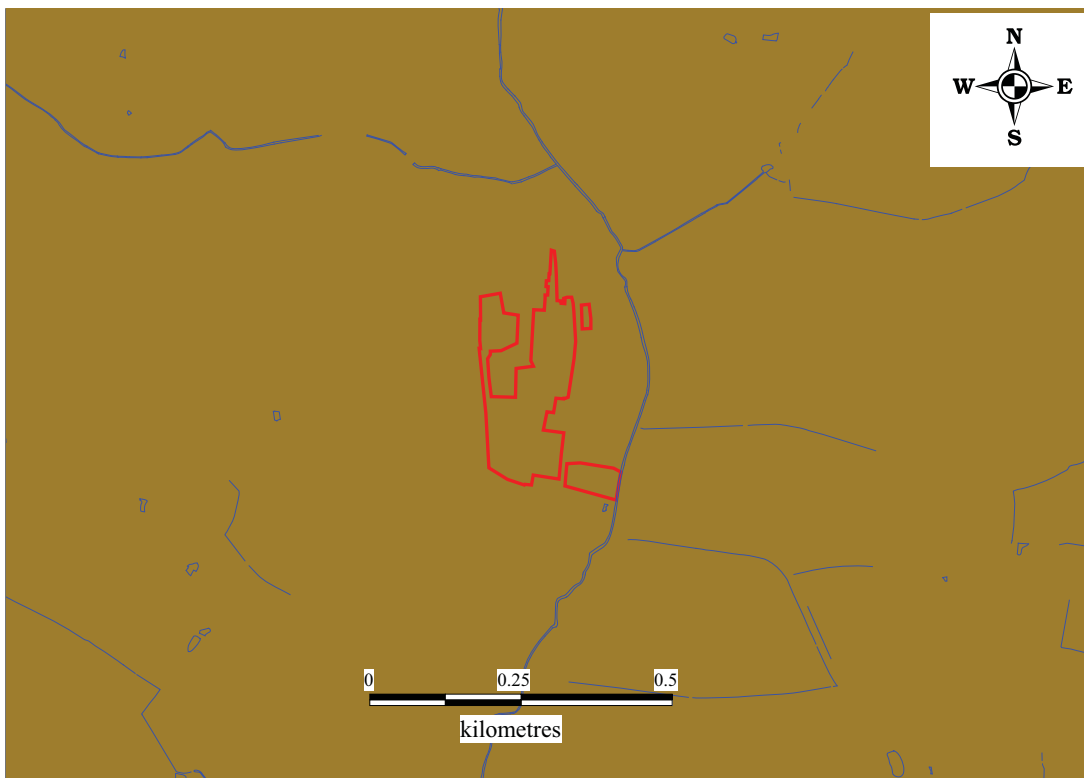
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Figure 3. The PDA (numbers referred to in the text)



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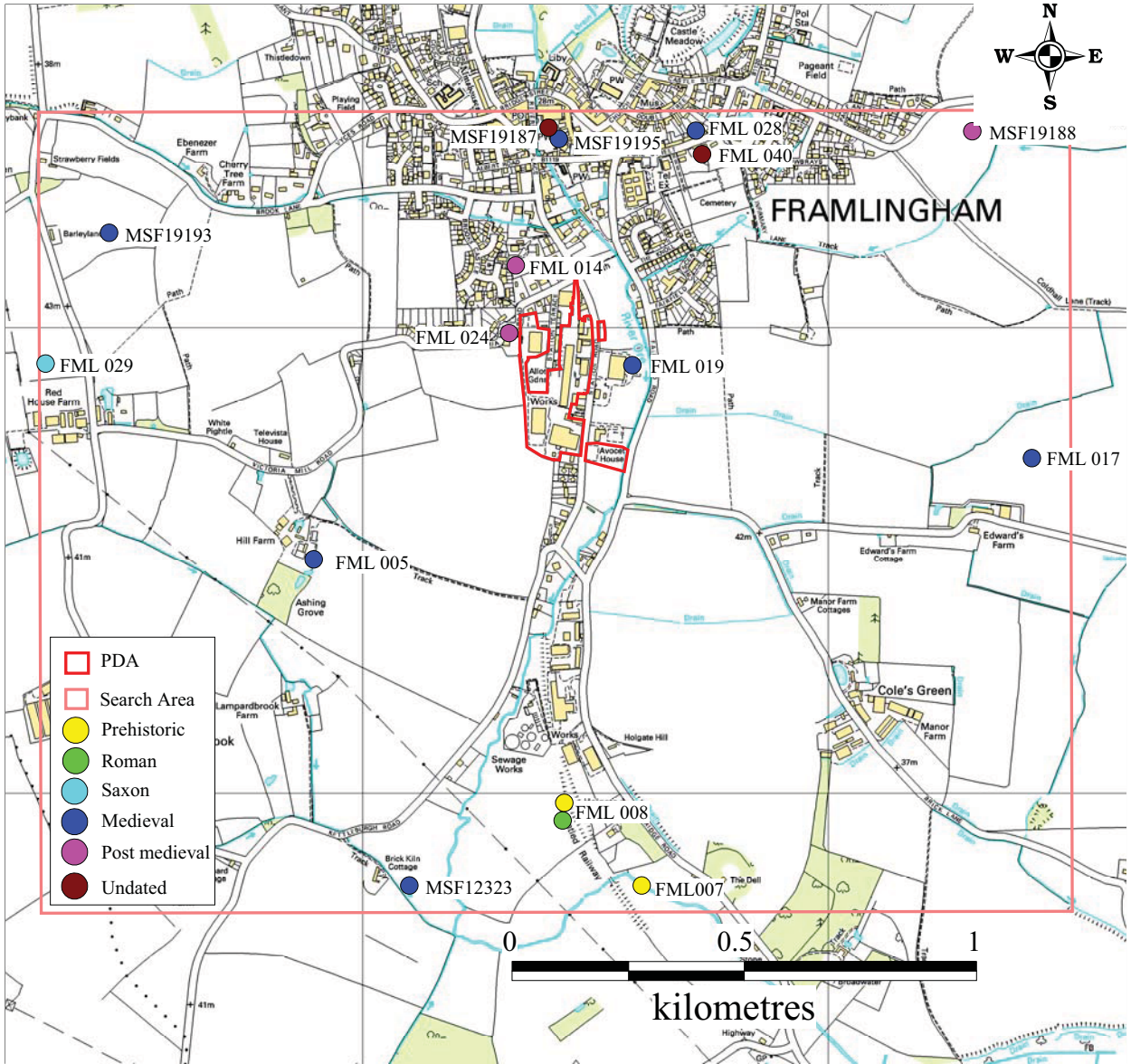
Figure 4. Topography and the floodplain surrounding the PDA



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 Suffolk County Council Archaeological Service Licence No. 2007/079 BGS Digital Mineral resource of England and Wales

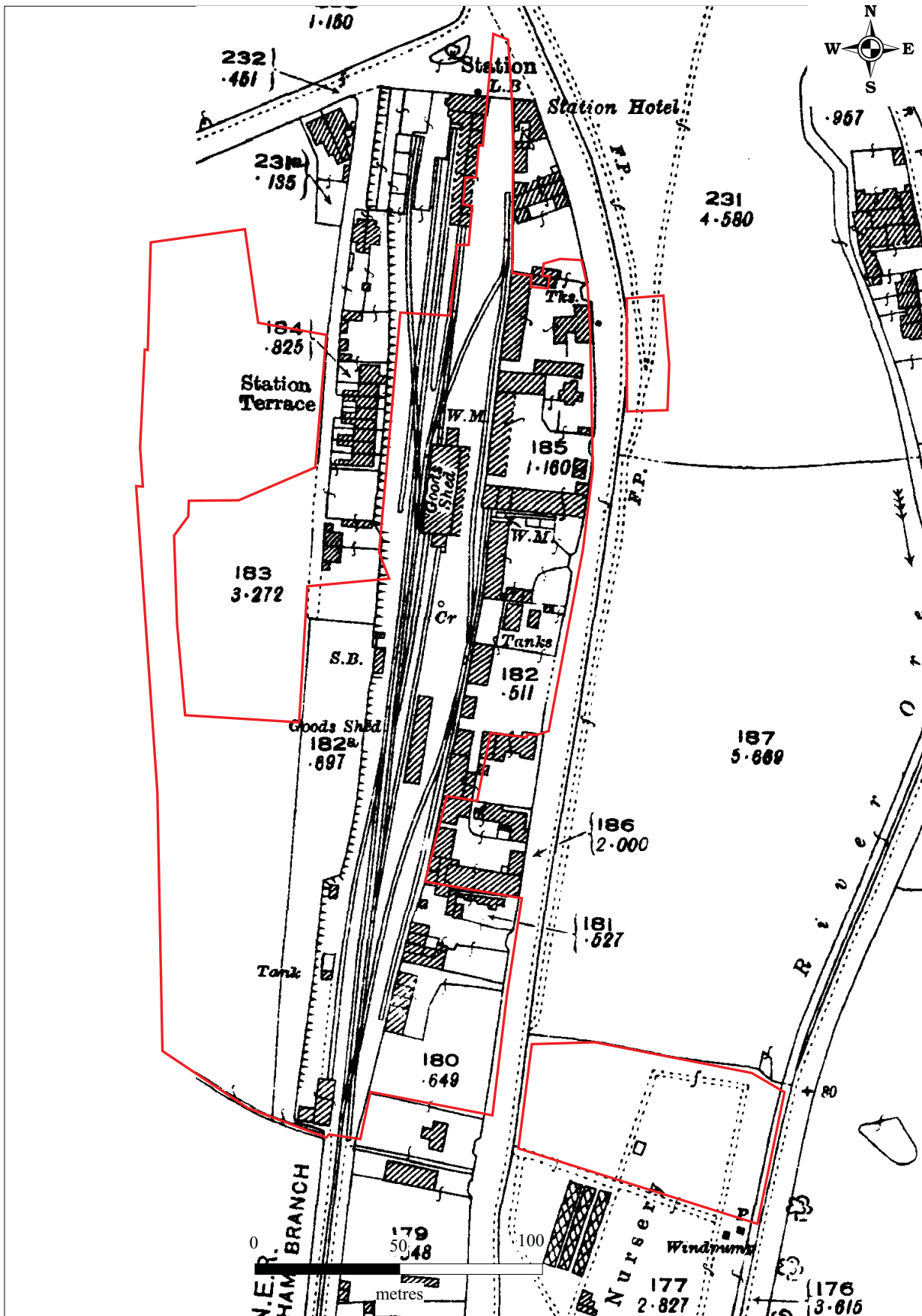
Figure 5. Geology of the PDA and the surrounding area

441d A slow permeable calcareous clayey soil



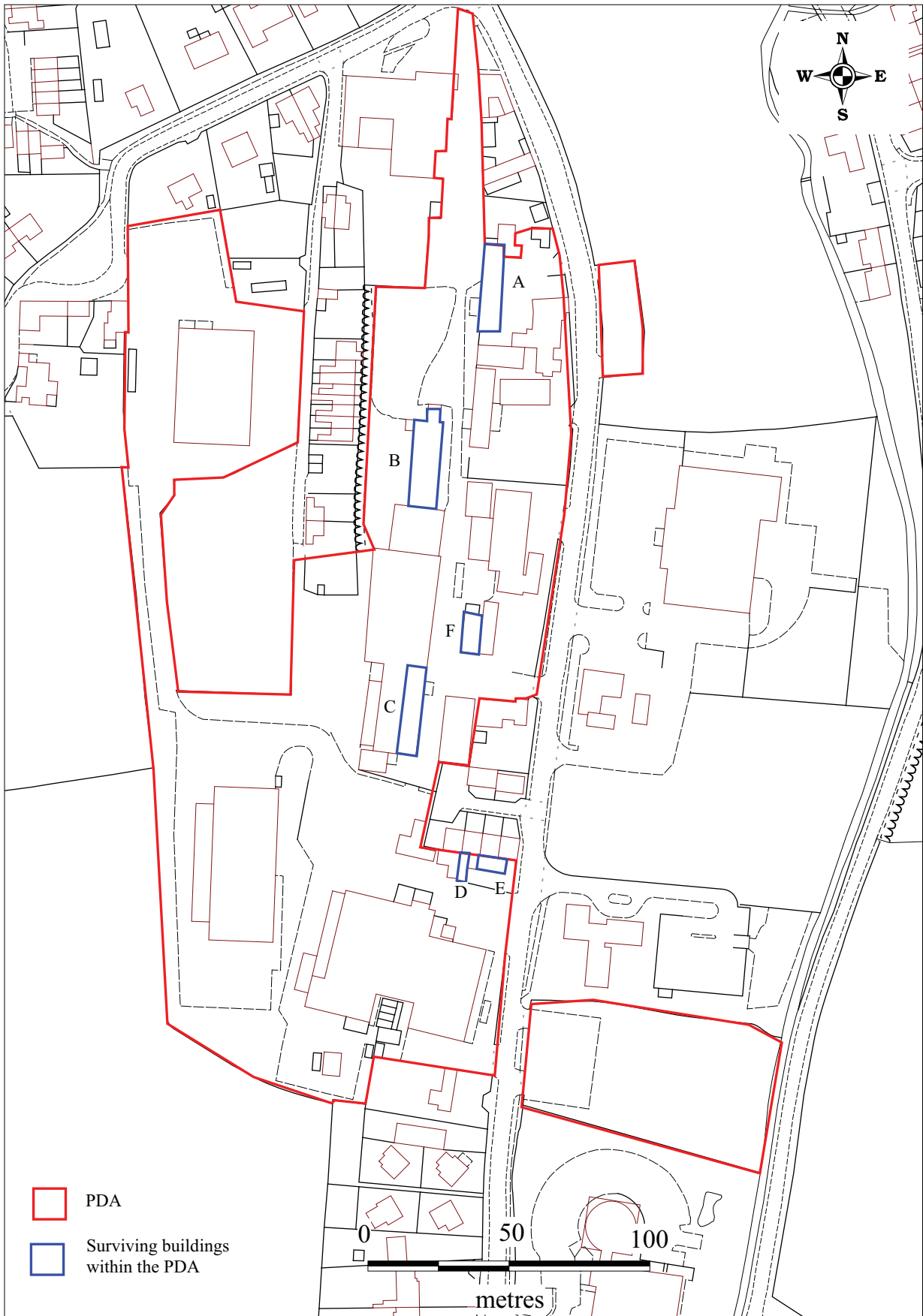
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Figure 6. HER entries within the search area



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Figure 7. 1920's Ordnance Survey map showing railway buildings within the PDA



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Figure 8. Map showing surviving railway buildings within the PDA (letters are referred to in the text).



Fig. 9. Building A, viewed from the north-west



Fig. 10. Building A, viewed from the north-east



Fig. 11. Building B, viewed from the north



Fig. 12. Building B, viewed from the south



Fig. 13. Building C, viewed from the north-east



Fig. 14. Building E, viewed from the south



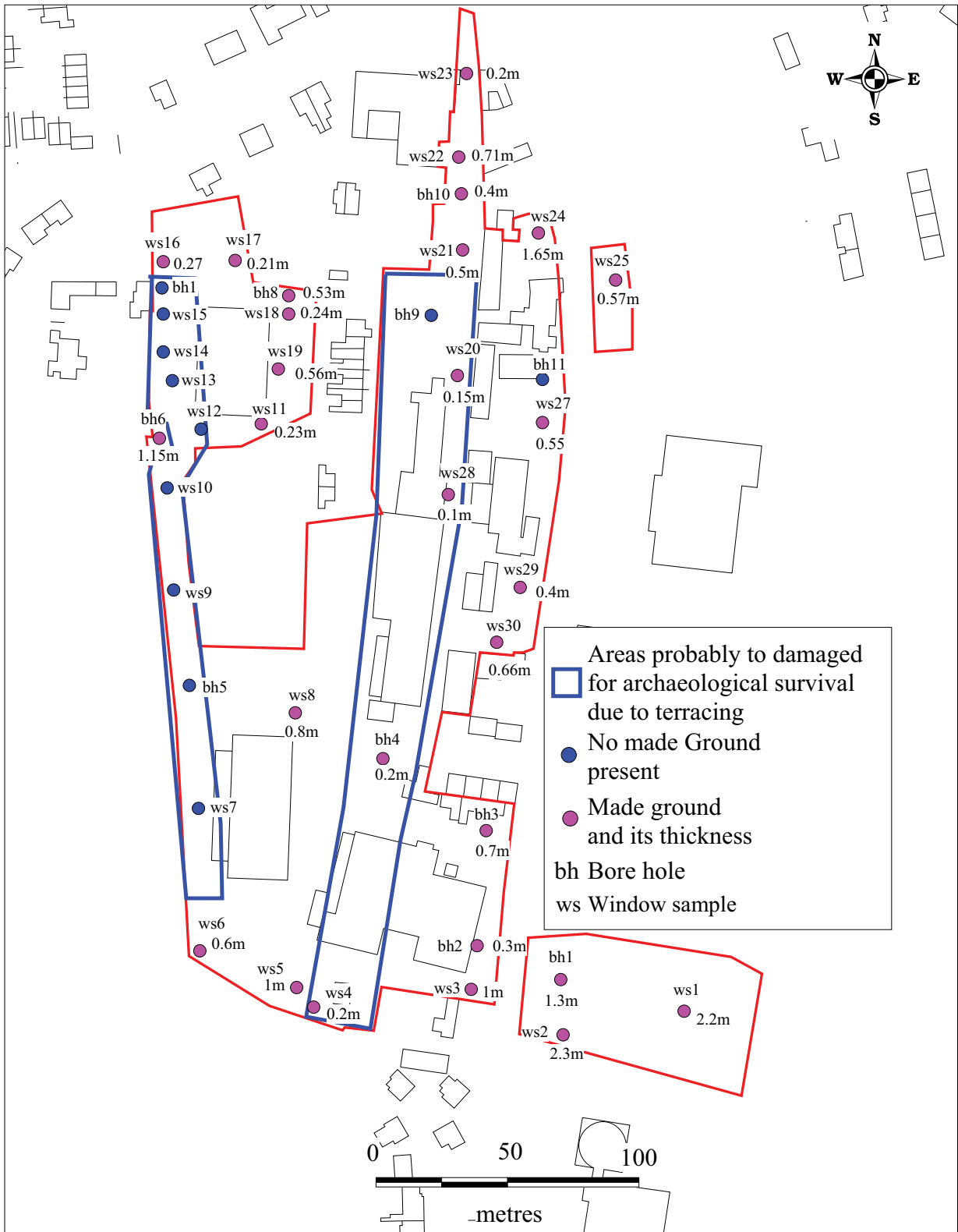
Fig. 15. Building D, viewed from the south



Fig.16. Decorated tile on building D



Fig. 17. Building F, viewed from the south-west



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Figure 18. Thickness of made ground within the PDA

Appendix 1

SUFFOLK COUNTY COUNCIL ARCHAEOLOGICAL SERVICE - CONSERVATION TEAM

Brief and Specification for a Desk-Based Assessment

BIBBY'S AND WARNE'S SEEDS SITE, STATION ROAD, FRAMLINGHAM, SUFFOLK

1. Background

- 1.1 A planning enquiry has been made by Hopkins Home for residential development at Bibby's and Warne's Seeds site, Station Road, Framlingham, Suffolk (TM 2844 6290) (see accompanying plan).
- 1.2 The proposed application area measures c. 4.00ha., on western side of the River Ore, immediately above the floodplain. It is situated on chalky till at c. 30.00m OD.
- 1.3 The proposal affects a large area in a valley location which has not been the subject of previous investigation. There is high potential for archaeological sites of all periods to be disturbed by this development. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists.
- 1.4 A desk-based assessment of the known and potential archaeology for the application area is required as the first part of a programme of archaeological work. Further information concerning the location, extent, survival and significance of the known archaeological remains on the site, which includes standing buildings, as well as the potential for further archaeological remains to survive, is required. This brief sets out the requirement for an initial stage of work comprising an archaeological desk-based assessment and walk-over survey.
- 1.5 This initial stage of assessment will lead to a further programme of works, likely to consist of a general programme of archaeological evaluation (trial-trenching and historic building recording). **A further archaeological brief will be required for any subsequent stage of work from the desk-top assessment**

2. Objectives

- 2.1 To collate and assess the existing information regarding archaeological and historical remains within and adjacent to the site shown in the accompanying plan. It is important that a sufficiently large area around the target area is studied in order to give adequate context; in this instance an area with boundaries 250m beyond the parcel boundaries will be the minimum appropriate.
- 2.2 To identify any known archaeological sites, including existing industrial buildings, which are of sufficient potential importance to require an outright constraint on development (i.e. those that will need preservation *in situ*).
- 2.3 To assess the potential for unrecorded archaeological sites within the application area.
- 2.4 To assess the likely impact of past land uses and the potential quality of preservation of below ground deposits, and where possible to model those deposits.
- 2.5 To assess the potential for the use of particular investigative techniques in order to aid the formulation of any mitigation strategy.
- 2.6 The results will inform the potential for re-routes and help target the location and method of subsequent stages of evaluation.

- 2.7 An outline specification, which defines certain minimum criteria, is set out below. 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.

3. Specification

- 3.1 The assessment shall be undertaken by a professional team of field archaeologists. The archaeological contractor is expected to follow the Code of Conduct of the Institute of Field Archaeologists.
- 3.2 Collation and assessment of the County Sites and Monuments Record to identify known sites and to assess the potential of the application area.
- 3.2 Collation and assessment of all cartographic sources relevant to the site to identify historic landuse, the siting of old boundaries and any earlier buildings. Where possible copies should be included in the report.
- 3.3 Assess the potential for historic documentation that would contribute to the archaeological investigation of the site.
- 3.4 Assess the historical significance of existing industrial buildings on the site.
- 3.5 Re-assessment of aerial photographic evidence and, where relevant, a replotting of archaeological and topographic information by a suitably qualified specialist with relevant experience at a scale of 1:2500. It should be possible to obtain residual errors of less than $\pm 2m$. Rectification of extant mapped features such as field boundaries and buildings shall be undertaken in order to give additional indication of accuracy of the transcription.
- 3.6 Examination of available geotechnical information to assess the condition and status of buried deposits and to identify local geological conditions. Relevant geotechnical data should be included as appendices to the report.
- 3.7 Ascertain whether there are other constraints on the site (e.g. SSSI, County Wildlife Site, AONB, etc).
- 3.8 A site visit to determine any constraints to archaeological survival.

4. Report Requirements

- 4.1 The report shall be submitted within a length of time (but not exceeding 1 month) from the end of fieldwork, to be agreed between the developer and archaeological contractor, with a copy supplied to the County Sites and Monuments Record. A full digital copy of the report will be supplied to Suffolk County Council Archaeological Service Conservation Team (SCCAS/CT).
- 4.2 Assemble, summarise and order the available evidence.
- 4.2 Synthesise the evidence and place it in its local and/or regional context.

- 4.3 The Report must include a discussion and an assessment of the archaeological evidence within the regional context. The conclusions must include a clear statement of the archaeological potential of the site, highlighting any research priorities, and the significance of that potential in the context of the Regional Research Framework (*East Anglian Archaeology*, Occasional Papers 3 & 8, 1997 and 2000).
- 4.4 Comment on the reliability of the evidence and give an opinion on the necessity and scope for further assessment including field evaluation.
- 4.5 A comprehensive list of all sources consulted (with specific references) should be included.
- 4.6 A copy of the report should be deposited with the County Sites and Monuments Record within six months.
- 4.7 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.
- 4.8 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).
- 4.9 A digital copy of the air photographic evidence should be supplied with the report for inclusion in the Suffolk SMR; AutoCAD files should be exported and saved into a format that can be imported into MapInfo (for example, as a Drawing Interchange File or .dxf) or already transferred to .TAB files and ArcView.
- 4.10 The IFA *Standard and Guidance for Archaeological Desk-Based Assessments* (1999) should be used for additional guidance in the execution of the project and in drawing up the report.
- 4.11 Publication of the results, at least to a summary level (i.e. round up of archaeology in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute for Archaeology*), shall be undertaken in the year following the archaeological field work. An allowance shall be made within the costs for full publication in an appropriate journal.
- 4.12 The involvement of SCCAS/CT shall be acknowledged in any report or publication generated by this project.

5. Monitoring

- 5.1 SCCAS/CT will be responsible for monitoring progress and standards throughout the project. This will include the fieldwork, post-excavation and publication stages.
- 5.2 Notification of the start of work shall be given to SCCAS/CT one week in advance of its commencement.
- 5.3 Any variations to the written scheme of investigation shall be agreed with SCCAS/CT prior to them being carried out.

References

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|---------------------------------|------|---|
| Brown, N. and
Glazebrook, J. | 2000 | <i>Research and Archaeology: A Framework for the Eastern Counties 2: research</i> |
| Glazebrook, J. | 1997 | <i>Research and Archaeology: A Framework for the Eastern Counties 1: a resource assessment. E. Anglian Archaeol. Occ Pap. 3</i> |

Specification by: Dr Jess Tipper

Suffolk County Council
Archaeological Service Conservation Team
Environment and Transport Department
Shire Hall
Bury St Edmunds
Suffolk IP33 2AR

Tel: 01284 352197
Email: jess.tipper@et.suffolkcc.gov.uk

Date: 3 August 2007

Reference: / Bibby'sSite-Framlingham2007

This brief and specification remains valid for six 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.

Appendix 2

Documentary Study

Anthony M Breen September 2007

Introduction

The documentary report has been commissioned to collate and assess all the cartographic sources relevant to this site and to assess the potential of historic documentation that would contribute to the archaeological investigation of the site. The research for this report has been carried out at the Suffolk Record Office in Ipswich. During the research the Government sponsored online index Access to Archives has been searched to identify documentary sources relevant to this site. The documents identified are described in this report and include sale particulars dated 1884 in a recently catalogued collection HE 401. There is no printed catalogue for this collection available at the record office and there is no reference to this document in the card index of sale particulars. All other card and paper indexes at the record office to printed sale particulars and manuscript maps including the indexes of deposited railway plans and tithe maps have been searched.

Using the names of the owners of this site as search criteria a member of staff at the record office has searched main collection of archival material (HB 84) in their computerized index CALM in order to identify relevant sources. In the indexes available in the search room in Ipswich this collection is described as 'Not yet catalogued' and researchers are advised that 'We can probably show you a very brief summary of the contents, but access to the records themselves may be limited, and may not be possible'. It is not possible to determine from this advise or from the search of the record office's own index if there are additional relevant sources.

Deeds for the site of Victoria Mill, Framlingham (ref. HD 1673/1) have been identified through a search of Access to Archives and these documents are described in this report.

Ordnance Survey Maps

The Suffolk Archaeological Unit have supplied digitalised copies of the first three editions of the 1:2500 Ordnance Survey maps of this site. In their printed form the station site is shown on Sheet Number XLIX.13 and the site of Victoria Mill is shown on sheet XLVIII.16. There is no copy of the third edition of sheet XLVIII.16 available in digital format and the record office do not have a copy of this edition of the map. The site in part was formerly the site of Framlingham Station and its associated goods yards and these are shown on first three editions of the 1:2500 Ordnance Survey maps. On the first edition surveyed and published in 1883 along the line of Station Road a brick works and kiln are shown. These features do not appear on the second edition published in 1904. At the junction of Station Road and Victoria Mill Road the 'Station Hotel' is shown on all three editions of the map. To the west of the station a row of houses is shown to the west of the station along the line of Station Terrace. The site of Victoria Mill is shown on the two editions of the map that are available. In the Suffolk Photographic Collection, there are two photographs of this mill. According to notes added to 'Buckmaster's Mill or Victoria Mill Mill' (ref. K681/2/77/88), the mill was taken down c 1924 and chimney circa 1930'. Between the site of the mill and Station Terrace there is a field numbered 183 on the maps and measured on the second edition at 4.438 acres.

Sale Particulars 1884

The sale particulars (ref. HE401/5/4/221) were identified only after the surname of the former owners of the site had been obtained from both the railway plans and tithe apportionment. The estate described as 'The Fairfield House Estate comprising of 172 Acres in Framlingham surrounding the Railway Station' was sold at an auction held 'at the Crown Hotel, Framlingham' in 11 June 1884. There is a printed sale plan in the particulars showing the entire estate and in particular the area surrounding the station. The property was sold 'with instructions from the executors of the late Edmund Goodwyn'. His surname appears on the online catalogue. On the plan the properties fronting Station Road are described as held by 'divers owners'. The properties along Station Terrace are not shown in detail though the owners are named as 'Mr Barker, Mr T. T. Buckmaster', and 'Mr A Creasy'. A field to the west of the station numbered 183 on the Ordnance Survey maps and numbered 12 on the plan was sold as Lot 2. To the west the site of 'Victoria Mill' is shown and marked as the property of 'Mr Buckmaster'. The field boundaries to the south of the mill and to the west of the station are not shown though the owner of the land is named as 'The Revd G. H. Porter'. Lot 2 is described as 'Enclosure of Excellent Arable Land called 'Mill Field' containing 4a 0r 33p Near the Station'. The property was 'Freehold Tenure' and unlike the 'Residential Estate known as "Fairfeild House"', this lot was not subject to 'Quit Rents, payable to the Manor of Framlingham'. The tenure of the property was therefore in fee simple and the succession of owners does not appear in manorial records of the manor of Framlingham. The land was described as 'valuable for small Building Sites, and Brick Earth can be obtained. It is now cropped with Wheat'.

There are further particulars of the 'title in section 6 of the 'Conditions of Sale', 'The Title to each Lot shall commence as follows ... To Lots 2,3,4,5 and 6 with the said will of Dr Edmund Goodwyn, dated 29th of July 1828'. This means at the point of sale in 1884 no earlier documents were produced to show evidence of the title than this will and no earlier documents would have been handed over to the new owners with the sale. Before 1858 wills were proved at church courts. Rev Edmund Goodwyn's name does not appear in the card index of the wills proved at the Archdeaconry of Suffolk court available in the search room in Ipswich. There is no reference to his will in the published index of wills proved at the Consistory Court of Norwich (Frostick). This suggests that the will was proved at the Prerogative Court of Canterbury. Wills for other members of this family were proved at both the Suffolk and Norwich courts.

There is an abstract of Rev Edmund Goodwyn's will in an abstract of title relating to Victoria Mill.

Railway Plans

The original railway plans of the East Suffolk Railway were deposited at the East Suffolk Quarter Sessions in 1853 (ref. 150/2/5.76B). The line to Framlingham was a branch line leading out of intended line from Woodbridge to Halesworth at a point to the north of the village of Campsey Ash. The total length of the route was 5 miles 5.820 furlongs. There are eight furlongs to a mile and ten chains to a furlong. The route crossing the river Ore to Framlingham is depicted on page 3 of the 'East Suffolk Framlingham Branch' plan. The plan shows both the route of the track and a section showing the inclination with a vertical datum line of 296 feet. Each of the field is listed in a separate schedule. From the bridge over the river Ore to the station site the fields are numbered 40, 44, 45, 47, 48 and 49 and the roads 35, 42 and 50. Though the site of the windmill is shown on the plan it was outside the limit of deviation of the track and its owner is not named in the schedule.

The properties are described on the final page of the schedule. The page is divided into columns headed 'Numbers referring to the Plan' 'Description of Property' 'Names of Owners or Reputed Owners' 'Names of Lessees or Reputed Lessees' and 'Occupiers' Names'.

- 35 Public Highway Surveyors of the Highways
- 40 Grass and part of, River John Peirson owner and occupier
- 41 Grass and part river Churchwardens and Overseers of the poor of the parish of Framlingham owners John Kindred occupier
- 42 Public Highway Surveyors of Highway
- 43 Grass John Peirson owner and occupier
- 44 Arable John Peirson owner and occupier
- 45 Arable and Pond John Peirson owner and occupier
- 46 Cottage Gardens and Sheds John Peirson owner and occupier
- 47 Allotments Edmund Goodwyn owner, John Rogers and Samuel Stannard occupiers
- 48 Arable Edmund Goodwyn owner and occupier
- 49 Arable Edmund Goodwyn owner and occupier
- 50 Public Highway Surveyors of the Highways

At the bottom of the page it names the lords of the manor as 'Master and Fellows of Pembroke College, Cambridge'.

It should be noted that there were no building in the immediate area of this site apart from the mill. All the buildings shown on the Ordnance Survey maps were built after the construction of the railway. The railway had fulfilled its purpose and had become the focus of renewed industrial activity in the immediate area of the station and its goods yard.

Tithe Map

The tithe map for the parish of Framlingham is dated 1842 (ref. P461/104). The original map is partly damaged and field number of the future station site is assumed to be 124. This is listed in the apportionment (ref. FDA104/1A/1a) as the property of John Peirson and in his occupation as part of the Broadwater Estate. The fields forming this farm are listed as '121 House &c, 1 rood 6 perches, 122 Boarded Barn Meadow, pasture 1 acre 2 rood 22 perches, 126 'Upper Mill Field' arable 6 acres 3 roods 22 perches, 128 'Cottages and Garden' 2 roods 3 perches,

The property to the east of the road was then in the ownership and occupation of Edmund Goodwyn Goodwyn and part of a farm consisting of 186 acres 1 rood and 22 perches. The land to the west of the river and to the east of the road was also in his possession and is variously described as 439 Second Fen and 441 Further Fen. He also owned the 125 Mill House, Gardens &c measured at 1 rood 18 perches and 124 'Mill Field' arable 7 acres 3 roods 35 perches, 123 'Four Acres' arable 4 acres 1 rood 10 perches and 120 'Pin meadow Garden' pasture 2 acres 2 roods. The miller is named in the apportionment as Kindred.

There are no earlier maps of the Fairfield Estate listed in the map index or in the Isaac Johnson Collection (ref, HD 11:475), though there are a large number of manuscripts maps for other parts of Framlingham.

Trade Directories

Kelly's 1879 'Directory of Suffolk' lists 'Private Residents' and 'Commercial'. Under the commercial listings there are Thomas Twidell Buckmaster 'miller', 'Creasy & Rowling' 'corn seed & coal merchants, Railway Station', Henry Edwards & Son, 'corn, coal & seed merchants & malsters, Railway Station', George Wright Flatman, 'corn &c merchant, Railway station', Mrs Sarah Hawes 'Station Inn, Woodbridge Road', George Mason, 'timber &c merchant Railway station' and Peter Smith, 'brick & tile maker & retailer of Doulton & Co's sanitary pipes, Woodbridge Road', and Edmund Goodwyn Goodwyn 'farmer and land agent, Fairfield Road'.

There are a few additional references to a beer house and basket makers in 'Woodbridge Road' but it cannot be shown with certainty if these were in the immediate vicinity of the station site.

Victoria Mill

There a large bundle of deeds for this mill covering the years 1714 – 1891 (ref. HD 1673/1). The main points relating to the title to this property are summarised in 27 pages of a document called an 'Abstract of Title'. In this bundle there is another document 'Pursuant to the Act for the Relief of Insolvent Debtors in England' dated 8 March 1854, 'In the Matter of John Kindred heretofore of Framlingham in the County of Suffolk, miller and afterwards a Prisoner in Ipswich Gaol'. In this document it was ordered that John Kindred's goods 'all that messuage, tenement or dwelling house and site of a windmill together with the newly erected windmill standing thereon with all the fixtures going, gears, utensils and materials, yard, garden, and land thereto respectively belonging or appertaining, situate in Framlingham ... near a certain field called "Fairfield"' should be vested in William Edwards. The abstract notes the will of William Edwards who died in 1842 and then lists various documents relating to his role in the insolvency of John Kindred who applied for relief from Insolvency in May 1853. In 1860 according to the abstract the mill was 'commonly called the Victoria Mill'. It was sold at a public auction in 1863 to Mr Buckmaster, following the death of John Kindred in December 1862.

In May 1843 John Kindred had purchased this mill from Edmund Goodwyn Goodwyn. The mill was then described as 'Newly Erected' and was 'in the occupation of the said John Kindred'. The abstract states 'that the ancient post windmill formerly standing ... having being lately destroyed a new brick tower windmill had then lately been erected on the site of the said ancient windmill by and at the expence of the said John Kindred'. Previously the mill had been part of the Fairfield estate.

In 1838, Edmund Goodwyn Peirson 'by virtue of Royal Licence under the sign Manuel took the surname "Goodwyn" having discontinued the use of the surname Peirson'. He had inherited the mill and estate under the terms of the will of Edmund Goodwyn dated 29 July 1828. Edmund Peirson was a 'brother of the half blood' with Jasper Peirson who was one of the executors.

The earliest document mentioned in the abstract is an indenture dated 10 August 1779. At that time the mill was described as 'All that messuage tenement & windmill then late of Edmund Cocking & then of him the said Francis Wright with all the stones, sails, stone rope tackle furniture & apparel outhouses & buildings lands yards gardens & orchards to the said messuage or tenement & windmill belonging as the same are situate ... near a certain field called Fairfield'.

There a copy of the will of Edmund Cocking in this bundle dated 1738. In the will he devised 'all other my messuages, lands, tenements Wind Mill, hereditaments and all other premises ...' to his wife Rachel Cocking, for the term of her natural life and then to his son also Edmund Cocking who was then under 'his full age of thirty years'. In June 1750 the executors sold the mill to Francis Wright. The earliest document in the bundle is another indenture dated 20 September 1714 between Andrew Bedingfield of Stanfield and Edmund Cocking of Framlingham who was a 'baker'. Andrew Bedingfield had sold to Edmund Cocking 'All that messuage or tenement and Windmill ... with the stones, sails, stone-rope, apparel & furniture thereunto belonging ... as the same are or were in the occupation of Robert Skinner or his assignes since the one & twentieth day of last May scituate lying & being near the Fairfield in Framlingham'. There is no recital clause in this indenture listing earlier transfers of the property.

In this same bundle there are two deeds of conveyance of dated 4 and 8 August 1863 of freehold land adjoining the station and the then proposed road later Station Terrace. Newson Garret of Aldeburgh had sold the land was sold to George Catling of Framlingham and there is a small plan of the property on each of the deeds. These two pieces were sold to Thomas Buckmaster in 1878 and the houses built after that date. In the same year Thomas Buckmaster bought a 'piece or parcel of land situate lying and being in Framlingham... containing by admeasurement forty roods ... part of a field called Mill Field' from Edmund Goodwyn. Previously Buckmaster with the agreement of Goodwyn had erected buildings on the same'. At the bottom of this deed there is a schedule or earlier deeds dating back to 1768. In 1788 the land was sold to Margaret Peirson however the abstract of title again refers to the 1828 will of Edmund Goodwyn.

Further Research

The 1768 and 1788 deeds are not in this bundle and the freehold property deeds of the Goodwyn or Peirson family have not been deposited at the record office in Ipswich. In the absence of these records it is difficult to trace with certainty the earlier history of this site. The land was freehold and therefore possibly part of the former demesne lands of Framlingham Castle. Unfortunately there are no descriptive documents such as surveys, extents or terriers that might have described this manor at Ipswich.

According to the 'Survey of Suffolk Parish History' Thomas de Brotherton, Earl of Norfolk was granted the right to hold a fair on 'Monday, Tuesday, Wednesday in Whitsun' in 1331. Whether or not this fair had been at one time held in or near the site of the windmill is uncertain.

Apart from the 'ancient windmill' known to have been standing in at least 1714, there is no other evidence for any other buildings in or near this site until after the construction of the station after 1853.

References

HE 401/5/4/221 Sale Particulars Estate in Framlingham late Edmund Goodwyn
150/2/5.76B Deposited Railway Plans Branch Line to Framlingham 1853
150/2/5.76A Schedule to Deposited Plan 1853
P461/104 Tithe Map Framlingham 1842
FDA104/1A/1a Tithe Apportionment Framlingham 1843

Photographs

K681/2/77/88 'Buckmaster's Mill or Victoria Mill Mill taken down c 1924 and chimney circa 1930 Suffolk Photographic Survey 7424

K681/2/77/90 'Victoria Mill' c 1890 Suffolk Photographic Survey 4380

Deeds

HD 1673/1 Deeds Victoria Mill, Framlingham 1714 – 1891

Published Sources

Mrs Claire Frostick 'Index of Wills Proved in the Consistory Court of Norwich 1819-1857 and now preserved in the Norfolk Record Office' Norfolk Record Society Vol XLVII published 1980

Wendy Goult 'A Survey of Suffolk Parish History, East Suffolk' volume 1, Suffolk County Council 1990

E.R. Kelly 'The Post Office Directory of the Counties of Cambridge, Norfolk and Suffolk' London