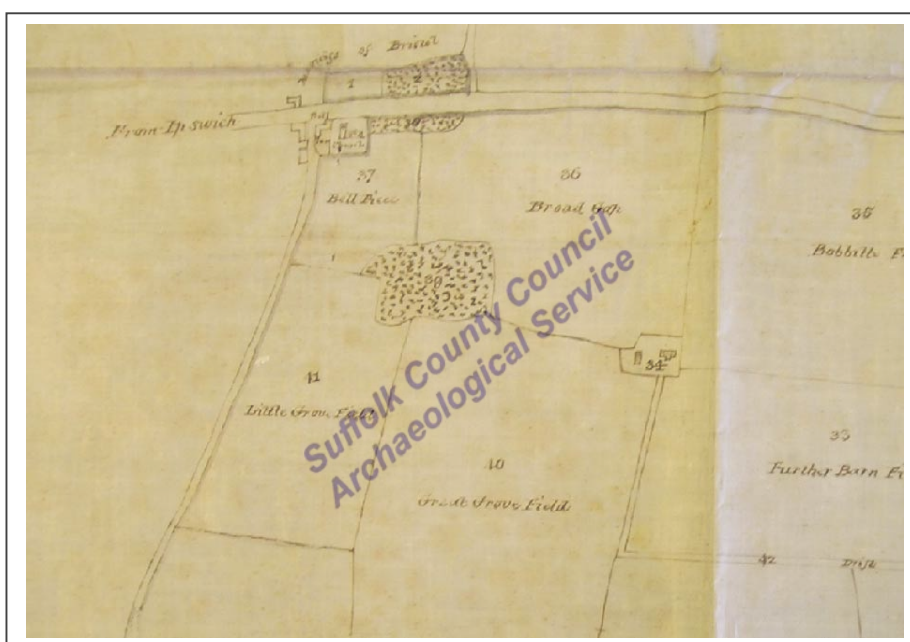

ARCHAEOLOGICAL EVALUATION REPORT

LAND OFF ROPES DRIVE/BELL LANE, KESGRAVE

KSG 032



L. Everett
Field Team
Suffolk County Council Archaeological Service

© September 2007
SCCAS REPORT No. 2007/167
OASIS ID No. 31567

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Summary

Kesgrave, Land off Ropes Drive/Bell Lane (TM219455; KSG 032) Evaluation on land off Ropes Drive/Bell Lane, Kesgrave, was required to investigate the archaeological potential of the site. Two undated, burnt pits were recorded and one abraded sherd of medieval pottery was found within a layer of subsoil. A standing earthwork, comprising a bank and ditch, was present in the wooded north east corner of the site. Documentary evidence suggests that this is the boundary of a wood which was established by 1723 and probably has much earlier origins. (Linzi Everett for Suffolk County Council Archaeological Service, SEH (Developments) Ltd. and Persimmon Homes (Essex) Ltd.; report no. 2007/167)

1. Introduction

Prior to the submission of a planning application for the construction of new dwellings on land off Ropes Drive/Bell Lane, Kesgrave, a programme of archaeological was carried out. The site lies at TM 2192 4551 (Fig. 1), at a height of approximately 35m OD. Archaeological interest in this site is due to its close proximity to the medieval church of All Saints to the north of the site (KSG 009) and the findspot of two Thetford ware pots 125m to the west (KSG 008). Undated tumuli and scattered Prehistoric finds are also recorded in the vicinity of the development. Evaluation of the site was carried out by the Suffolk County Council Archaeological Service Field Team on 21st - 23rd August 2007 and was funded by SEH (Developments) Ltd. and Persimmon Homes (Essex) Ltd.

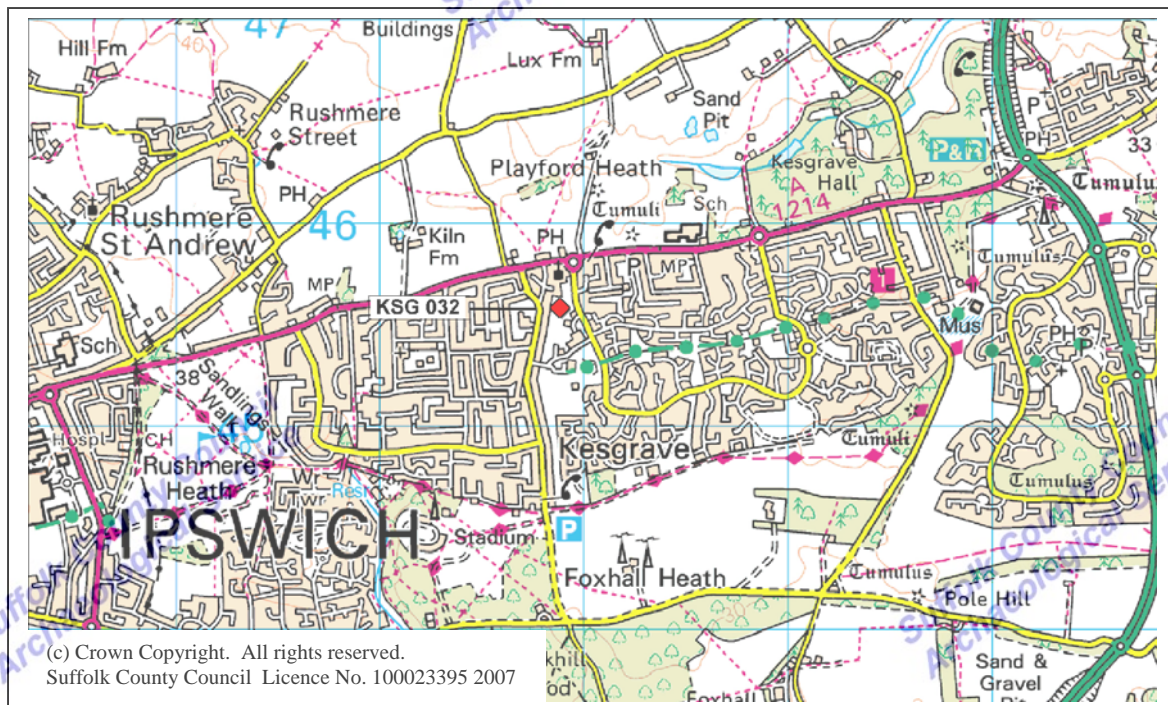


Figure 1: Site location

2. Methodology

The development area comprises approximately 13,400 square metres within which thirteen trial-trenches were opened in locations agreed by the Conservation Team of Suffolk County Council's Archaeological Service (Fig. 2). However, trench location and extent was constrained by trees and buildings on the site, making much of the study area impossible to sample. Trenches were excavated by a mechanical excavator equipped with a 1.5 metre wide ditching bucket, under the supervision of an archaeologist. Overburden was removed from the trenches to the depth of the naturally occurring subsoil. In all, 298.4 metres of trench were opened over the evaluation area, representing a sample of approximately 2% of the available site, in linear terms, and 3.3% by area. Both the excavated topsoil and the exposed surfaces of trenches were examined visually for artefactual evidence and subjected to a metal detector survey. The site was recorded under the SMR code KSG 032. A Brief and Specification for the archaeological work was produced by Bob Carr of the SCCAS Conservation Team (Appendix II). The evaluation archive will be deposited in the County SMR at Shire Hall, Bury St Edmunds. All finds were washed and marked before being quantified, identified and dated by the finds management staff of the Suffolk County Council Archaeological Service.



Figure 2: Trench locations within evaluation area

3. Results

| Trench | Description and soil profile | Length and orientation | Features |
|--------|--|------------------------|-----------|
| 1 | 200mm soft, loose, pale greyish brown sand topsoil; 250mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. | 30.8m S-N | N |
| 2 | 200mm soft, loose, pale greyish brown sand topsoil; 250mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. | 24.2m ESE- WNW | Y 0002 |
| 3 | 200mm soft, loose, pale greyish brown sand topsoil; 250mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. | 33m ENE- WSW | N |

| Trench | Description and soil profile | Length and orientation | Features |
|--------|---|------------------------|-----------|
| 4 | 200mm soft, loose, pale greyish brown sand topsoil; 250mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid orangey brown sandy clay with moderate flint inclusions. Root disturbance throughout. | 22m ESE-WNW | N |
| 5 | 200mm soft, loose, pale greyish brown sand topsoil; 250mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid orangey brown sandy clay with moderate flint inclusions. Root disturbance throughout. | 17m ENE-WSW | N |
| 6 | 200mm soft, loose, pale greyish brown sand topsoil; 300mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. Modern ditch running NE-SW in N end of trench. | 22.1m N-S | Y 0006 |
| 7 | 200mm soft, loose, pale greyish brown sand topsoil; 300mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. | 17m NE-SW | N |
| 8 | 250mm soft, loose, pale greyish brown sand topsoil; 250mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. Layer of mid greyish brown sandy clay present at E end, sloping down to a depth of 1.2m. Fairly sterile and homogenous but one sherd of medieval pottery recovered from a depth of c.0.6m. | 33m E-W | Y 0010 |
| 9 | 250mm soft, loose, pale greyish brown sand topsoil; 250mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. Layer of mid greyish brown sandy clay present at S end, possibly same as 0010 in Trench 8 but only 200mm deep. | 19m N-S | N |
| 10 | 200mm soft, loose, pale greyish brown sand topsoil; 250mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. | 22.7m WNW-ESE | N |
| 11 | 200mm soft, loose, mid greyish brown sand topsoil, quite loamy; 150mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. | 11.9m N-S | N |
| 12 | 200mm soft, loose, pale greyish brown sand topsoil; 200mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. Modern post-hole present. | 16m NNW-SSE | N |
| 13 | 150mm soft, loose, pale greyish brown sand topsoil; 150mm mid-pale orangey brown clay sand subsoil. Natural subsoil comprises mid brown clay with occasional chalk lumps and small flints, mixed with orange clay sand bands. Root disturbance throughout. | 29.7m NW-SE | N |

0002 was a circular pit visible in the southern side of Trench 2, measuring 1m in diameter and 0.3m deep with moderately sloping sides and a slightly concave base. It was filled by 0005, a mid brown silty sand with frequent charcoal flecks which become more frequent towards the base. This sealed 0004, a thin layer of black ashy/charcoal rich clay at the base of the pit. The surrounding natural clay was reddened, indicating that it had been in contact with direct heat, most likely to be in situ burning (0003). No datable evidence was recovered from the feature.

0006 was a circular pit visible in the eastern side of Trench 6, 0.9m in diameter and 0.2m deep with a slightly concave base. It was filled by 0009, a mid brown silty sand with frequent charcoal flecks. This sealed 0008, a thin layer of black ashy/charcoal rich clay. The surrounding natural clay was reddened, indicating that it had been in contact with direct heat, most likely to be in situ burning (0007). No datable evidence was recovered from the feature.

Trench 6 also contained a short stretch of a narrow, NE-SW aligned ditch running diagonally across the north end of the trench base. This contained modern brick rubble and concrete and is likely to represent a modern boundary.

Trench 8 contained a layer of mid greyish brown sandy clay which began approximately 12m from the eastern end of the trench (0010). There was no clear cut associated with this deposit which was quite sterile and homogenous in character and was 0.9m thick at its deepest point.

One sherd of medieval pottery was recovered from layer 0010 in Trench 8. This was a small (5g) abraded medieval coarseware bodysherd with an orange external surface and margin and grey interior. It was undiagnostic, but probably 12th–14th century in date.

A standing earthwork was noted in the wooded area in the north east corner of the site (Plate 1). This comprised a raised bank and ditch running from east to west from the eastern boundary of the site, turning approximately 90° to create a rounded corner and continuing in a northerly direction up to and beyond the northern boundary of the site. The bank measured around 1.5m wide and stood up to 0.5m high. This relates to a parcel of woodland recorded on the first to third edition Ordnance Survey maps, most of which lies outside of the study area (Figure 3). As the current plans for the development do not impinge on this earthwork, it was not recorded in detail but a photographic record was made. However, a documentary report by independent historical researcher Anthony Breen was commissioned in order to try to establish the origins and age of what could be a surviving medieval landscape feature. The report is included in full as Appendix III.

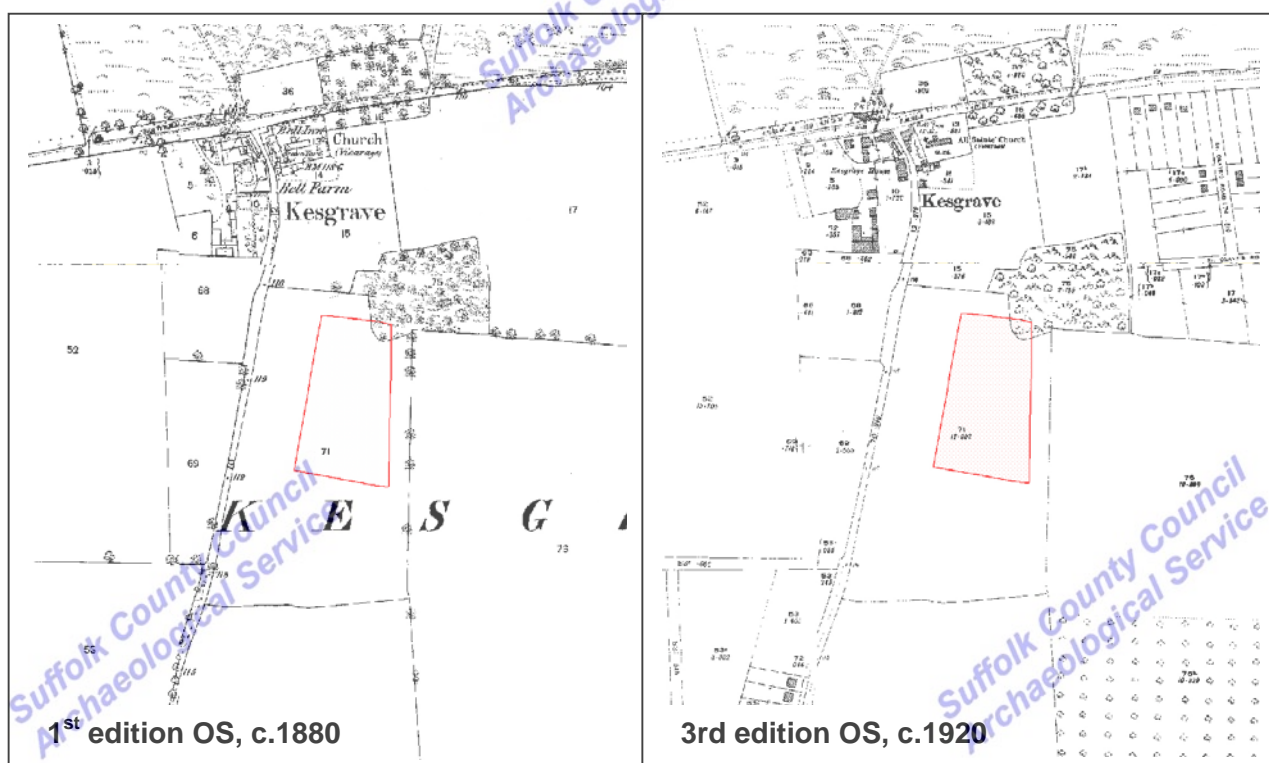


Figure 3: Ordnance survey maps showing the development area and parcel of woodland

4. Discussion

Trenching revealed only two possible archaeological features, pits 0002 and 0006, neither of which was possible to date. They both appeared to be small areas of burning and although they were each sealed by a reasonable depth of overburden (c.0.3m), it is possible that they could be the result of a small bonfire of no great antiquity, rather than anything archaeological.

Layer 0010 appeared to be a deposit filling a natural hollow, rather than the fill of a cut feature. The presence of a single abraded medieval sherd in this layer could mean that the accumulation of this layer post-dates the pottery (12th-14th century) but it could equally have found its way into the layer through animal or root disturbance. Medieval occupation is known within 200m of the site, and may extend closer, so the presence of medieval pottery within the development area was not entirely surprising, despite there being no evidence of activity from that period on the site itself.

The natural subsoil occurred at an average depth of 0.4m and no plough scores associated with deep ploughing were present. As such, modern agricultural activity cannot be said to have destroyed any archaeological features once present before the site became an orchard and gardens. Furthermore, no artefacts were present in the topsoil to suggest disturbance of shallow archaeological deposits, so it is likely that this area was not subject to intensive activity in antiquity.

Documentary evidence shows that the earthwork within the study area is part of the boundary of a wood which was in existence in 1723 and is probably the remnant of a medieval wood. The names of the surrounding fields do not indicate any place of settlement and do not contain the names of previous tenants.

5. Recommendations

As the density of archaeology was low, no further intensive archaeological study of the site is recommended. The earthwork surviving in the north east corner of the site is the only feature of real note identified during the study and this should be preserved in situ, undamaged by the proposed development.

Linzi Everett
Field Team
Suffolk County Council Archaeological Service
September 2007

References

Any opinions expressed in this report about the need for further archaeological work are those of the Field Projects Division alone. 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 service cannot accept responsibility for inconvenience caused to clients should the Planning Authority take a different view to that expressed in the report.



Plate 1: standing earthwork



Plate 2: Trench 10, looking east

Appendix I: Context list

| OPNO | | TRENCH | | DESCRIPT | CUTS | OVER | CUTBY | UNDER | | SMFYN |
|------|------|--------|--------------|---|------|------|-------|-------|---|-------|
| 0001 | | | Unstratified | | | | | | N | |
| 0002 | 0002 | 2 | Pit cut | circular pit visible in the southern side of trench, 1m diameter, 0.3m deep. Sloping sides, flattish base, slightly concave. | | | | | - | |
| 0003 | 0002 | 2 | Pit fill | natural clay, reddened/heat altered through burning in situ or disposal of hot material | | | | | N | |
| 0004 | 0002 | 2 | Pit fill | thin layer of black ashy/charcoal rich clay at the base of the pit | | 0003 | | 0005 | N | |
| 0005 | 0002 | 2 | Pit fill | mid brown silty sand with frequent charcoal flecks, becoming more frequent towards the base | | 0004 | | | N | |
| 0006 | 0006 | 6 | Pit cut | circular pit, visible in the eastern side of the trench, 0.9m in diameter and 0.2m deep. Slightly concave base, sloping sides | | | | | - | |
| 0007 | 0006 | 6 | Pit fill | natural clay, reddened/heat altered through burning in situ or disposal of hot material | | | | 0008 | N | |
| 0008 | 0006 | 6 | Pit fill | thin layer of black ashy/charcoal rich clay | | 0007 | | 0009 | N | |
| 0009 | 0006 | 6 | Pit fill | mid brown silty sand with frequent charcoal flecks | | 0008 | | | N | |
| 0010 | 0010 | 8 | Layer | mid greyish brown sandy clay, starting 12m from the eastern end of the trench. No associated cut, quite sterile and homogenous in character. 0.9m thick at its deepest point (total depth of trench 1.4m) | | | | | Y | |

Appendix II

SUFFOLK COUNTY COUNCIL ARCHAEOLOGICAL SERVICE - CONSERVATION TEAM

Brief and Specification for an Archaeological Evaluation

ROPES DRIVE / BELL LANE, KESGRAVE

The planning background is covered by PPG16. This brief can only cover the first stage of the programme of archaeological work required by the planning condition, that is the evaluation by trial trenching which will identify and quantify any archaeology present on the site.

The second stage, with a separate brief, will address mitigation against damage by development to any archaeological levels identified; in all probability the mitigation will be archaeological excavation of any significant archaeological deposit prior to development (given the layout drawing there does not seem to be any scope for design to preserve any archaeology in situ).

1. A planning condition of the PPG16, para30 type is, or will be, attached to any consents for this area of land

"No development shall take place within the area indicated [the whole site] until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

2. The area has not been the subject of any archaeological survey and as a consequence there are no known archaeological sites. The area is considered to have archaeological potential based on the proximity to the medieval church and churchyard 155m to N; KSG008 - two Thetford ware vessels were found in the 1930's either during construction of the school [100mW] or repairs on the church. Potential is therefore that this area is within an early historic core for settlement. Plus presence of Bronze Age burial mounds 200m NE of the church indicates a background potential for prehistoric.

3. Attached plan app area. centred TM219 455. As it is OL only have an indicative plan, development is shown all over, but some trees retained at N with less density of housing. Existing buildings within area shown as gone. Undertake trial trenching using 2m wide machine-dug trenches which cover 5% by area of the development area (including any access, landscaping and contractors compound). The trench design to be approved by this office.

4. Employ the usual excavation and recording standards required by SCC Archaeological Service.

5. Create an archive of all records and finds to the usual SCC standard.

6. Provide an evaluation report, including an archive report of results, to the usual SCC standards.

Bob Carr

Senior Archaeologist, Conservation Team
Suffolk County Archaeological Service

Appendix III

Bell Lane, Kesgrave: Documentary Report

Introduction

The research for this report has been carried out at the Suffolk Record Office in Ipswich. The site to the southeast of Kesgrave Church was part of the Pretymen, Orwell Park estates in the later part of the nineteenth century. The records of this estate have been deposited at the record office and have been re-catalogued in part. Though the collection is listed on the record office's computerised index 'Calm', the index is not currently available to the public on open access. The documents in the collection have not been re-numbered with the references from the new catalogue and the old references are quoted in this report. The various maps and plans of this area, the work of the surveyor Isaac Johnson, are listed separately in the paper map index at the record office as part of the Pretymen Collection (HA119). The preparatory sketch maps for two maps dated 1830 are listed in the catalogue of the Isaac Johnson Collection (HD11:475). A terrier or field book listing the fields as depicted on these two maps is the Pretymen Collection. This terrier is in a bundle of abstracts of title and the document is not at present linked to the maps in the catalogue (HA119/562/158). There is an undated earlier survey of the estate in a solicitors collection (HB8). This undated survey is listed in the Record Office's Manorial Records card index though not in the map index. The undated survey is linked to details of the estate as recorded in the abstracts of title.

There are further records relating to this site in the form of manorial records in the Hervey Collection held at the Suffolk Record Office in Bury St Edmunds. These manorial records have not been examined for this report.

Maps

This study is centred on a small area of woodland shown on the first three editions of the 1:2500 Ordnance Survey maps to the southeast of Kesgrave Church. The Suffolk County Council Archaeological Service has supplied copies of these maps for the purposes of this research at the reduced scale of 1:4000. In their original printed version the site was divided between two sheets. Only the northern section of the wood, measured 0.568 acres, is shown on sheet number LXXVI.6, the greater area of 2.718 acres is shown on the adjoining sheet LXXVI.10 to the south. Bell Lane is to the west of the site and takes its name from the public house shown to the north at the junction of the lane with the main road from Ipswich to Woodbridge, the present A1214. The wood is not named on these maps. Apart from the church and public house, the other areas of settlement near the site are the farm to the west of Bell Lane, named as Kesgrave House on the third edition published in 1927 but as Church Farm on the second edition of 1904, and Bell Farm on the first edition surveyed in 1880, a small house or cottage to the north of the road numbered 4 on these maps, and on the third edition within a plot numbered 80 to the east of the southern end of the wood there is a house named Bell Barn Farm. This building is not named on the earlier editions. The fields in and around the site are moderately large and have very regular field boundaries.

Only a relatively small area of the parish is shown on the tithe map (ref. FDA159/1A/1b). Apart from two small roadside strips to the north of the present A1214, numbered 4 on the earlier editions of the Ordnance Survey maps, all the remaining titheable area was to the west of Bell Lane and bordered by the parish boundaries of Rushmere to the west and Foxhall to the south. The only details given for the area to the east of Bell Lane is a small illustration of the church and the caption 'Kesgrave Hall Farm'. This map is undated and was received by the tithe commissioners on 1 July 1847. The lands to the south of the road and to the west of Bell Lane, consisting 237 acres 1 rood and 19 perches including the site of the farm, are described in the

tithe apportionment (ref. FDA159/1A/1a) as under the ownership of Baron Frederic Rendlesham and in the occupation of his tenant Samuel Wolton. This is the farm known as Kesgrave House in 1927 and Church Farm in 1904 but Bell Farm on the first edition of the Ordnance Survey maps. The two plots to the north of the road were the property of the Marquess of Bristol and were measured at 2 roods and 26 perches. The apportionment was delivered to the tithe commissioners on 27 September 1847. The 'tithes both great and small' over the remaining parts of the parish 659 acres and 12 perches the property of Robert Newton Shawe of Kesgrave and 37 acres the property of Bazett David Colvin of the city of London had been merged. 'Church Farm' the same farm as shown on the tithe map was offered for sale on 14 July 1914 (ref. HD78: 2671). The lands then included as small area of Rushmere to the east of the 'Old Tollgate'.

There are two sketch maps depicting this area in the Isaac Johnson Collection (ref. HD11:475). The first is entitled 'South Part of Kesgrave Hall' and is dated October 1829 (HD11:475/1858). The woods are named as 'Bell Grove' and measured at 2 acres 2 roods and 6 perches. Three of the surrounding fields are also named and include Broad Gap to the northeast, Great Grove Field to the southeast, Little Grove Field to the southwest. The field to the northwest was 'Now 1830 let to Moses Wilkinson' and measured at 4 acres. There appears to be two small strips each 1 acre and 20 perches between field let to Moses Wilkinson and Broad Gap. There is a schedule with this map but without any headings indicating sub divisions of the farm, though there are sub totals in the calculation of the acreages.

The earlier map 'Brightwell Hall, Bell Farm and Kesgrave Hall and other Estates of R N Shawe Esqr & others' is dated 'Down to the year 1815 & 1823' (ref. HA11:475/1860). This is an important map as there are two sets of field boundaries shown on the map. Those drawn in black ink appear to be the later boundaries, those drawn in red appear to be earlier. The earlier field names and schedule numbers are upright and the later names and acreages in black upside down. There is no schedule with this sketch map. Bell Grove in black is measured at 2 acres 2 roods and 32 perches; in red it is simply called 'Grove'. The old field-names do not appear to be of particular significance. The field to the south of Bell Grove is name simply as 'Six Acres' and to the southwest 'Twelve Acres'. To the north Broad Gap appears to have been one field partly divided into strips. The then state of cultivation is given for each field. Broad Gap was under wheat, Great Grove Field clover, Little Grove Field buckwheat etc. Beyond the immediate area of this site only the field-names 'Bulls' and 'Croft' to the southeast appear to have any historic significance as both are mentioned in a copy of an abstract of title in the same collection (ref HD11:475/1853). The abstract begins with the sale of a farm consisting of 221 acres 29 perches to Richard Frost in April 1725. The lands included 'The Croft' measured at 16 acres and 'Bulls Field' then measured at 21 acres. By the time of the 1829 map Bulls Field was measured at 37 acres 19 perches though 'the Croft' retained its earlier boundaries and was 16 acres 6 perches. The lands described in this abstract were not part of the estate in 1793 as they are not depicted on another Isaac Johnson map in the Pretymen Collection (ref. HA119/562/762).

The 1793 map is entitled 'Estate called Cinque Farm in Kesgrave &c Suffolk, the Property of The Revd Charles Philipson A. M'. The lands described in the abstract were then the property of Mrs L Crabb and are not shown in detail on this map. The fields around the 'Grove' appear to be attached to one of the Cinque (Norman French *Five*) Farms. It is interesting to note that the name Sink House was used on the Ordnance Survey maps for one of these farms and Sink Cottages is used on this map. The name cinque might be false etymology. The field boundaries shown here are those depicted in red on the 1815 map. On this 1793 map each field in numbered and described in a separate schedule in the top left hand corner of the map. There is an illustration of 'The Mansion House of this Estate' in the top right corner of the map. The surveyor of this map was Isaac Johnson.

There are two copies of the completed map based on Isaac Johnson's 1829 sketch map in the

Pretyman Collection. One of these maps is drawn in ink on water proof papers and has the title 'Kesgrave Hall Estate' in Kesgrave, Little Bealings, and Martlesham, Suffolk' (ref. HA119:562). The map is dated 1830 and the fields are numbered and most named, though there are no details of the acreage or separate schedule. The other map has the same title with the addition 'The Property of Robert Newton Shawe' (ref. HA119:4044 (Pt)). Isaac Johnson is named as the surveyor and the map is dated 1830. On these maps the small field to the northwest of Bell Grove is named 'Bell Piece'. The field numbers are the same on both maps, though there are no acreages or schedule.

The lands formerly in the ownership of Mrs Crabb and described in the extract of title are depicted in an earlier map of 1783.

There is an earlier undated map of this area. This is in a small volume of maps and other memoranda in a solicitors collection and is now referenced HB/1/141. The former reference, as it appears in the Manorial Records card index, is given in the references at the end of this report. The 'Plan of Kesgrave Farm' shows all the lands that were then part of this estate and is divided between those fields edged in yellow including the area of this study listed as part of 'The Sink Farm' and those fields formerly edged in green and now faded to brown that were part of 'Robletts Hall Farm'. Bell Grove is depicted on the map and lettered with a capital 'I'. In a separate schedule in the same volume it is measured in pencil in a later hand at 2 acres. To the southeast there was another wood lettered 'E' and described in a schedule as 'Great Wood' 5 acres 3 roods. The total acreage of this farm is given in as 205 acres. This total was written in pencil by a later hand. This map is linked to the abstracts of title in the Pretyman Collection and includes 'An Account of the Several Copyhold Tenants of the aforesaid manor with the Particulars of their Estates and the Time when they were admitted thereto'. None of the pieces described are in the immediate area of this site and most refer to the tenement named 'Bulls' shown on the 1783 map of Mrs Crabb's estate.

Amongst the deeds in the Pretyman Collection there is a 'Terrier comprising The Admeasurement of Kesgrave-Hall Estate ... The Property of Robert Newton Shawe esqr' dated 1830. The detailed list begins with 'The South Side of the Turnpike Road, beginning at the Gallow Walk Plantation'. The list is divided into two columns the first is head reference to map, the second 'Inclosure' and 'Quantity'. The fields in and around this site are listed on page three (ref. HA119/562/158).

Deeds and Evidence of Title

This terrier is in a bundle of 14 abstracts of title relating to the estates of Robert Shawe. An abstract of title is meant to be a solicitors summary of all the principal points abstracted from the deeds relating to the title of a piece of real estate. They were prepared as part of the process of conveyance. The large number of abstracts indicates that the title or titles to this estate were complicated reflected by the large numbers of deeds. Many of the deeds concern annuities payable from the revenues of estate, or moieties half shares in the property, part of the estate left in trust mainly for the benefit of female heirs and mortgages raised on part of the estate.

One of the abstracts is entitled 'Title of the Revd Richard B. B. Phillipson to the manor of Tuddenham in Kesgrave & the Mansion & Estate at Kesgrave'. The document begins with 'The Pedigree of the Family of Thomas Gooding of Freston, Suffolk Gentleman'. There are no dates on this pedigree or family tree. The pages of the abstract are numbered. On page 16 and 17 there are the details of an indenture 'between Revd Charles Burton Phillipson (theretofore Charles Wright) clerk and Susanna his wife of the first part' etc. It was his wife Susanna who had been 'seized in fee simple of the manors & hereditaments ... after mentioned under the will of the said Richard Burton Phillipson'. The property is described

'All that the Manor or Lordship or reputed Manor or Lordship of Kesgrave otherwise Tuddenham in Kesgrave otherwise Tuddenham with Kesgrave ...

And all that capital messuage or manor house situate in Kesgrave aforesaid with the Outhouses & appurtenances thereto adjoining & the lands thereto belonging called the Sink Farm ...

And all those several closes or enclosed pieces or parcels of arable land ley meadow pasture furze heath & fen or marsh ground held with the said last mentioned messuage & lying near together in Kesgrave aforesaid & in Martlesham, Little Bealings & Playford ... containing in the whole by estimation 707 acres 1 rood and 37 perches ... then or then late in the tenure or occupation of John Kirby'

There follows a long list of field names including *'The Thirty Acres, The Nine Acres, The Eighteen Acres, Bell Farm Field, Great Wood Field, The Ten Acres, The Six Acres, the Ten Acres, Little Wood, Bell Pightle, Bramble Pightle, Great Broad Gapp, Robbetts Pightle, Slaughter Down ...'*. These are the same fields as shown on the undated eighteenth century plan of Kesgrave Farm (ref. HB8/1/141).

Page 24 of the same abstract is headed *'As to the Copyhold Holden of the said Manor'*. The manor is named in the top left hand corner of the page though partly obscured by the binding as *'The Manor of Playford with Mitchells and Lees and Meerhall'*. This list begins with a reference to a court held on 28 February 1723 *'At that court Sarah the wife of Francis Gulston then late Sarah Stebbing was admitted as only daughter & Heir of John Stebbing to Twenty six acres of land & Pasture lying in Kesgrave adjoining to the Church Yard of Kesgrave aforesaid & other lands late of Henry Stebbing on the part of the west & lands & tenements of (blank) Cuthbert Widow on the part of the east one head thereof abutting upon the Wood late of the said Henry called the Little Wood towards the North & the other head upon the Kings Highway leading from Ipswich to Woodbridge on the part of the south'*. The points of orientation have been reversed. Lieutenant Colonel Richard Phillipson entered these lands at a court held of this manor on 7 May 1770 on the surrender of Thomas Alderton who had entered the lands on 18 October 1751. They passed to Susanna Wright on 16 February 1796.

Susanna's husband Rev Charles Wright had changed his name to Phillipson, a common eighteenth century practice in relation to the inheritance of an estate. They had eight children before his death, the estate having been left to the *'use of the heirs of the body of the said Susanna wife of the said Charles Burton Phillipson by the said Charles Phillipson begotten'*. Susanna then married the Revd Abraham David Hake at some time before 1800. Susanna had been the niece of Lieutenant Colonel Phillipson and had inherited his estates under the terms of his will of 27 January 1789. He had purchased the both freehold land and the copyhold before December 1771. Previously the estate had been subject to an entail due to the payments of annuities arising from the profits of the estate. Two of the previous annuitants were two spinsters Jane Kingeston and Amelia Kingeston mentioned in the deeds of December 1771. The history of this annuity is rather complicated but had its origins in the will of Thomas Gooding dated 10 April 1595. He had bequeathed the manor of Kesgrave to his grandson also Thomas Gooding on condition that he paid various annuities to his various relatives. The successors of Thomas Gooding and the original annuitants had further subdivided the title and the process of removing this barrier to the title was prolonged. The manor is named as *'Kesgrave otherwise Tuddenham in Kesgrave'* for the first time on page 4 of the abstract in relation to deeds dated June 1751. In the earlier part of the abstract it is named the manor of Kesgrave. In a deed dated 1 October 1725 Sarah the wife of Francis Gulston who also held the freehold estate is described as *'Daughter and Heir of John Stebbing who was the brother & heir of Henry Stebbing who was the son & heir of Henry Stebbing & Anne his wife whose maiden name was Anne Smithier'*. One of the purposes of this deed was the *'for docking all entails ...'*.

After Lieutenant Colonel Phillipson had purchased the estate he leased the property again to John Kirby of Ipswich on 23 March 1774. John Kirby later assigned his lease to John Cotton of Wingfield Suffolk on 11 September 1794 (ref. HA119/562/160). It is clear from the assignment

of the lease that the two farms Sinkhouse and Robletts had been united before that date. Previously the tenants of the two farms had been Thomas Row and William Whimper both are mentioned in a deed dated 17 October 1769. Before William Whimper's tenancy it appears to be the case that the farms were held separately. Thomas Row is mentioned in articles of an agreement dated 15 April 1769 between Thomas Alderton and Richard Phillipson. There is an interesting clause in this document that had probably appeared in earlier leases. The terms stipulate that the tenant was not to '*cut down or cause or procure to cut down any timber or trees*'. This bundle of documents includes the original deeds for the property including a large number of mortgages and copies of wills. There is a copy of Thomas Gooding's will dated 1595 in this bundle. It is clear that Gooding had been the lord of this manor. Some of these documents are mentioned in printed sources (Copinger).

Manor of Playford

The manor of Playford was under the lordship of the earls and later marquises of Bristol, having inherited the title through marriage from the Felton family (Copinger). The records of this manor are at the Suffolk Record Office in Bury St Edmunds and include court books from 1675 – 1858 and earlier court rolls back to 1499. As manorial tenants had to surrender their copyhold back to the manor at each transfer of the property before it was granted out to the new owners, these records are likely to contain earlier pre 1723 references to the wood.

Conclusion

The undated plan of this estate was probably made in the earlier part of the eighteenth century at a time when the lands forming the two farms Sink or Sinkhouse Farm and Robletts Hall Farm had not consolidated into a single tenancy. The tenants' right to cut down woodland would have been expressly limited under the terms of their leases.

At the time there was no clear title, free from all other claims, to the estate and this would have limited the owners' rights to carry out substantial changes to the landscape.

The estate as shown on the eighteenth century maps was a combination of freehold, probably related to the title of the lordship of the manor of Kesgrave, otherwise Tuddenham, and just over 26 acres 2 roods held of the manor of Playford. The abstract of title relating the land held of the manor of Playford suggests that it was a single block or parcel located between the church and the wood. The wood was not part of this copyhold and woodland in general would have been part and parcel of the lordship. Once again copyholders would not have been able to cut down woodland without the permission of the lord of the manor in earlier times through the manorial court.

The small wood was in existence in 1723 and probably long before that date. The names of the surrounding fields do not indicate place of settlement and do not contain the names of previous tenants. This is not the case with all the parts of the later estate and the field-name Bulls appears to be that of an earlier tenant.

The woods appear to be the remnant of a medieval wood with the irregular boundaries altered in part in the nineteenth century.

In terms the historic landscape it is an interesting to note that the church of Kesgrave was surrounded by the lands of the manor of Playford.

Anthony M Breen
September 2007

References

Maps

HD78: 2671 Sale Particulars and Map Bell Farm, Kesgrave 1914

FDA159/1A/1a Tithe Apportionment Kesgrave 1847

FDA159/1A/1b Tithe Map Kesgrave 1847

HA119/562 Kesgrave Hall Estate 1830

HA119/4044 (pt) Kesgrave Hall Estate The Property of Robert Newton Shawe 1830

HD11:475/1858 South Part of Kesgrave Hall 1829

HD11:475 Brightwell Hall, Bell Farm and Kesgrave Hall & other estates of R N Shawe Esqr & others 1815 -1823

HA119/562/762 Estate called Cinque Farm in Kesgrave &c, Suffolk the Property of Revd Charles Philipson, Isaac Johnson Surveyor 1793

HB8/1/141 (formerly HB:50/1/74(22) Volume entitled 'Book relating to Nettlestead Hall Farm and of Estates in Whitton & Kesgrave containing Plan, Nettlestead Farm (with table of reference)

Survey of Tuddenham in Kesgrave Plan 'Kesgrave Farm' (with tables of reference showing that it was divided into 2 farms called The Sink Farm and Robletts Hall Farm)

Plan Whitton Hall Farm (with Tabel or reference)

Plan of Heringswell showing division of ploughed lands into 3 'shifts' (with tables of reference)

n.d [later 18c]

Deeds and Evidence of Title

HA119/562/158 Abstracts of Title re Kesgrave Hall Estate 1723 – 1800 and Terrier 1830

HA119/562/160 Deeds and Evidence of Title re Kesgrave Hall estate 1595 - 1771

Printed Works

W. A. Copinger 'Manors of Suffolk Notes in Their History and Devolution' Volume 3 Carlford Hundred, Manchester 1909

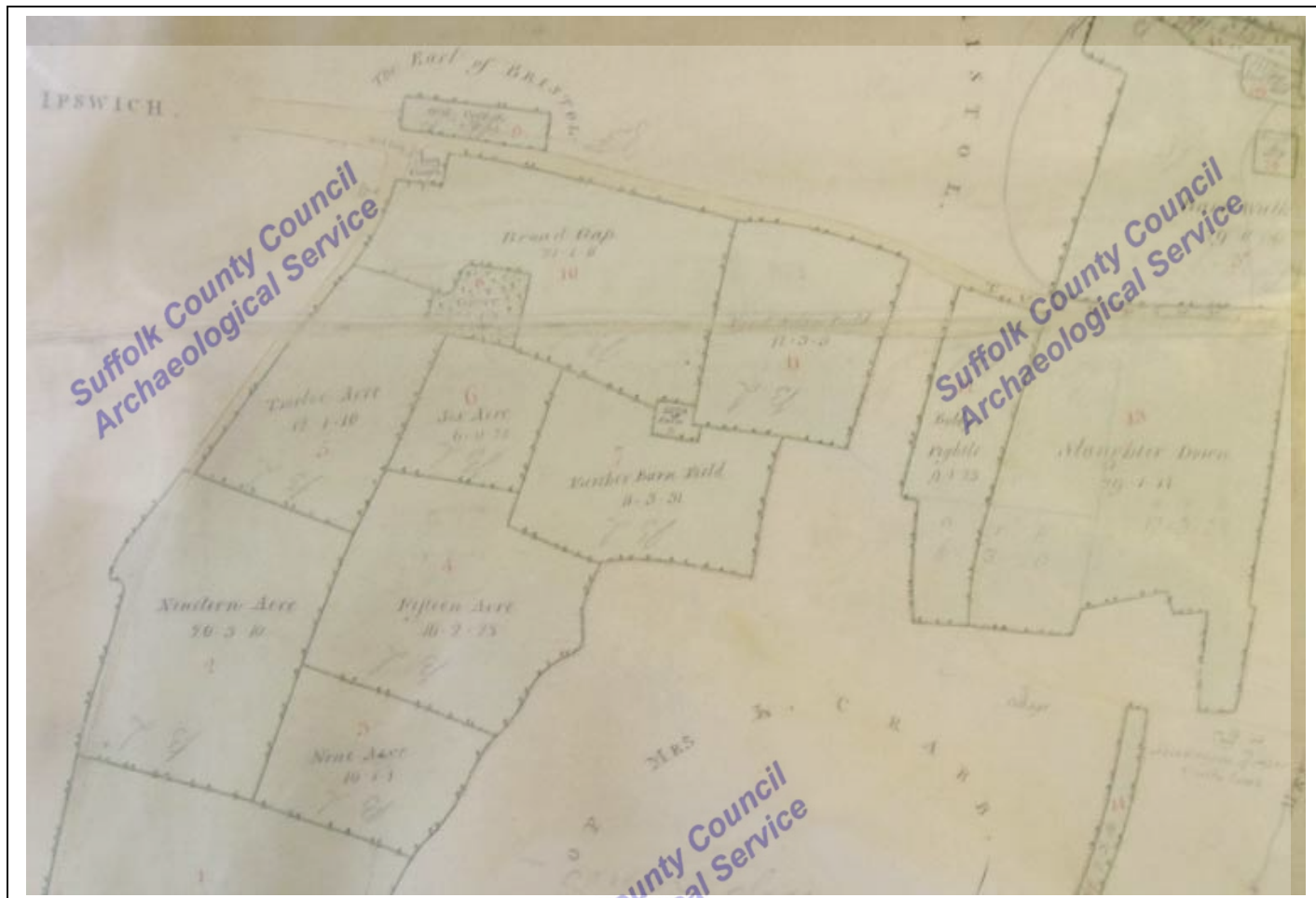
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THE CONTENTS OF THIS ESTATE.

| Ref. | Fields Names | A R P | Ref. | Fields Names | A R P |
|------|--------------------|---------|------|------------------------|---------|
| 1 | Thirty Acre Walk | 39.3.36 | 27 | Whinny Corset | 16.1.33 |
| 2 | Nineteen Acre | 20.3.10 | 28 | Great Carr Meadow | 10.0.9 |
| 3 | Nine Acre | 10.1.1 | 29 | Alder Carrs | 3.1.36 |
| 4 | Fifteen Acre | 16.2.23 | 30 | Upper Carr Meadow | 5.3.11 |
| 5 | Twelve Acre | 19.1.10 | 31 | Lower Carr Meadow | 5.2.19 |
| 6 | Six Acre | 6.0.28 | 32 | Pond Meadow | 6.3.25 |
| 7 | Further Barn Field | 11.3.31 | 33 | First Carr Meadow | 5.1.12 |
| 8 | Barn Yard | 0.1.25 | 34 | Fir Plantation | 1.3.38 |
| 9 | The Grove | 2.1.5 | 35 | Hall Field | 20.0.12 |
| 10 | Bell Piggie | 2.0.29 | 36 | Nine Acre | 9.0.33 |
| 11 | Broad Gap | 2.1.11 | 37 | Barn Walk | 29.0.36 |
| 12 | First Barn Field | 9.1.23 | 38 | Barn & Yard | 0.2.1 |
| 13 | Bobbys Piggie | 2.3.36 | 39 | Sink Cottages & Garden | 0.2.5 |
| 14 | Slaughter Down | 2.3.36 | 40 | Great Boggs | 3.3.32 |
| 15 | Spenny | 2.3.6 | 41 | Little Boggs | 2.2.23 |
| 16 | Twenty Six Acre | 32.2.21 | 42 | Further Plantation | 1.0.32 |
| 17 | Black Walk | 23.0.34 | 43 | Further Hungerdown | 21.1.33 |
| 18 | Great Nacton | 25.0.20 | 44 | Further Luxes | 18.3.30 |
| 19 | Little Nacton | 6.3.7 | 45 | Hulber Luxes | 23.3.24 |
| 20 | Twenty Six Acre | 29.0.12 | 46 | First Hungerdown | 11.2.15 |
| 21 | Black Walk | 27.0.5 | 47 | Horse Fenn | 6.1.16 |
| 22 | The Heath | 62.0.18 | 48 | Piece by Broom Hill | 0.3.20 |
| 23 | Galley Walk | 33.0.14 | 49 | Broom Hill | 3.1.5 |
| 24 | Four Acre | 5.0.32 | 50 | Yards, Mansion &c | 3.3.26 |
| 25 | Eighteen Acre | 19.3.2 | | Reads belonging | 7.2.29 |
| 26 | Fifty Acre | 51.1.24 | | Total | 735.0.6 |

1793 map and schedule

(ref. HA119/562/762 Estate called Cinque Farm in Kesgrave &c, Suffolk the Property of Revd Charles Philipson, Isaac Johnson Surveyor)



The Sink Farm.

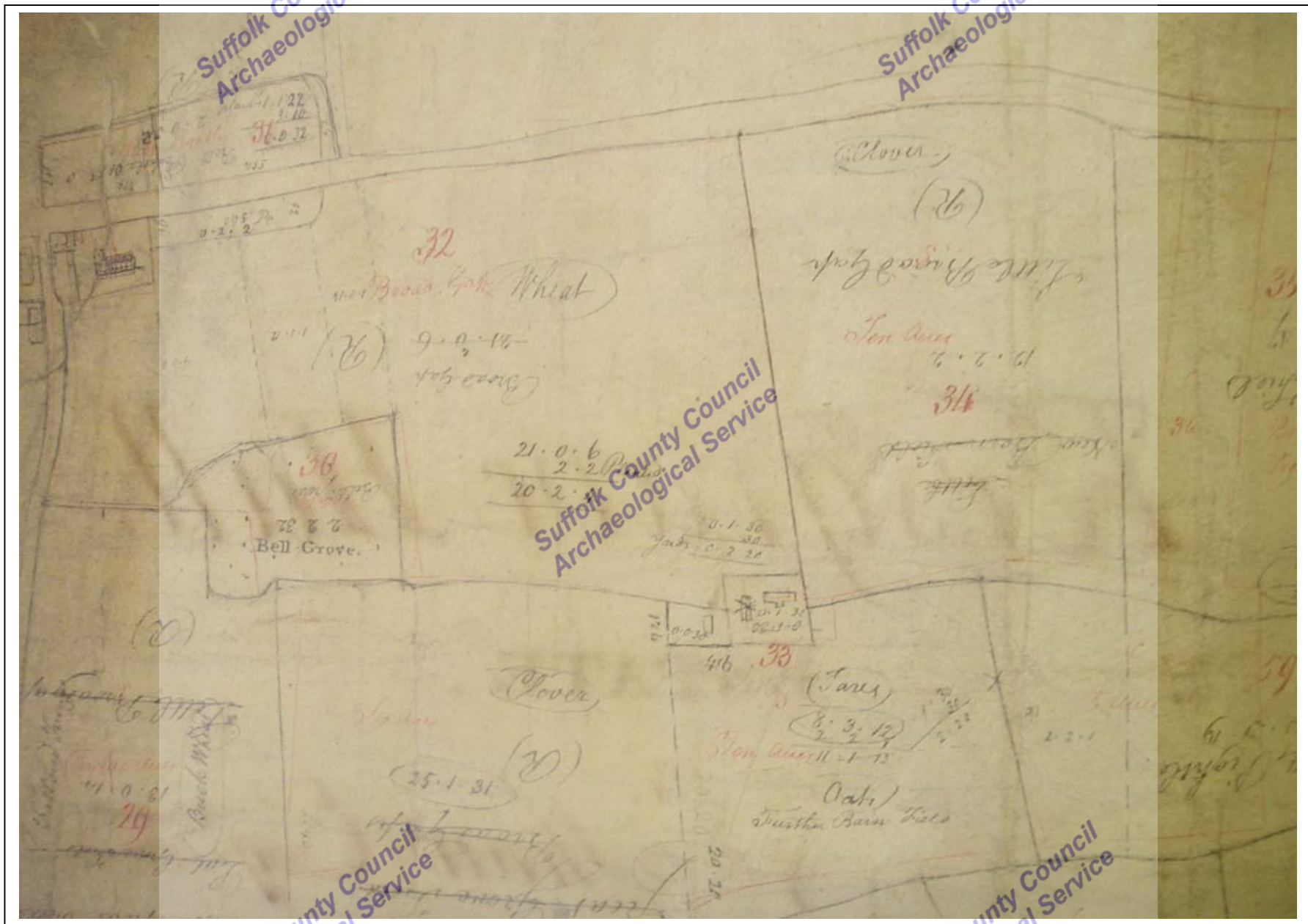
Table.

Fields Names. Yellow Point.

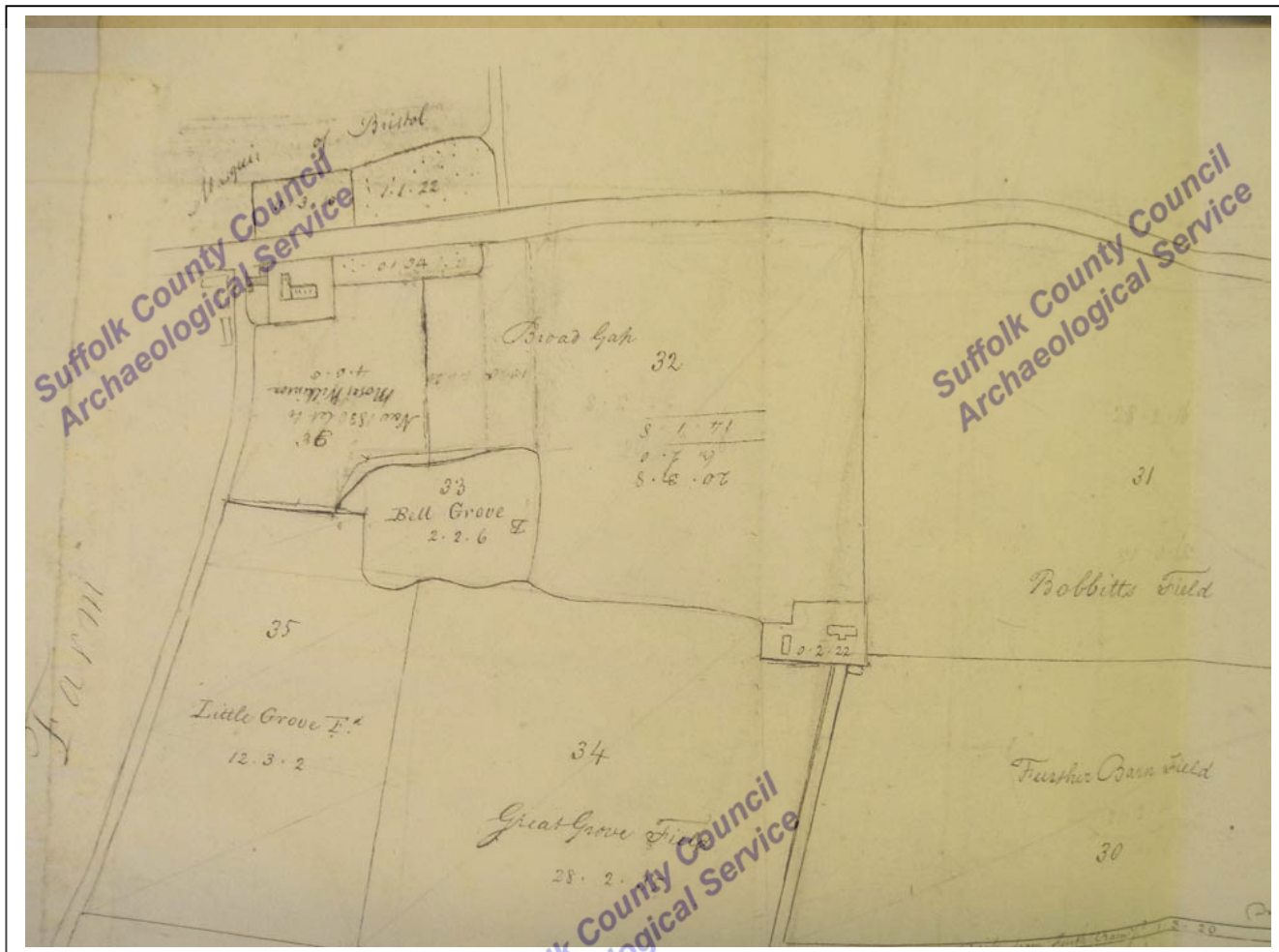
| | | | | | |
|----|-------------------|---|----|----|----|
| A. | Thirty Acres | ✓ | 31 | 2 | 29 |
| B. | Nine Acres | ✓ | 9 | 1 | 12 |
| C. | Eighteen Acres | ✓ | 19 | 3 | 26 |
| D. | Bell Burn fields | ✓ | 10 | 2 | 27 |
| E. | Great Wood | ✓ | 5 | 3 | .. |
| F. | Ten Acres | ✓ | 10 | 2 | 29 |
| G. | Six Acres | ✓ | 6 | 1 | 9 |
| H. | Ten Acres | ✓ | 12 | 3 | .. |
| I. | Little Wood | ✓ | 2 | .. | 3 |
| K. | Bell Ditch | ✓ | 2 | .. | 3 |
| L. | Bramble Ditch | ✓ | 8 | 2 | 9 |
| M. | Broad Gapp | ✓ | 13 | 3 | 22 |
| N. | Little Broad Gapp | ✓ | 11 | .. | 3 |
| O. | Robbets Ditch | ✓ | 9 | 3 | 29 |

| | | | | | |
|--------------|----------------------|---|------------|----|----|
| P. | Wroughton Down | ✓ | 20 | 1 | 2 |
| Q. | Winding Piece | ✓ | 2 | 2 | 7 |
| R. | Born fields | ✓ | 17 | 2 | 22 |
| S. | Mither Myrtle Ditch | ✓ | 9 | 1 | 22 |
| T. | Further Myrtle Ditch | ✓ | .. | .. | .. |
| U. | Born Yard & Garden | ✓ | 1 | 1 | 32 |
| V. | Bottoms | ✓ | 9 | 3 | 26 |
| X. | Long Brank Walk | ✓ | 32 | .. | 22 |
| Y. | Brank Walk | ✓ | 19 | .. | 4 |
| Z. | Little Duck fields | ✓ | 5 | .. | 26 |
| a. | Great Duck fields | ✓ | 17 | 3 | 1 |
| <i>Total</i> | | | <i>205</i> | | |

Survey of Tuddenham in Kesgrave Plan 'Kesgrave Farm' (with tables of reference showing that it was divided into 2 farms called The Sink Farm and Robletts Hall Farm)



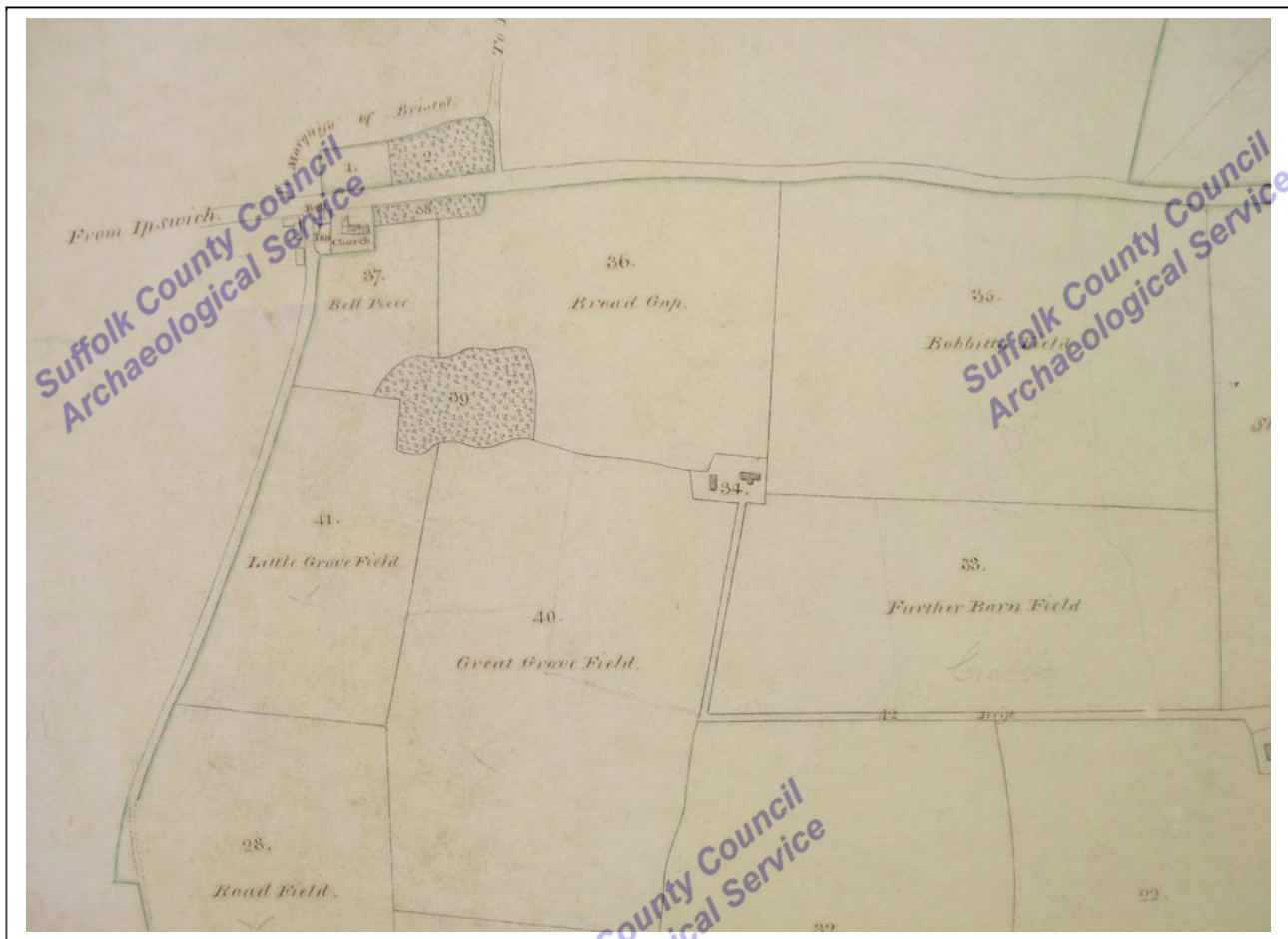
Sketch map of Kesgrave, 1815
 (ref. HD11:475 Brightwell Hall, Bell Farm and Kesgrave Hall & other estates of R N Shawe Esqr & others 1815 –1823)



| 1 | Gallow Walk | 34 | 3. 64 |
|----|-----------------|----|----------|
| 2 | 12 Ave | 12 | 1. 30 |
| 3 | 11 Ave | 11 | 2. 21 |
| 4 | Sheep Walk | 65 | 1. 24 |
| 5 | Black Walk | 32 | 3. 12 |
| 6 | Warton Walk | 26 | 3. 15 |
| 7 | Amphlett Walk | 29 | 2. 33 |
| 8 | Bottom of | 3 | 3. 28 |
| 9 | Low Hills | 3 | 3. 14 |
| 10 | Gr. Pitts | 12 | 18. 3. 9 |
| 11 | Heath fence in | 13 | 9. 1. 32 |
| 12 | Short Snaps | 14 | 9. 3. 30 |
| 13 | Brightwell R? | 15 | 8. 1. 29 |
| 14 | Croft | 16 | 8. 6 |
| 15 | Little Pitts | 16 | 2. 52 |
| 16 | Room | 30 | 3. 7 |
| 17 | Har | 16 | 3. 32 |
| 18 | Down | 25 | 2. 44 |
| 19 | Grass | 21 | 2. 3. 34 |
| 20 | Grass fence | 21 | 3. 0. 31 |
| 21 | Grass | 21 | 0. 2. 42 |
| 22 | Bully Field | 21 | 3. 0. 19 |
| 23 | Long Snaps | 31 | 3. 8 |
| 24 | Heath open | 21 | 1. 30 |
| 25 | Little Heath F? | 15 | 1. 34 |
| 26 | Grass | 19 | 2. 2. 20 |
| 27 | Heath F? | 21 | 1. 30 |
| 28 | Upper Grove F? | 17 | 2. 30 |
| 29 | Long F? | 42 | 2. 52 |
| 30 | Furber Barn | 21 | 2. 4. 20 |

1829 sketch map and schedule

(ref. HD11:475/1858 South Part of Kesgrave Hall 1829)



South Side, continued.

| Ref. 16 Map | | A | R | P |
|-------------------|-----------------------|-----|---|----|
| 32 | Long Field | 42 | 2 | 5 |
| 33 | Further Barn Field | 21 | 2 | 4 |
| 34 | Barn and Cottage Yard | 0 | 2 | 22 |
| 35 | Bobbitts Field | 28 | 2 | 16 |
| 36 | Bread Gap | 16 | 3 | 8 |
| 37 | Bell Piece | 4 | 0 | 0 |
| 38 | Plantation | 0 | 1 | 34 |
| 39 | Bell Grove | 2 | 2 | 6 |
| 40 | Great Grove Field | 28 | 2 | 35 |
| 41 | Little Grove D. | 12 | 3 | 2 |
| 42 | Inclosed Drifts | 3 | 2 | 32 |
| <i>South Side</i> | | 675 | 0 | 18 |

1830, Kesgrave Hall Estate

(ref. HA119/562 Kesgrave Hall Estate 1830;
HA119/4044 (pt) Kesgrave Hall Estate The Property of Robert Newton Shawe 1830;
HA119/562/158 Abstracts of Title re Kesgrave Hall Estate 1723 – 1800 and Terrier 1830)