

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Essex Furniture site, Ipswich

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
A.M.Breen Freelance, Local History Researcher

Acknowledgements

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

Summary

This archaeological desk based assessment (DBA) has been undertaken in advance of the redevelopment of the land at present mainly occupied by Essex Furniture, east of Lower Orwell Street, Ipswich, (TM1667 4421). This DBA includes an examination of the Suffolk Historical Environment Register (HER), a documentary search, the examination of the available site records and available historic maps.

The proposed development area (PDA) is situated just outside the Anglo Saxon and medieval town defences and very close to the river. Previous archaeological interventions adjacent to the PDA have revealed well preserved occupation deposits dating from the Anglo-Saxon period through to the medieval period.

There is a high potential for encountering a large variety of archaeological features within the PDA including rubbish pits, wells, kilns, ovens and buildings, as well as a wide range of artefacts from the Anglo Saxon, medieval and post medieval periods.

Any ground investigation e.g. test pitting should be agreed with the planning archaeologist prior to being undertaken as they will need to be monitored. Demolition should only be to ground level and no grubbing out of foundations should take place until any archaeological work has been carried out.

Initially it is likely that an evaluation by trenching would be required to establish the character, density and depth of the archaeological resource. Consultation would then be required with the County Council Planning Archaeologist to determine the need and scope for any further work, which could include full-scale excavation.

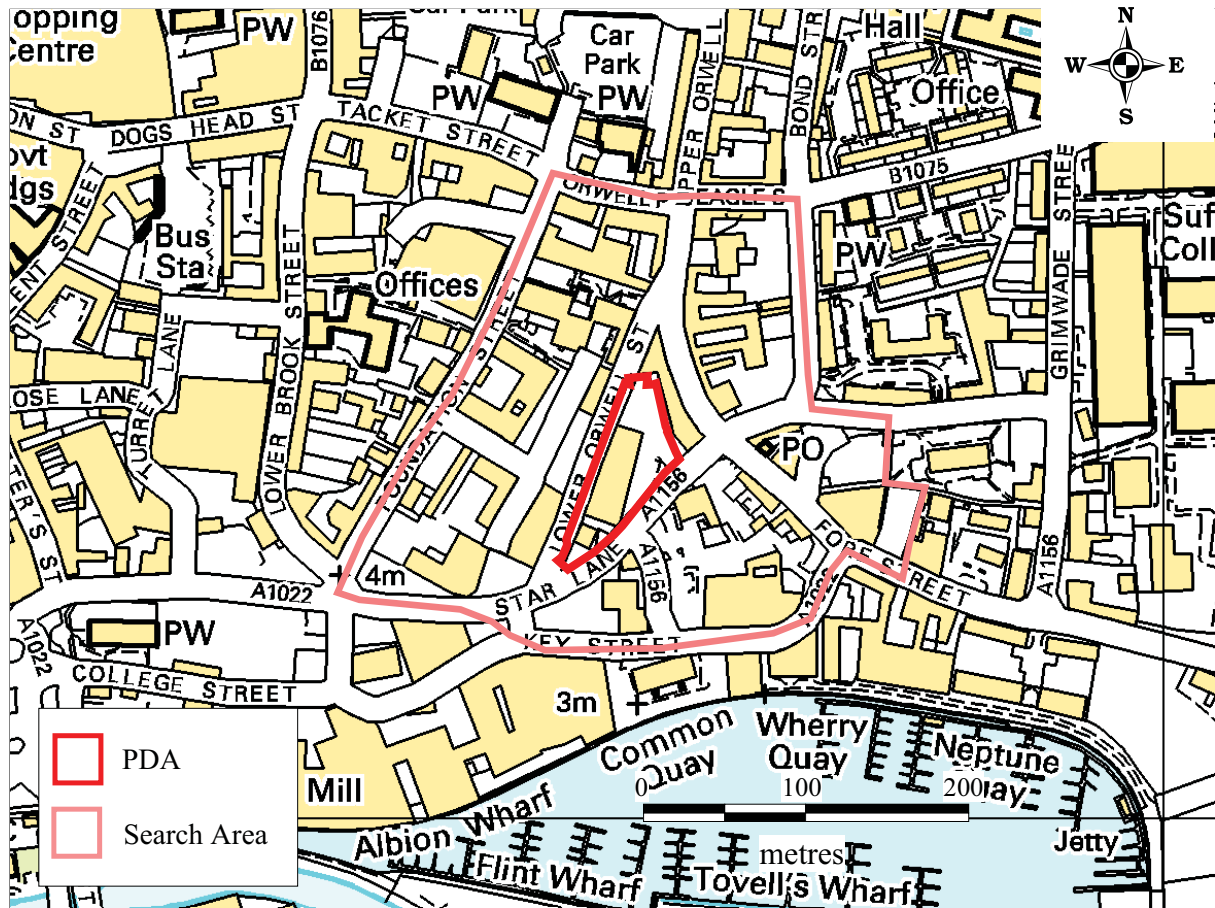
This program of works would probably not be a pre-determination condition of any planning application (see Section 3.4.).

1. Introduction and Methodology

1.1. Project Background

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

The forthcoming redevelopment of the land at present mainly occupied by the Essex Furniture Warehouse site, on the south-east side of Ipswich town centre (Fig. 1) prompted the commissioning of this DBA in order to determine the archaeological potential of the Proposed Development Area (PDA).



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Figure 1. Location of the PDA

1.2. Site Description

The subject of this DBA covers an area of approximately 0.38ha centred at TM1667 4421, in the parish of Ipswich (Fig. 1).

The present land use is a warehouse and car parking.

1.3. Geology and topography

The PDA is located at the south eastern end of Ipswich's town centre, *circa* 5m above sea level. The localised topography of the PDA is a gentle slope down from the north to the south towards the river.

Lower Orwell Street follows the course of a natural stream, the 'Cauldwell Brook', that flowed from the high ground to the north of the town down into the river. This stream was deepened and widened to form the town ditch, with sand and gravel from its bed being used in the construction of the town wall.

The surface geology of the PDA and the surrounding area consists of fluvial sands and gravel deposited along the Gipping Valley by glacial meltwater.

1.4. Scope of this report

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

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

1.5. Aims

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

1.6. Methods

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

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

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

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

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

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

A site visit was conducted in September 2007.

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 4 SAMs within the search area (Fig 12). These are all areas within the historic town core that are at present car parks and have a high potential for Anglo Saxon remains to be preserved beneath them.

Listed buildings are protected under the Listed Buildings and Conservation Areas Act of 1990. This ensures that listed buildings are given statutory protection against unauthorised demolition, alteration and extension. Buildings are listed because they are of special architectural importance, due to their architectural design, decoration and craftsmanship; also because they are of historical interest. This includes buildings that illustrate important aspects of the nation's social, economic, cultural or military history or have a close association with nationally important persons or events. There are two listed buildings adjacent to this PDA (Fig 11, Table 2).

A Site of Special Scientific Interest (SSSI) is an area that has been notified as being of special interest under the Wildlife and Countryside Act of 1981, due to its flora, fauna or geological or geomorphological features. There are no SSSI's within search area.

2. Results

2.1. Overall Historical Context

The location of the PDA is indicated in Fig. 2 by a blue circle and shows its position in relation to the development of the town. Ipswich was founded in the late 6th and early 7th century as the Saxon Emporium (trading centre) of Gipeswic on the banks of the River Orwell. There was a small amount of settlement on the southern bank with the majority being located on the northern bank, in Fig. 2 {A}. The PDA at this time is located just outside of the town between the two main routes to the south-east.

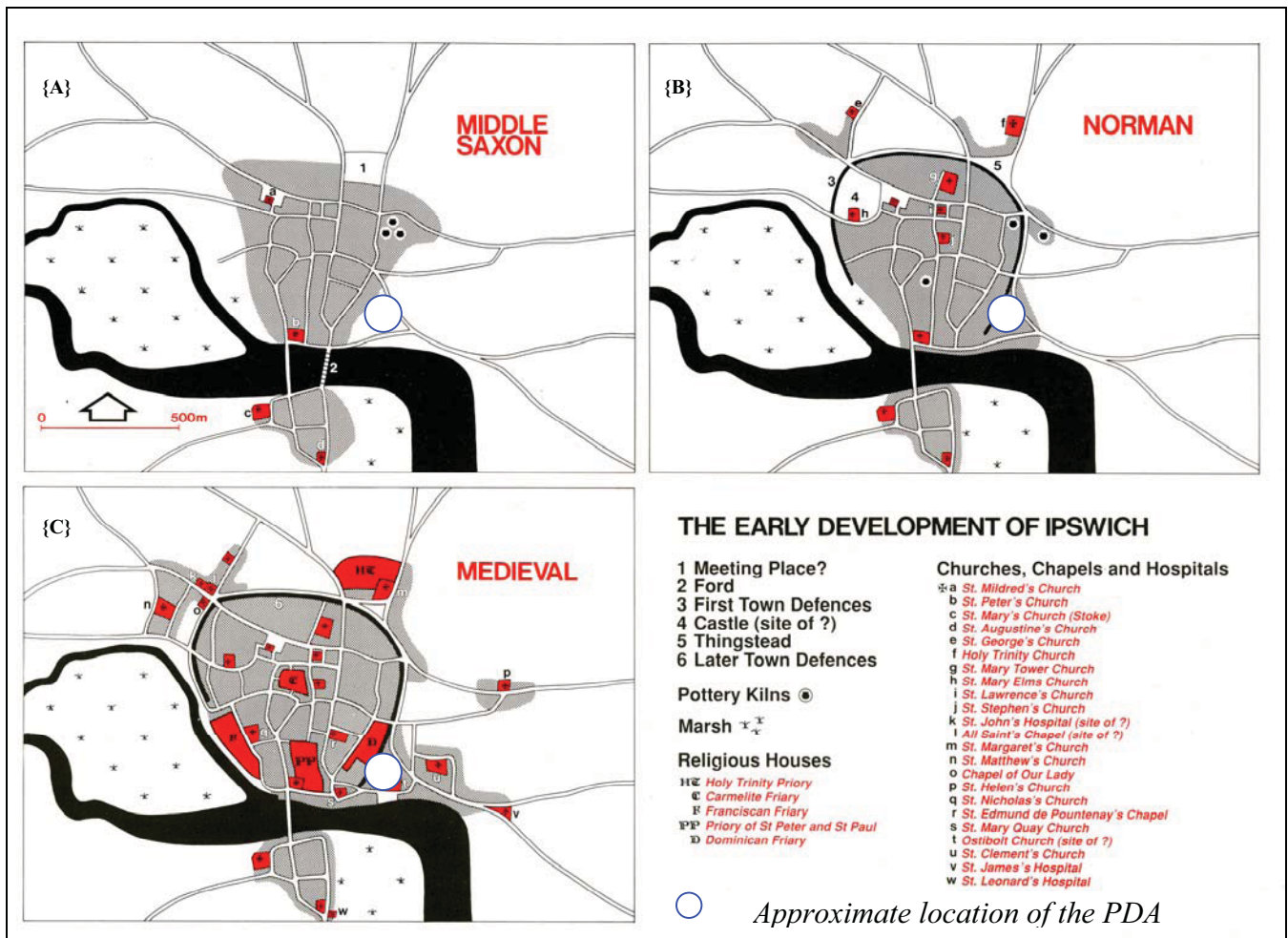


Figure 2. The Development of Ipswich (from An Historical Atlas of Suffolk, 1999, p.159)

During the late 9th and early 10th century the Danes occupied the town. It was at this time that the town's first defensive ditch and earthen rampart were constructed and these can be seen in Fig. 2 {B}, just to the west of the PDA. During this period areas beyond the towns defences that were once fields started to become suburbs. This area close to the docks appears to be an early and favoured area for the expanding population to settle.

In the medieval period, Fig. 2 {C}, the town defences were improved by a deepening of the ditch and heightening the ramparts. Just to the east of the PDA have been found the remains of two medieval coarseware pottery kilns and the close proximity to the docks is suggestive of the industrial nature of this part of the town for a period.

2.2. Suffolk HER Search

A HER search of *circa* 100m from the edge of the PDA was undertaken. Fig. 3. shows the distribution of archaeological material recorded in the county HER and Table 1 presents a summary of this data. The search area encompasses two distinct areas, the inside and the outside of the town defences (Fig. 3). On the inside of the town defences there is a greater depth of archaeological material over the natural ground level in comparison to the accumulation of archaeological material outside of the town defences. The town ditch would have been to the west of the PDA along the line of Lower Orwell Street. Two sites are of particular interest, **IAS 5901** and **IAS 5902**, being excavations adjacent to the PDA. These excavations have helped to characterise the age, density and survival of archaeological deposits in this part of the town, just outside of the defences.

Prehistoric

Excavations within the search area have only revealed a small amount of prehistoric finds. At **IAS 5901** Mid to Late Bronze Age pottery was found in a pit. At **IAS 5902**, two sherds of Neolithic grooved ware pottery and three sherds of Bronze Age beaker pottery were found but not in their original context. The evidence at both of these sites suggests that there is some prehistoric activity in or around the PDA.

Early Saxon

The information on the HER for the Early Saxon period in this search area is limited to two ditches found in **IAS 5901** that probably represent field boundaries. One of these ditches runs towards the PDA.

Middle Saxon

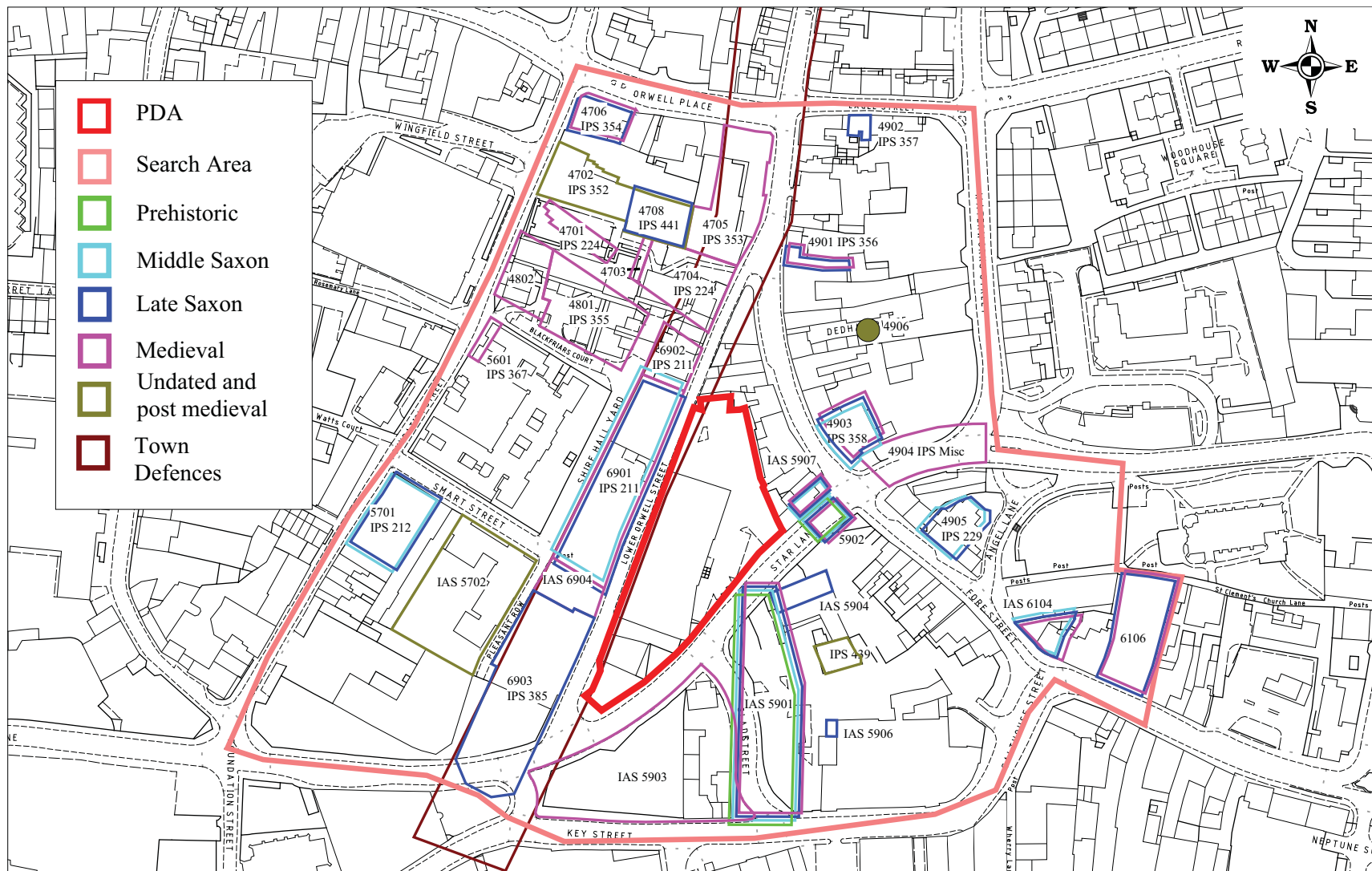
Evidence for the Middle Saxon period recorded in the HER consists of four pits and a linear feature found at **IAS 5901** and a single pit found at **IAS 5902**. Sherds of Ipswich ware pottery have also been found in various of footing trenches within the search area.

Late Saxon

There are a greater number of features recorded in the HER that date to the Late Saxon period than to the earlier periods. At **IAS 5901**, numerous pits were found concentrated to the north of this site close to the PDA. At **IAS 5902**, a cellared building and a single pit were found during the excavation and indicate occupation on this site at this time. Two further pits dated to this period were seen at **IAS 5904**. Thetford ware pottery has also been found at numerous sites within the search area in various monitoring works.

Medieval

In just about every archaeological intervention within the search area there is evidence of medieval activity of one kind or another. Immediately to the west of the PDA is the line of the medieval town defences and just inside of those is the site of Blackfriars. At both **IAS 5902** and **IAS 5907**, a medieval coarseware kiln was found. At **IAS 5903** adjacent to the south-west corner of the PDA, flint and septaria walls were found that formed part of a building, possibly 'The Wayside Lodge', dated by documents to 1438-39. At the southern end of **IAS 5901** were found 53 skeletons, aligned east-west in the supine position. These remains may represent part of the graveyard of the now vanished Church called 'Osterbolt'. After the church went out of use, the southern end of this area fronting onto Key Street had various buildings and associated surfaces constructed. At **IAS 5901** and **IAS 5902** numerous rubbish pits were also found attesting to the continued use of this whole area throughout the medieval period.



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Figure 3. Suffolk HER search

Reference	Date	Description	Notes
IAS 4701 IAS 4703 IAS 4704 IPS 224	Medieval	Site of the Black Friars Friary.	Research excavation (SAM) Monitoring
IAS 4702 IPS 352	Undated	Stanchion hole in basement revealed human skeletal remains in a 19th century foundation trench. Possibly from the Blackfriars cemetery.	Watching Brief
IAS 4705 IPS 353	Medieval	Standing flint and mortar wall (Blackfriars Precinct)	
IAS 4706 IPS 354	Late Saxon Medieval	Refurbishment within a cellar - finds recovered from pit excavated for wall underpinning including Thetford ware storage jars, early medieval coarseware pottery and animal bone.	Watching Brief
IAS 4708 IPS 441	Late Saxon	Re-development of building and yard. Pits seen in footing trench. Thetford ware and animal bones were recovered..	Monitoring
IAS 4801 IPS 355	Medieval	On the site of the Blackfriars Friary, 3 trenches were excavated south of school street in the hope of locating some remains. None were located, probably due to large amounts of modern disturbance.	Evaluation
IAS 4802	Medieval	Site of the Black Friars Friary. A monastery floor was located at depth of <i>circa</i> 4ft, possibly the refectory.	(SAM)
IAS 4901 IPS 356	Late Saxon Medieval	A contractor's hole in a floor revealed 1 Thetford ware type sherd and 1 medieval coarseware sherd.	Monitoring
IAS 4902 IPS 357	Late Saxon	Stanchion pits dug revealed Thetford ware.	Watching Brief
IAS 4903 IPS 358	Middle & Late Saxon	Rebuilding of 'Storlines' revealed Thetford and Ipswich ware.	Watching Brief
IAS 4904 IPS Misc	Medieval	Line of new road and adjacent rebuilding across revealed 1 sherd of medieval pot.	
IAS 4905 IPS 229	Middle & Late Saxon Medieval	Monitoring during building construction revealed pits that will have survived the building construction. The recovered pottery includes Ipswich and Thetford ware, and also early medieval and medieval coarseware.	Watching Brief
IAS 4906		Archaeological monitoring revealed overburden of 1.8m	Monitoring
IAS 5601 IPS 367	Medieval	Rebuilding of Gables of the Almshouse revealed massive flint and mortar wall of Blackfriars.	Monitoring
IAS 5701 IPS 212	Middle & Late Saxon Medieval	Area of Saxon and medieval settlement, probably preserved under a car-park. Middle and Late Saxon buildings.	(SAM)
IAS 5702 IPS 369		New build adjacent to Pleasant Row entrance. Trial bore holes also monitored.	Borehole

IAS 5901	Prehistoric Middle & Late Saxon Medieval	Excavation located a medieval cemetery with <i>circa</i> 53 graves, overlying a Middle Saxon to 12th century occupation. The limited number of bodies found on the western side of the site suggests that the main concentration of burials lies further to the east. It is reasonable to assume that an associated church or chapel could exist close by. The extent of the cemetery is currently unknown.	Excavation
IAS 5902	Prehistoric Middle & Late Saxon Medieval	Excavation revealed Saxon and medieval occupation.	Excavation
IAS 5903 IPS 370	Medieval	Flint and septaria building 'The Wayside Lodge'. Dated by documents to 1438-39.	
IAS 5904 IPS 371	Late Saxon	Two pits containing Thetford ware one of which also contained Ipswich ware.	
IAS 5906 IPS 372	Late Saxon	Three sherds of Thetford ware	Monitoring
IAS 5907 IPS 373	Middle & Late Saxon Medieval	Excavation of strip foundations for small office building revealed occasional pieces of Ipswich ware, Thetford ware and also a medieval coarseware kiln.	Monitoring Natural at 1.5m below modern surface
IAS 6104 IPS 377	Middle & Late Saxon Medieval	Partial demolition and erection of a new extension revealed occasional Ipswich, St Neots and Thetford ware sherds.	
IAS 6106	Late Saxon Medieval	Excavation revealed late Saxon and early medieval pits and other features.	Excavation
IAS 6901 IPS 211	Saxon Medieval	Area of Saxon and medieval occupation.	(SAM)
IAS 6902 IPS 211	Medieval	Blackfriars, latrine and precinct wall.	Excavation
IAS 6903 IPS 385	Middle Saxon	Ipswich ware sherd found in new inspection pit.	Monitoring
IAS 6904	Medieval	Excavation revealed the town's defensive ditches and the Blackfriars precinct wall.	(SAM)
IPS 439	Post Medieval	Jewish cemetery dated to 1796.	

Table 1. Suffolk HER search data

2.3. Map Search

The earliest map available for study of this area is Speed's map of Ipswich dated 1610 (Fig. 4). This map is somewhat subjective, but does illustrate that the study area had a similar layout to the present day. There are buildings shown fronting onto Lower Orwell Street with open ground behind these properties, possibly areas of orchards.

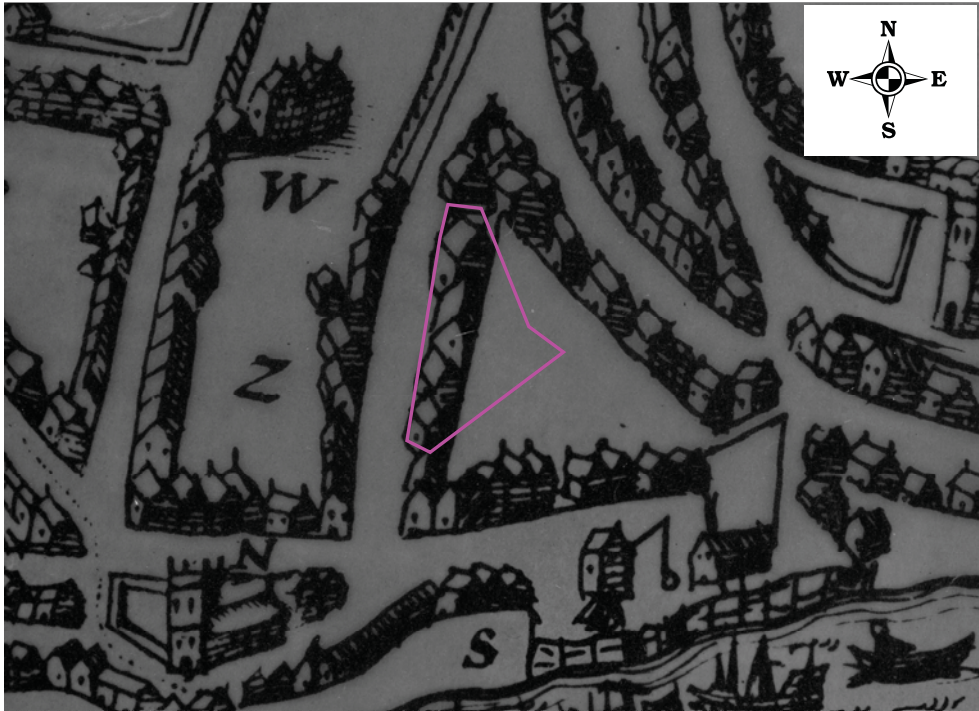


Figure 4. Speed's map of 1610 (no scale)

The next map was created by Ogilby in 1674 (Fig.5) and is a more accurate representation than Speed's map, looking much more like a modern map. There are less properties shown fronting onto Lower Orwell Street, but there are now some buildings being shown within the triangle of land that don't front onto Lower Orwell Street.



Figure 5. Ogilby's map of 1674

Pennington's map of 1778 (Fig.6) shows a similar layout to Ogilby's map, but with a greater amount of buildings along the street frontages and on the land behind. These buildings

include a maltings, indicating that the changing nature of this area close to the docks. Lower Orwell Street is at this time called 'The Lower Wash'.

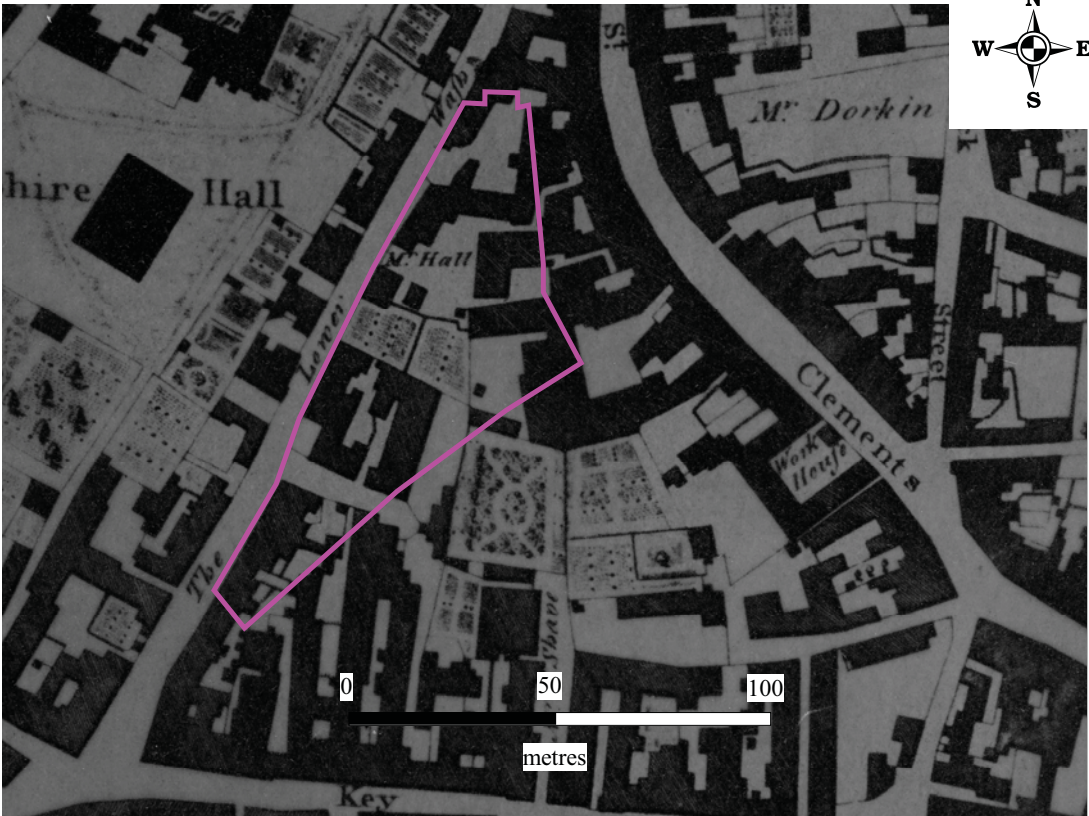


Figure 6. Pennington's map of 1778

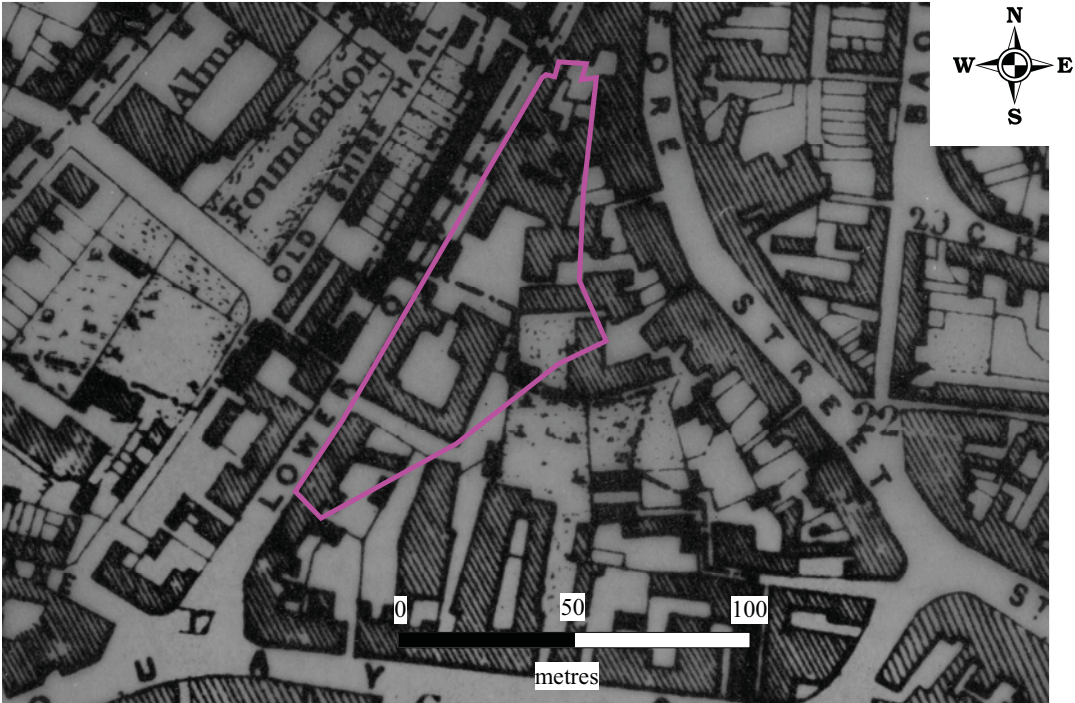


Figure 7. White's map of 1867

White's 1867 map (Fig. 7) shows a similar density of buildings to the previous map. The name of St Clements Fore Street has been shortened to Fore Street and The Lower Wash is now called Lower Orwell Street.

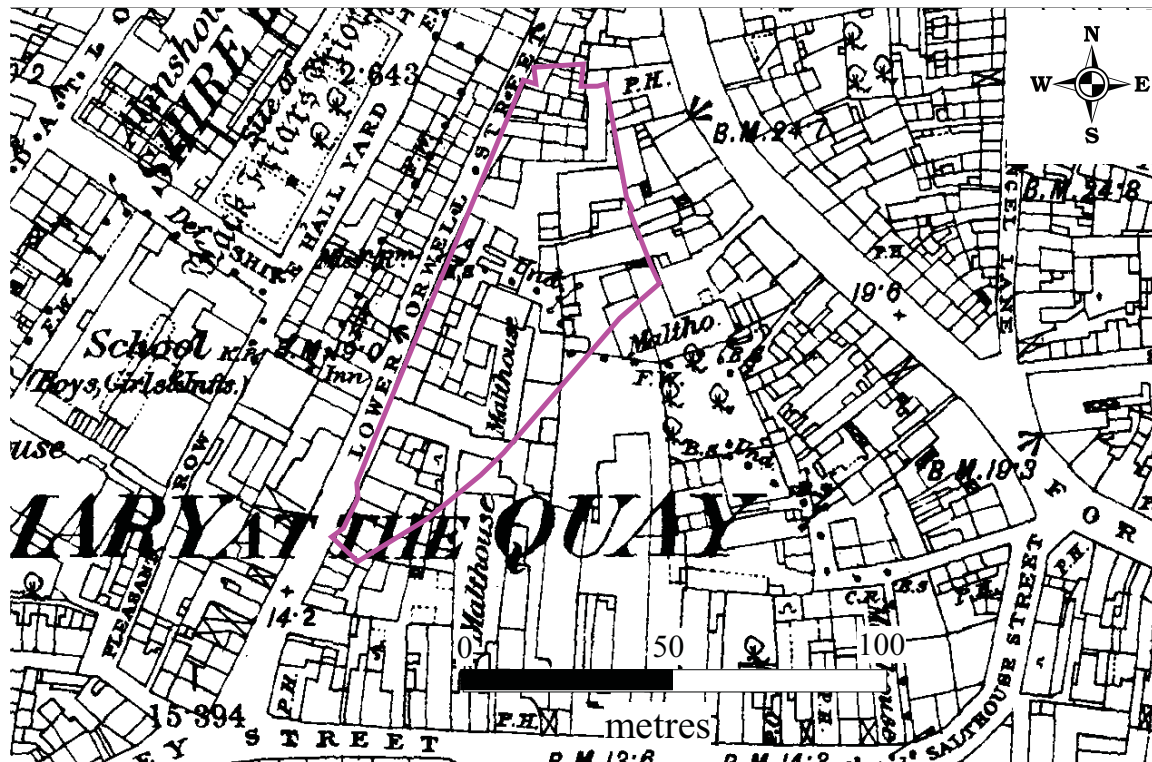


Figure 8. Ordnance Survey map of 1881

On the 1881 Ordnance Survey map (Fig. 8) there are more buildings and there are now three maltings that within the PDA.

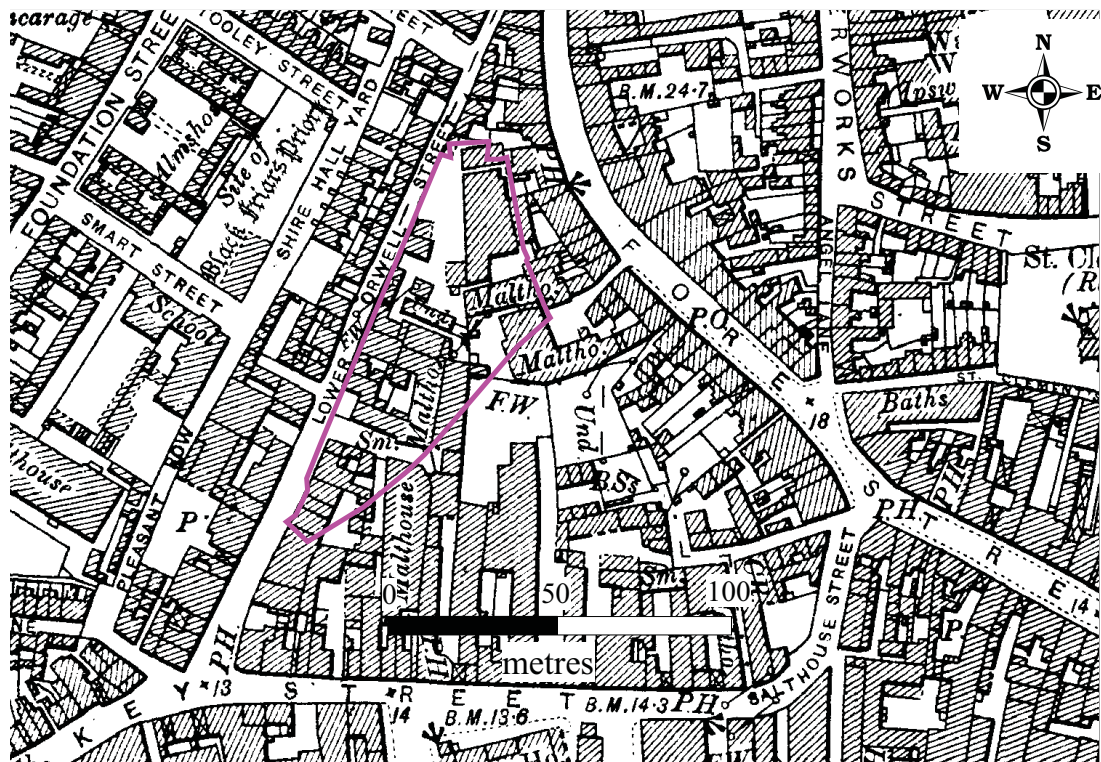


Figure 9. Ordnance Survey map of 1902

The 1902 Ordnance Survey map (Fig. 9) shows a similar density of buildings within the PDA than on the previous map except some buildings in the north-west corner of the PDA have been demolished.

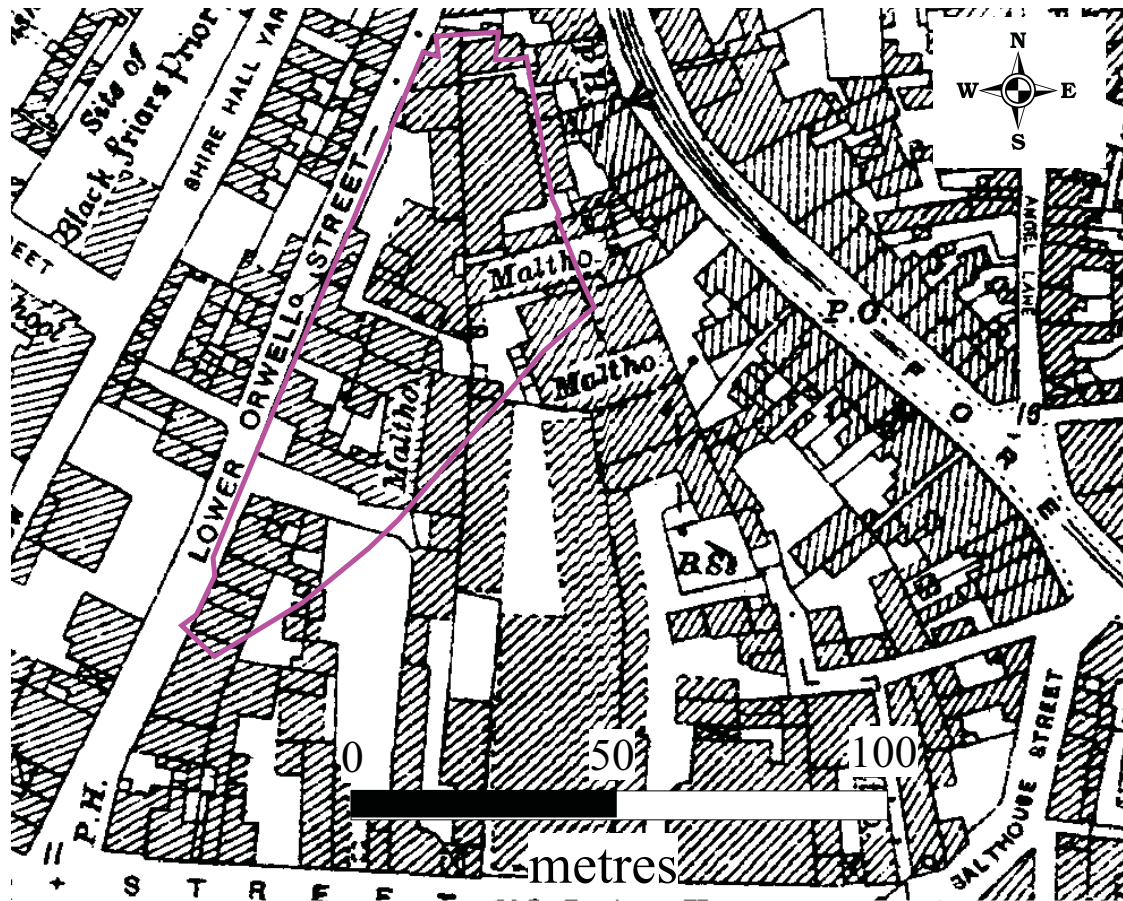
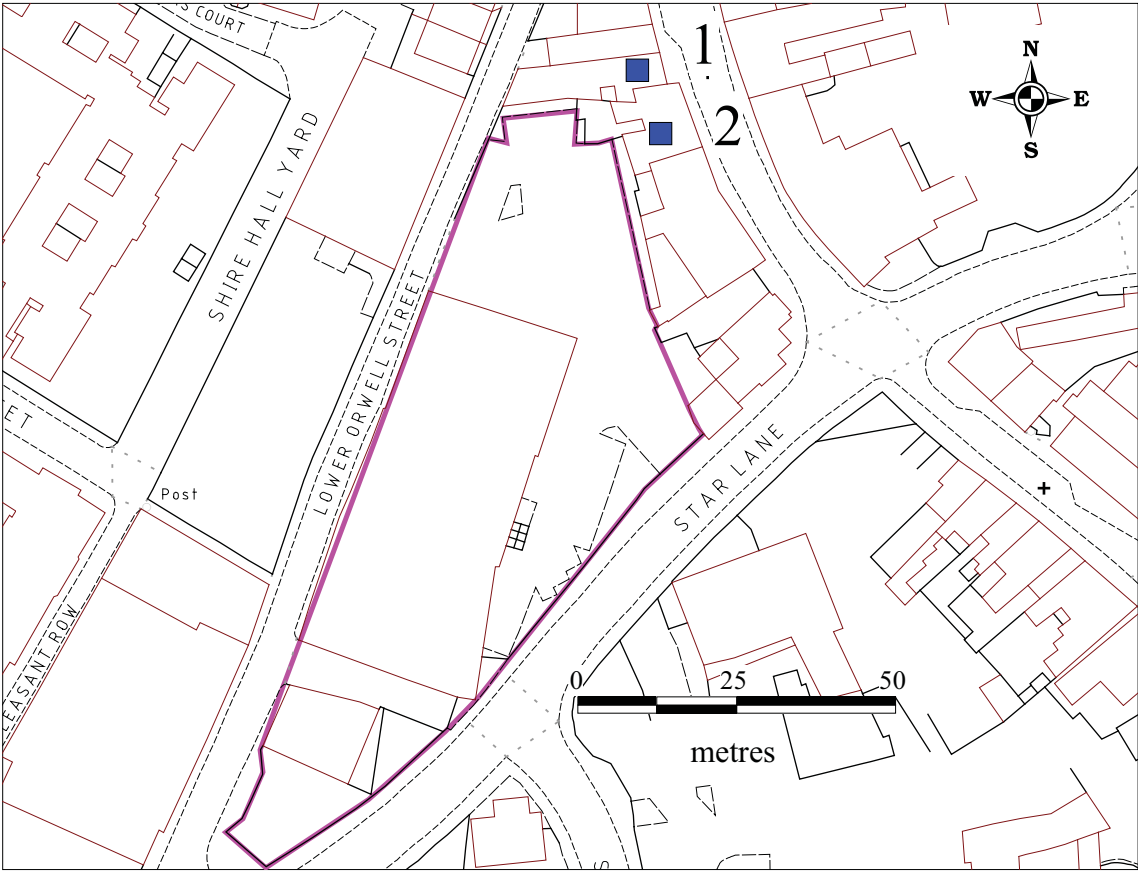


Figure 10. Ordnance Survey map of 1928

The 1928 Ordnance Survey map (Fig. 10) shows the PDA as almost identical to the previous 1902 map, except for one malthouse that has been demolished in the south-east corner of the PDA and some new buildings which are present in the north-west corner of the PDA.

2.4. Listed Buildings

There are no listed buildings within the PDA, although there are two immediately adjacent to it. Figure 11 and Table 2 detail the listed buildings that are adjacent to the PDA.



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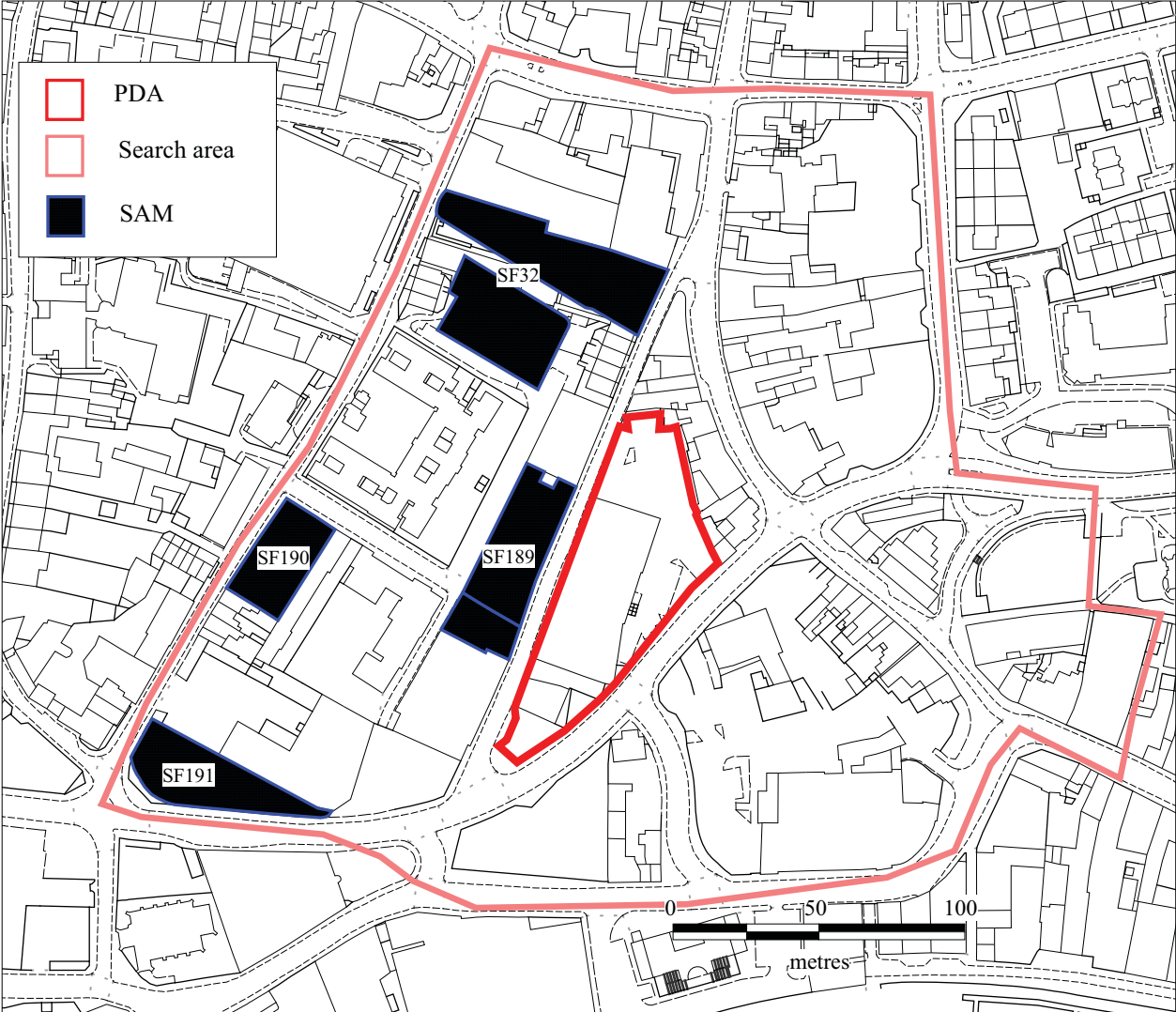
Figure 11. Listed buildings within the same block as the PDA
(The numbers refer to Table 2)

<p>1 24 Fore Street</p> <p>Grade II*</p> <p>Ref: 275456</p>	<p>A 17th century timber-framed and plastered building with two storeys, attics and cellars. The attic storey has 3 large jettied gables and is lit by mullioned and transomed windows in the gables, with lattice leaded lights and a semi-circular arch in the centre light. The first storey is jettied on the whole front with panelled pargetting and three rounded bay windows projecting above the ground storey, mullioned and transomed with glazing bars and semi-circular arch in the centre light on the south end window. The ground storey is faced in 18th century brick, now painted.</p>
<p>2 26 Fore Street</p> <p>Grade II</p> <p>Ref: 275457</p>	<p>An 18th century front, probably to a 17th century timber-framed building. Painted brick with a plastered parapet with a modillion cornice. Two storeys with a six window range. The ground storey has a 20th century shop.</p>

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

2.5. Scheduled Ancient Monuments

There are 4 SAMs within the search area (Fig 12). These are all areas within the historic town core that are at present car parks and have a high potential for preserved Anglo Saxon remains to be present.



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Figure 12. Scheduled Ancient Monuments (SAM) within the search area

3. Conclusions

3.1. The Archaeological Potential of the PDA

Prehistoric

The limited archaeological evidence for the prehistoric period in the vicinity of the PDA indicates that there is some activity. However, prehistoric sites can be of a low density and features can sometimes be found in isolation. The potential for prehistoric material to be encountered within the PDA based on the known archaeological resource is low to moderate, but it is likely to be low density and may even be limited to residual finds.

Anglo Saxon

As can be seen in Fig. 3, there is evidence for Anglo Saxon occupation in the majority of archaeological interventions that have been carried out within the study area, both inside and outside of the town's defences.

In the Early Saxon period the PDA appears to have been fields probably for spelt, indicated by the ditches and plant remains found in **IAS 5901**.

During the Middle Saxon period these ditches were filled in and pits started to be dug in this area, indicating a change of use from arable fields possibly to the beginnings of the settlement into this area of the town.

By the Late Saxon period there is greater activity within the search area with a large increase in the amount of pits being dug. Suburbs are starting to expand outside the town walls towards the end of this period and a building dated to this period was found at **IAS 5902**.

The potential for Saxon material to be encountered within the PDA based on the known archaeological resource is high.

Medieval

There are numerous entries in the HER for the medieval period within the study area, both inside and outside the defensive perimeter of the town. At both **IAS 5902** and **IAS 5907** medieval coarseware kilns have been found, possibly suggesting an industrial/semi-industrial use of this area just outside of the town wall close to the docks. The evidence of a church, later buildings, numerous rubbish pits and finds located within the search area close to the PDA indicate the considerable and varied activity within this area of the town.

The potential for medieval material to be encountered within the PDA based on the known archaeological resource is high.

Post-medieval

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

Overall

There is a high potential for encountering a large variety of archaeological features within the PDA including rubbish pits, wells, kilns, ovens and buildings as well as a wide range of artefacts.

3.2. Potential Survival of Archaeological Material within the PDA

An examination of excavation and borehole data suggests that there is the potential for made ground to be generally *circa* 1.5-2.5m deep and this would protect the earliest archaeological features that are cut into the natural sub-soil from more recent ground disturbance.

There is good potential for the survival of archaeological remains from all the periods identified as being potentially present within the PDA, although to some extent this diminishes as the age of the material increases. The distribution and survival of any archaeological remains may vary across the PDA due to the different land uses throughout time and also the different buildings that have been erected and subsequently demolished. Some of these activities will have helped preserve earlier archaeological evidence, whilst some events will have had a negative effect on the survival of archaeological material.

Borehole data provided by the client for the south-west corner of the PDA indicates that there is made ground (potentially archaeological material) to a depth of 2 - 3m.

3.3. Archaeological Mitigation

Considering the location of the PDA and the potential for stratified urban deposits to be found, planning consent for any proposed development will certainly include an archaeological condition requiring the developer to ensure that preservation *in situ* or by record is carried out.

Any ground investigation e.g. test pitting should be agreed with the planning archaeologist prior to being undertaken as they will need to be monitored. Demolition should only be to ground level and no grubbing out of foundations should take place until any archaeological work has been carried out.

Initially it is likely that an evaluation by trenching would be required to establish the character, density and depth of the archaeological resource. Consultation would then be required with the County Council Planning Archaeologist to determine the need and scope for any further work, which could include full-scale excavation.

This program of works would probably not be a pre-determination condition of any planning application (see Section 3.4.).

3.4. Archaeological Evaluation

Applicants for planning consent are reminded that national guidance recommends that potential archaeological sites are evaluated (fieldwalking and/or geophysical survey and/or trenching) prior to the determination of any application and that refusal of consent is an option to ensure that nationally important sites are preserved *in situ*.

In most cases, planning consent can be granted with a condition requiring the implementation of a programme of archaeological work, prior to development, ensuring preservation by record of the archaeological remains.

However, potential purchasers of land are warned that, until an evaluation is undertaken, it is usually impossible to define the extent of archaeological work that may be required on a site and equally difficult to calculate the likely cost. Bearing this in mind developers are advised to undertake archaeological evaluations at the earliest opportunity to clarify the likely archaeological work required and its cost.

References

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

Disclaimer

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

APPENDIX 1

Documentary Report

Essex Furniture Site, Lower Orwell Street and Star Lane, Ipswich

Introduction

On the modern maps of Ipswich the boundaries of this site are formed with Lower Orwell Street to the west and Star Lane to the south, most of the eastern boundary backs onto the properties fronting Fore Street. The southern boundary is in historic terms very recent, the result of the completion of the extension of Star Lane in the early 1980's. Earlier maps show this site as part of a large triangular piece of land with Key Street at its base and Lower Orwell Street and Fore Street its two sides extending northwards to meet at the junction of Upper Orwell Street.

The usage of these street names is relatively modern. Muriel Clegg in her booklet 'Streets and Street Names in Ipswich' describes the history of each. Lower Orwell Street follows the course of a natural stream the 'Cauldwell Brook' that flows 'from high ground to the east of the town gave its name and its course to Spring Road. Swelled by more water from Warwick Road (formerly Water Lane) the stream continued its course along St Helen's Street (Cauldwell Lane) to Major's corner where there appears to have been another stream. There it turned down Upper and Lower Orwell Streets (the "Wash") to reach the river'. In 1959 'excavations in Shire Hall Yard, behind Lower Orwell Street, revealed that the rampart [of the town's walls] was constructed above a ditch (probably a boundary ditch of between AD900 and AD1100. The stream bed provided earth and gravel for the rampart, and itself, widened and deepened by these operations, provided an outer ditch probably 18 to 20 feet wide'. The street previously known as the 'Wash' or 'Key Lane' has never been a major thoroughfare. The ditch separated the area of this site from the medieval town and in medieval documents property in this area is described as in the suburbs of Ipswich. Fore Street 'was originally St Clement's Street' or St Clement's Fore Street'. By the early eighteenth century the name Fore Street had appeared, reflecting the approach to the 'fore' or foreshore, no longer apparent since the construction of the Wet Dock opened in 1839.

Copies of Joseph Pennington's 1778 map and John Ogilby's 1674 map showing the area of this site overlaid onto the present Ordnance Survey map were included in the report 'Land Fronting Key Street and Star Lane, Ipswich' a desk-based assessment report (ref. Report No 2003/136). Apart from the names of 'Mr Hall' and 'Mr T Shave' marked on Joseph Pennington's 1778 map of Ipswich the other maps do not identify the owners of the various properties. The Ordnance Survey maps identify a number of malhouses in this area but the exact property boundaries are unclear. The main part of this study has been placed on identifying the owners of the various properties and tracing the site history through the deeds of each property.

This site is divided between the former ecclesiastical parishes of Saint Mary at the Quay and Saint Clement's with the parish boundary clearly marked in the first 1884 edition of the Ordnance Maps and on White's map of 1867.

Lower Orwell Street

It is possible to identify the essentially working class nature of Lower Orwell Street in the Victorian period from the list of occupants and their trades as published in 1881 'Directory of Ipswich'. The houses along this eastern side of the road were listed in the reverse order beginning with John Taylor the then publican of the Gun Inn. The other occupants of the street were 43 J. Clarke, blacksmith, 41 Thomas Pettitt, chimney sweeper, 39 Peter Lawson, tailor, 37 George Simey wheelwright, 35 Ebenezer Robinson, ship builder and William Bennett mariner, 31 Peter Smith blacksmith and wheelwright, 29 James Lord, hawker, and again Peter Smith and George Simey, 27 Mrs Garrod, staymaker, 28 Joseph Church, shoemaker, 25 was vacant, 23 George Andrews, french polisher, 21 Robert Powell, brickmaker, and G & O Ridley, wine merchants, 19 & 17 John Garrod coal dealer, (his premises adjoined Garrod's Court), 15 Mrs L Southgate, machinist, 13 & 11 Thomas Harvey, baker, 9 Mrs Collier charwoman, 7 Samuel Barrell, engine driver, 5 Mrs Cook, and 3 Walter Powell, labourer. These were not the owners of the properties.

Behind the street frontage there were commercial premises sometimes linked with the cottages or small houses along the street frontage. In July 1892 a 'Capital Freehold Malting Premises with stable, coach-house & large yard also Five Freehold Cottages Tenements forming one block with an area of about 45 perches, having long frontages' were offered for sale (ref. HB 54/E5/44). These were situated in 'Lower Orwell Street in the parish of St Mary Key, Ipswich'. The malting was described as 'Brick-And-Tiled ... with Three Floors, 80 Coomb Steep, Barley Chamber, Kiln, Screening Room and Malt Store with Capital Well and Pump on the premises, in the occupation of C. H. Cowell Esq' and 'New Brick-And-Tiled Stable with large yard adjoining the Malting in the occupation of Mr Gummersome also, adjoining, Five Freehold Cottage Tenements & Wheelwrights' shop, being numbered 21, 23, 25, 27 and 28 Lower Orwell Street'. The description continues 'The Whole forming a complete block with a Frontage to the Street of about 84 feet, and a Frontage to a Cartway on the south side of the premises of 135 feet'. The premises were considered to be 'well worthy the attention of gentlemen engaged in Mercantile pursuits'. The vendor was a Mrs Debora Barker.

The malting has been part of an estate divided up in 1848. The property in Ipswich had been granted to Ann Courtnall Barker. The property was then described as 'All those Freehold Messuages or tenements and cottages with the Malting Office yards, gardens, houses, outhouses, stables, edifices and buildings thereunto belonging appertaining as the same were situated and being in Lower Orwell Street in the Parishes of Saint Mary at the Key and Saint Clement in Ipswich aforesaid and were then in the several occupations of Robert Squirell, Whitehead, Thomas Garwood, Daniel Harvey, William Garrod and Southgate and two others' (ref. HB 54/E5/35).

The malting had been sold to Samuel Courtнал in April 1771 and was then described as 'All those Freehold messuages or tenements lately rebuilt with the Warehouse Outhouses yards gardens and appurtenances thereunto belonging and also free Liberty of Ingress, Egress and Regress with horses carts and carriages from and out of a certain Lane called Key Lane through a certain way leading from the said Lane to the yard belonging to the Bull Inn towards and unto the gate leading into the yard parcel of the premises hereby or intended to be hereby granted and released as the same premises are situate and being in the Parish of Saint Mary Key in Ipswich aforesaid and abut upon the said Lane called Key Lane towards the west and upon the said passage leading to the said Bull Inn Yard towards the south and late were in the tenure or occupation of William Goodrich soap boiler, his undertenants or assigns and now are in the several tenures or occupations of John Punchard, John Cole,

Richard Davis, Robert Pett, John Hill, James Wright and the said Samuel Courtнал’ (ref. HB54/E5/17).

This last document is in a bundle of earlier deeds and documents for this site. These include an agreement dated 27 April 1771 between Samuel Courtнал and Charles Norris over the repairs to an 88 feet wall between their properties that ‘ought to be repaired by and at the joint expence’ of both, but because Samuel Courtнал had ‘Licence to build an erect certain buildings upon the said wall’ the responsibility for repairs had passed to him. An earlier deed dated 8 March 1768 makes no mention of the malting though most of the rest of the property description is the same as in 1771 only the names of some of the occupants had changed with ‘Thomas Tyler, John Punchard, Samuel Bradbrook, John Cole, Richard Davis and ... Lionel Pepper’ listed in 1768. Lionel Pepper was a carter and he sold the premises to Samuel Courtнал in 1771.

In a deed endorsed with ‘The House in the Wash wherein Mr Westhorp dwells’ and dated 4 December 1707 the property is described as ‘All that messuage or tenement houses outhouses ... whatsoever late erected and built by the said Robert Cooke upon the aforesaid premises, one of which said last mentioned messuages or tenements is in the tenure of Browne Widow, or her assigns and the other of the last mentioned messuages or tenements late was in the tenure of Griggs widow or her assigns (and two are empty) All which said first and last mentioned premises are situate and being in the parish of Saint Mary Key in Ipswich aforesaid and abutt upon Key Lane towards the west upon a way or passage leading to the Bull Inne Yard towards the south’. Robert Cooke was a ‘house carpenter’ and he sold the property to William Westhorpe a mariner.

Robert Cooke had been given this property by his father, also Robert Cooke, a bricklayer in October 1693 just before the son’s marriage. The property was then described as ‘All that orchard, garden or piece of ground with the messuage or tenement thereupon built, situate lying and being in the parish of St Mary Key ... nowe or late in the tenure of the said Robert Cooke the sone’. His father Robert Cooke had purchased the property in 20 January 1683 from ‘Henry Betts late of Ipswich aforesaid Winecooper’. The deed of 1683 is also in this bundle and describes the property as ‘All that his Orchard yard or garden as it is now inclosed or fenced in with a brick wall scituate lying and being in the parish of St Mary at the Key ... now in the tenure and occupation of the said Henry Betts which said orchard yard and garden amongst other things the said Henry Betts had and purchased to him ... of Edward Mann late of Ipswich ... by his deed ... bearing the date the two and twentieth day of April annoqr dmi one Thousand Six Hundred Seaventy and Fower’. This earlier deed is not in this bundle. The will of Edward Mann was proved at the prerogative court of Canterbury in 1680. The records of this court are now held at the National Archives in Kew.

Some of the deeds in this bundle are water damaged and cannot be read. In a deed dated 30 July 1765 an additional property is mentioned on the western side of Lower Orwell Street but then described as ‘which last mentioned messuage or tenement abuts upon the said Key Lane towards the East and upon certain Lands formerly parcel of the dissolved monastery of preaching fryers towards the west and also free liberty of ingress ... from the said Key Lane into and through the Gateway and yard belonging to a messuage or tenement thereunto near adjoining and now used as a Workhouse for the poor belonging to the said parish’. A third property mentioned in the same deed adjoined a property ‘formerly called Chapell yard’ in the then hamlet of Wicks Bishop’.

There are sale particulars for various properties in Lower Orwell Street. The earliest is dated November 1841 and describes two lots as ‘a freehold dwelling house with bake-office and

premises situated in Lower Orwell Street ... comprising a large Bake-Office with 10 bushel oven, front room, 2 chambers and yard now in the occupation of James Funnell'. The second lot was 'A freehold cottage or tenement ... comprising 2 lower rooms, 2 chambers, back-house and yard in the occupation of English' (ref. HE 402.1.1841/11). It is uncertain whether or not these properties were in the eastern side of the street. In another sale particulars dated 30 March 1881, number 3 Lower Orwell Street in St Clements' parish was described as 'having 2 Lower Rooms, 2 Chambers, Yard and Outhouses together with the right to use a side passage, Entrance in common with adjoining property ... now in the occupation of Mr Walter Powling' and Number 43 in St Mary Quay was described as 'having a cellar, 2 Lower Rooms, 3 Chambers, an attic, a yard and outhouse; also the right to the use of a side passage entrance ... now in the occupation of Mr James Clarke' (ref. HE 402/1/1881/21). There are no sale plans with these documents.

William Brown Ltd (HC3:2905)

The firm William Brown & Co (Ipswich) Ltd formerly owned 33 & 35 Lower Orwell Street having purchased the property in May 1944 (ref. HC3:2905/2/8). The deeds for this property date from 23 September 1662 and include a conveyance from Edward Mann to Henry Betts dated 22 April 1674. This firm also owned 21 & 23 Key Street from January 1949 and the deeds for this property include another copy of the 1674 conveyance (ref. HC3:2905/2/7). They also owned 25 & 27 Key Street from March 1927 with deeds from 16 93 (ref. HC3:2905/2/6) and the Bull Yard from January 1913 with deeds from 1721 onwards (ref. HC3:2905/2/5). The catalogue (HC3:2905) also mentions 'bundle of deeds relating to 37, 39, & 41 Lower Orwell Street' covering the years 1665 to 1879 and 43 Lower Orwell Street deeds 1735 to 1881 though the individual documents in these bundles are not listed. Most of these bundles of deeds are in their original packaging and have not been opened since they have been deposited.

The deeds for 33 & 35 Lower Orwell Street include a conveyance of the property to Ebenezer Robinson in April 1869. The property was then described as 'all that messuage sometime since divided into two tenements and now into three tenements ... as the same were formerly in the occupation of Robert Pharoe a cooper and since in part rebuilt and then in the occupation of Heywood and Edward Betts joiner deceased'. There are the names of further tenants followed by 'the other two tenements for some time past were in the several occupations of the said Ebenezer Robinson and Mrs Borrett ... are situate in the parish of Saint Mary at the Key ... abutting in front on Wash Lane now called Lower Orwell Street towards the west and upon the yard and premises formerly of James Scarlett then of Mary Ann Caston widow and now of Samuel Stannard towards the east'. This description appears in deeds dated September 1801 between Benjamin King and Lionel Pepper. In a deed dated 29 September 1795 between Edward Betts and Lionel Pepper the property is described as 'divided into two tenements' though the occupants or former occupants are the same as in 1869. The location of the property is expanded a little from the text found in later deeds 'abutting in front upon the Wash Lane towards the west and abutting on the back part upon the other yards and premises of the said Edward Betts, Deborah Harrold and William Downes and Ann his wife conveyed or intended to be conveyed to James Scarlett from which and hereby granted premises are to now separated and divided by a wall or pale erected or intended to be erected by the said James Scarlett extending from the north east corner of the messuage now occupied by John Lee to the wall opposite thereto in a direct line'. The earliest deed of conveyance of the property dated 22 April 1674 between Edward Mann 'sonne and heire of Edward Mann late of Ipswich aforesaid esq deceased whoe was sonne and heire of Edward Mann late of Ipswich aforesaid Merchant' and Henry Betts of Ipswich ... wine cooper. The will of the first Edward Mann was proved at the archdeaconry

of Suffolk court in 1671 (ref. IC/AA1/101/122). The will is of little use in tracing the earlier history of the property, Edward states 'that worldly estate which God hath lent me in this world the same beinge not now great because I have disposed of much already to my children'. The property is simply described in 1674 as 'All his Capital Messuage or tenement late in the occupacon of Edward Mann father of the said Edward Mann ... now in the several occupacons of John Green & William Martin and one orchard or Garden now in the occupacon of the said Henry Betts'. In the will of Mary Betts the widow of Henry Betts dated 4 October 1704 the property is mentioned as 'then in the occupation of Robert Butcher an apothecary and Robert Pharoee a cooper'. It was to be divided 'rangeing on the left hand from the street dore up to the further end of the upper yard to the back gate there with the little stone yard there neer the pump with one half part of the pump and well, the little yard or garden were the little Banqueting house stand with the use of the Great Yard, Back house and house of office and back gate in common with my son James Betts upon whome I settled the other part of my messuage upon his marriage'. James died in 1732 and all his children had died before him leaving an entail on this part of the property.

The wills of the various members of the Betts family were also copied to be included with the deeds of 21 & 23 Key Street. In the deeds of these properties a new description was written for the deeds of December 1794 'All that messuage now divided into two tenements ... abutting a common way or passage dividing the hereby granted premises of the said Edward Betts on the part of the east and separated there from by a pale or fence and which hereby granted premises were formerly in the occupation of the said Robert Butcher apothecary and are now in the tenure or occupation of the said John Eastty and Samuel Courtnall ... with common entry and passage unto and from the back part of the hereby granted premises ... to the street in common with the owners and occupiers of the other premises of the said Edward Betts'. The height of the fence was to be no greater than 5 foot 6 inches. It is interesting to note that the early deeds for this property do not mention Key Street.

Key Street is not mentioned in the early deeds for 25 & 27 Key Street. The earliest deeds in this bundle in the form of a conveyance between Martha Girling widow with her eldest son George Girling and John Dameron an Ipswich butcher dated January 1693 describe the property as 'All that messuage or tenement scituate lying & being in the parish of St Mary Key ... heretofore in the occupacon of William Burrough, Chrisinham Garody, Anthony Caston, Thomas Shimson and Anthony Wells ... and now or late in the occupacon of Thomas Paschall and the said Thomas Shimons'. The property had passed to Martha Girling and her son as 'Onely daughter and heire of Isaac Hedge late of Ipswich mercer deceased who had the same given to him and his heires in and by the last will and testament of Edmund Hedge his late father deceased'. The will of John Dameron dated 11 December 1700 adds no significant details beyond that the property was in his own occupation and that of John Skidmores, glazier'. In the deeds of 1750 between Thomasine Dameron and John Finch an innkeeper the property is described as 'opposite the Ram Inn' and the names of the various occupants have changed. John Finch raised a mortgage on the property before his death in the following year 1751. This property was with others in the area was sold to Lionel Pepper in November 1767. At that time Lionel Pepper purchased another property to the rear of this site described as a 'brick messuage or tenement ... late in the occupation of John Doole bellfounder and then of Gladwin Denny fisherman'. By 1797 this messuage had been demolished and five tenements built in its place. A small outline plan of the property with the names of the owners of the adjoining properties is drawn in the margin of another deed of 5 January 1864. This clearly identifies the site as outside the area of this study with William Read and David Everett named as the owners of the properties to the north.

The large bundle of deeds for the Bull Yard includes a deed 17 September 1860 with a plan of the irregular boundaries of the property with the names of the owners of the adjoining properties. A former owner of this property was Mr Thomas Shave whose name appears on Pennington's map of Ipswich. On Pennington's map and later maps a large area of formal gardens are shown to the rear of the property and the north west corner of this garden is now part of this site. The adjoining lands with the area of this site in 1860 were the properties of Henry Ridley to the Northwest and Charles Henry Cowell, named in the 1892 sale particulars an occupant of the malting to the North and Northwest. His property included the area of garden crossed by the parish boundary. The house to the west along the street frontage of Key Street was then the property of Mr R Denham named in the deeds of 23 & 25 Key Street and to the east William Robinson Mulley. Immediately to the north of Mulley's property two cottages separated by a central lane or garden stood at a right angle to this property. Mr Mann is named as the owner of these properties. This property included not only Mr Shave's former house but an adjoining property added this house in about 1822. Thomas Shave had purchased his property in June 1770 from Joseph Flindell who had obtained the property in 1755 as part of a marriage settlement through his marriage to Alice Skinner. The property was then described as 'All that Capital Messuage or Tenement or Inn now or normally called or known by the name or sign of the Angel situate ... in the parish of St Mary at the Key ... formerly in the occupation of Nathaniel Alderson since of William Trotman Gent and Charles Harris and now of John Calver and the said Thomas Shave'. Thomas Shave 'pulled down the Angel Inn on the Common Key Ipswich and rebuilt the same' some 2 foot 6 inches back from the street frontage. The foundations of the former property frontage 'projected out on the east side three feet eight inches beyond Mr Charles House and on the west side two feet beyond Mr Joseph Harrison's'. Unfortunately the deeds do not offer further details of the dimensions of the property. In the earliest document in this bundle is the will of Nicholas Carnaby a mariner dated 23 January 1721. He left his home 'wherein I now live adjoining to the Inn called the Angel on the west side of the said Inn & the next house adjoining to the west side of the said dwelling house ... to his wife Margaret Carneby'. Once again this is clearly a complex property.

Though the individual documents are not listed in the present temporary catalogue for this collection there is another unnumbered bundle of deeds for 37, 39 and 41 Lower Orwell Street. The earliest documents in the bundle are all dated February 1665 and concern the grant and sale of 'All that messuage or tenement conteining the severall roomes hereafter menconed (vizt) one hall one seller two chambers one garrett & free libertye of ingresse ... to fetch water at a certaine pump there all which said premises were late in the occupacon of Patience Witman'. The property was conveyed to Basill Brame of Ipswich, a painter and Elizabeth Brame 'spinster and naturall daughter of the said Basill Brame'. In the next deed dated 6 September 1720 John Hobart and his wife sold to Barzillai Brame 'All that messuage ... lyeing in the parish of Saint Mary Key ... heretofore in the occupacon of Robert Dalton and afterwards in the tenure of Willaim Smith and now in the tenure and occupacon of Edward Lasting ... and also all that messuage or tenement ... now or late in the occupacon of Matthew Gislingham and Henry Cadney'. An endorsement on this deed records that an earlier transfer of the property to John and Elizabeth Hobart had been enrolled at the borough court on 6 September 1720. In October 1765 this property passed to Joseph Harrison. In 1776 Harrison raised a mortgage on the property. In 1789 the property was sold at auction and the printed sale particulars describe the two lots as 'A messuage ... in the occupation of Capt T Laston' and 'Five Free hold Tenements ... in the occupations of William Ribbans and others'. The sale also included 'four freehold tenements ... in St Clement's Fore-Street'. In 1801 the property passed to William Garrard. The exact positions of this property is only identified by the street numbers used in a deed dated 24 December 1875 when they were sold to J. E. Stannard. The printed sale particulars simply described the

properties as 'Three Cottages ... being Nos 37, 39 and 41, in Lower Orwell Street and having a frontage of 43 feet'.

The deeds of 43 Lower Orwell Street are again not listed individually in the temporary catalogue. The property was described in 1881 as 'All that messuage ... being numbered 43 Lower Orwell Street ... abutting in front towards the west upon Lower Orwell Street ... towards the south upon the site of a stable now pulled down belonging to a messuage called "The Gun" the property of John Chevalier Cobbold ... towards the east upon the premises belonging to James Whitehead deceased and towards the north upon the passage way hereinafter mentioned'. A right of entrance using this passage remained with a Horace Fulcher. The owner had been Frank Alfred Bales a gun maker. An earlier owner in 1831 Abraham Durrant was also a gun maker. In 1831 the property was described as 'abutting Wash Lane or Street leading from Stepples in Ipswich aforesaid towards the Gun Corner West and upon the stable belonging to a messuage called the Gun South'. This property had been sold to Joseph Harrison in May 1771. In a deed dated 25 December 1740 the property is described in very similar terms as in the later deeds with the same reference to the stable of the Gun and the road leading to 'Gunn Corner towards the west' but adds 'upon the messuage or tenement of the said Bazill Brame towards the north'. The earliest deed in this bundle is dated December 1735 and has the same description.

Fore Street

The properties fronting Fore Street currently numbers 24 – 32 are listed under Fore Street in the 1881 directory in the section headed '*Here is Rogers Court*' and ending '*Here is Lower Orwell Street*'. Unlike a number of streets these properties have not been renumbered. Number 32 was the premises of Jane Punchard, dyer and cleaner, the now demolished number 30 was then the premises of Charles Hillyard boot and shoe maker and 30A the premises of Joseph Knight, pork butcher. Number 28 was in the occupation of F Bennett, builder. The building at 26 Fore Street was then the premises of George & Owen Ridley, Wine Merchants, brewers, malsters etc. Owen Ridley lived at number 24.

From this list it appears that the principal property in the area was that of George and Owen Ridley. Unfortunately the properties records of this company have not been deposited at the records office. There is however a collection of deeds in the Ipswich Borough Collection of 'Public Houses and other Property in Ipswich' that is the 'evidences of title for the purchase by George Ridley of Ipswich Wine Merchant from Henry Ridley of Ipswich, timber merchant' dated 22 December 1868. In cataloguing this collection, the archivist David Allen has listed this bundle under a heading of 'Accidental Accumulations' and states 'Under this heading have been brought together records which have no known connexion with the borough's corporate administration or institutions' (Allen).

The company was formed as a co-partnership on 24 June 1831. In the articles of agreement dated 14 October 1831 it states that 'The said Trades and Businesses shall be carried on under the firm of "Henry George and William Ridley" at the dwelling house of the said George Ridley and in the warehouses cellars vaults brewery malting offices and premises where the same are now carrying on and also in the adjoining premises as may be though necessary and requisite for that purpose'. The properties were combined and are listed in the deed. These included 'And also all that Malting office with the granaries and corn chambers over the same containing in length on the East side One Hundred and Eight one feet and an half and on the west side one hundred and seventy four feet and in breadth at the south head thereof thirty two feet and an half and at the north head forty two feet together with the kiln, kiln house cisterns coal warehouses quay and wharf thereunto belonging containing in length

sixty six feet buildings yards ... thereto belonging or in anywise appertaining ... And also all that brick built stable with the loft over the same and muck bin standing in the yard belonging to the before mentioned premises and the cartway leading out of the street called Saint Clements Fore Street to the said premises as the same premises are situate lying and being in the parish of Saint Clement in Ipswich and now in the tenure or occupation of the said Henry Ridley, George Ridley and William Ridley And also all that messuage tenement or dwelling house late belonging to William Mason formerly in the occupation of John Cross and heretofore part of and used and occupied with a certain messuage formerly in the occupation of John Hyem together with all and singular the houses edifices buildings yards gardens pumps pipes and quills of lead ... to the said messuage belonging ... the said premises are situate lying and being in the parish of Saint Clement in Ipswich aforesaid in a certain street or place there called Saint Clements Fore Street and are now in the tenure and occupation of the said George Ridley And also all that warehouse late used as a Coal warehouse with the chamber over the same now converted into a dwelling house with all other edifices and buildings belonging thereto and now standing and being upon the site or part of the site of certain tenements or cottages part of a messuage or tenement heretofore divided into six separate dwellings and formerly a malt office with the yards gardens ... belonging ... situate in the parish of Saint Clement ... now in the tenure or occupation of Bailey And also all that tenement or cottage with the hereditaments and appurtenances thereunto belonging or occupied ... in the said parish ...now in the tenure or occupation of Adams And also all that bonding vault or cellar near or adjoining to the sign of the Bull in the parish of Saint Mary at the Key in Ipswich aforesaid now in the occupation of the said Henry Ridley George Ridley and William Ridley'

In the later deeds in this bundle following the settlements of the various claims of the heirs of each of these partners the property is described in simpler terms. The deeds mention a large estate of public houses mainly situated in Ipswich. Though there are earlier deeds for the public houses there does not appear to be earlier deeds for the main premises in St Clements Fore Street.

Abraham Cowell acquired a malting and premises in Fore Street in 1797. He was later a Baptist preacher and connected with Stoke Green Baptist Church and married Deborah Harrison a daughter of George Harrison an Ipswich ironmonger. His grandson Charles Henry Cowell took over premises in Fore Street. Another grandson Walter Samuel Cowell took over the firm of printers W.S. Cowell Ltd originally established by Samuel Cowell and son of Abraham and uncle Charles Henry. Only the business records of W.S. Cowell Ltd have been deposited at the record office in Ipswich. Charles Henry Cowell a Liberal Councillor and Mayor of Ipswich gave up his interests in brewing and malting probably before 1881 for religious and political reasons.

Relating the Deed to the Maps

This site includes at its southern most point 33 & 35 Lower Orwell Street. The ownership of this property can be traced through the deeds back to Edward Mann who sold the property to Henry Betts in 1674. To the north, on the eastern side of Lower Orwell Street the properties numbered 21-27 & 28 Lower Orwell Street including the malting can be traced back to the same proprietor. The malting was built between 1768 and 1771 and the houses fronting the street were possibly built shortly before 1707. Deeds for the property to the north owned by 'Mr Hall' according to Pennington's 1778 map had not been found.

According to the deeds none of the properties along Key Street extended into the area of this site. The large garden to the north and northwest of the property marked with the name 'Mr Shave' on Pennington's map marks the northern most boundary of the Key Street properties.

Unfortunately the only deeds for the Ridley family are in the borough collection and begin with the deed of co-partnership of 1831. The malting shown on both Pennington's and Ogilby's maps of the area and now under Star Lane was in 1861 according to the deeds of the Bull Yard, the property of Charles Henry Cowell. The property to the north shown as a malthouse on White's 1867 map also appears on Pennington's map of 1778 but not on Ogilby's map of 1674. The 1831 deed does include measurements of the site that appear to have been copied from an earlier source. On Ogilby's map most of the area of the site was made up of small enclosures identified in the deeds as orchards.

Medieval Deeds

The early medieval history of this area has been recently the subject of a detailed report on a site to the east of St Mary's Key. In the medieval period the area between St Mary Quay and St Clement's was known as Shire House Hill. A large part of this area was 'common soil' that is in communal use. From about 1335 onwards the Borough of Ipswich was able to grant common soil in return for rent. The rents from this source are recorded into the borough's petty rentals. In the earlier report the plots of land listed in rental of 1499 were linked to the surviving grants of common soil.

The 1499 rental (ref. C3/3/4/1) was in Latin and the grants relating to Shire House Hill are translated here.

Item Geoffrey Osberne for a void piece of land lying at Shiroushill formerly Robert Wode since John Bayly junior by a grant of the same Geoffrey ii d

Item the same Geoffrey for a certain parcel of land parcel of Shiroushill in the parish of St Mary of the Quay lying between the tenement of the same Geoffrey late John Osborn on the part of the east and the garden that is parcel of the common soil of Shiroushill newly granted to John Squyer clerk and that was lately in the tenure of William Keche on the part of the west of which the south head abuts on a garden of the same common soil late in the tenure of Richard Felaw and the north head abuts on the garden of the same common soil late in the tenure of John Gosse and contains in length 105 feet from the part of the east and from the part of the west 84 feet and in breadth at the north head 60 feet and at the south head 79 feet and was lately in the tenure of John Osbern iiiii d (Now Stanmer)

(The original grant for this last piece has not been identified. There is a grant to Richard Felawe dated 24 March 1462 of premises 'between the garden of John Gosse north and the tenements of Richard Felawe and Walter Whytlok south abutting east on the tenement of Thomas Denys and west on the highway. Also there is a reference in Bacon's Annals dated 16 November 1479 of a grant 'To Geoffrey Osberne and his heires, common soile in St Clements Streete, to build a trawase thereuppon at 4d rent)

Item John Squyer clerk for one parcel of land of the common soil of the Shirhoushill aforesaid as it lies between the garden aforesaid of the said Geoffrey on the part of the east and the King's Highway on the part of the west that was formerly granted to William Keche

and contains in length 100 feet and in breadth 80 feet iiii d (Now James Hill in two gardens Richard Bird)

Item Margaret Gosse widow for a parcel of land of the common soil in Shirhous Pits containing in breadth at the west head next to the common way 60 feet and at the east head next to the land of Thomas Viridon 55 feet and contains in length next to the land of Nicholas Swan 87 feet and in length next to the land in the tenure of William Keche & John Osberne 132 feet iiii d (Indenture to Thomas Gosse 6 Edward IV, Now Walter Fen now Robert Bray, now Butler) (This is one of two pieces in the original grant to 'John Gosse' dated 31 March 1466 ref. C/3/8/6/12)

Item Agnes Tymperley widow for a certain parcel of common soil of the aforesaid town containing in length 100 feet and in breadth (28 feet in the original deed) that was lately in the tenure of Thomas Denys as it lies in Shirehousepitts between the garden formerly Robert Wode that is in the tenure of Geoffrey Osberne in part and the tenement lately Richard Felaw on the part of the east and the common soil called Shirehouspitts now in diverse tenure on the part of the west of which the north head abuts in the said common soil and the south head abuts in the way leading to a lane called Clement Strete towards the common latrines iiii d (Now George Fastolf esquire, Now Pinder) (This piece was granted to Thomas Denys on 27 September 1453 ref. C/3/8/6/10)

The same Agnes and Richard Haxheade for one parcel of the common soil as it lies between the garden of the common soil in the tenure of John Squyer clerk late in the tenure of William Keche on the part of the north and the tenement of the said Richard on the part of the south of which the east head abuts in the garden now Thomas Denys and the west head abuts in the way leading from a bridge called Blakfrersbrigge towards the quay iiii d (Now Gelgat)

The reference to the 'way leading from a bridge called Blackfriars towards the quay' may well be an early reference to Lower Orwell Street.

The parish of St Mary Quay is unusual. In most parts of Ipswich areas of former common soil can be identified as part of the fore shore or parts of the former town wall and ditch or areas of former market places. Shire House Hill does not fit any of these former usages.

Shirehouse Hill is described in Bacon's 'Annalls of Ipswiche', under an entry for 1347. The extract is from the recognizance rolls and concerns a 'messuage in St Clements abutting uppon Clements Streete east and uppon an empty place called Shirhowse Hill and the churchyard of the antiquated church called Osterbolt'. The editor continues that, "In 1329, we find a locality called Shirehouse hill mentioned. The only description given is, that it stands in the Key parish north of a house and salt water south of the said house". Further details are given by Wodderspoon 'Shire House Hill appears to have contained a large space as in the 30th year of Henry VI, parcel of common soil at Shire-house hill was granted to John Caldewell 80 feet broad and 100 feet long, to John Greete another parcel of equal dimensions, to William Ketcche a piece 80 feet broad and 200 feet long and to John Goss another parcel 87 feet broad and 132 feet in length. Other individuals had also smaller portions assigned to them at different periods'. These grants according to Wodderspoon date from 1451 and relate to the buildings to the east of Lower Orwell Street. In Bacon's 'Annals' a slightly different date and details are given under an entry for 29 November 1454

'Granted to John Caldwell parcel of the common soil at Shirehouse hill 80 foote broad, 100 foote long at 4d rent

And to John Geete another parcel thereof the like quantity and rent
And to John Osberne another parcel there forty foote broad and in length equal to his tenement there 12 d rent
And to William Kettle another parcel there, 80 foote broad and 100 foote long at 4d rent
And to Drayll another parcel there at 4d rent
And to John Goss another peece at the West head next the highway 80 foote and Eastward next Verdons Lane, 55 foote: And in length next the land of Nicholas Swann 87 foote and next Kettes and Osbornes 132 foote at 4d rent'

These pieces though they are not fully described can be identified by their measurements as the properties between 21 and 27 Key Street to the east of the property later owned by Mr Thomas Shave.

The will of John Caldewell an Ipswich merchant proved in 1461 at the archdeaconry of Suffolk court and that of John Gosse at the prerogative court of Canterbury in 1498. These and other medieval sources may be searching as part of an extended study of this site.

Conclusion

The evidence of the grants of common soil show the properties shown on Ogilby's map of 1674 on the northern side of Key Street and later forming 21- 27 Key Street as having been granted out in the middle of the fifteenth century.

In the later part of the seventeenth century until 1674 most of the land forming the southern end of Lower Orwell Street was then the property of Edward Mann. Edward's grandson also Edward Mann subdivided and sold the property containing at least one house but mainly areas of orchards to Henry Betts and others. The malthouse shown on Pennington's map of 1778 and described in the deeds of the site was built between 1768 and 1771 the house fronting the street had been built at an earlier date before 1707.

The parish of St Mary's Quay is unusual in that there was such a large area of common soil to be granted out.

Anthony M Breen September 2007

References

Deeds

HB 54 Solicitors' Collection: Messrs Steward, Vulliamy & Aldous

HB54/E5/17 Messuages lately built with warehouse, yards etc off Key Lane in St Mary Key in Ipswich 1683-1771

Evidences of title for purchases by Samuel Courtnall of Ipswich, malster from Lionel Pepper of the same malster 5/6 April 1771

HB54/E5/35 Deed of partition Ann C Barker nee Edwards, William Robinson whose mother was also Edwards and Arthur Biddell of Playford, gent includes messuages in Lower Orwell Street, The Dolphin and other cottages in St Mary and St Peter's in Ipswich 1846 – 1848

HB54/E5/44 Sale Particulars – malting and 5 cottages in Lower Orwell Street

Estate of Mrs Barker with a contract to purchase by William Edward Kersey of Ipswich 1883, 1892

HB54/E54/27 Messuage in the Wash later called Lower Orwell Street later divided into 2 messuages and 2 newly built messuages next to the Porto Bello Inn 1815-1829

Evidences of title for purchase by Samuel Foreman of Ipswich, butcher from Robert Burrows of the same, pawnbroker 22/23 May 1829

HC3:2905/2/5 Deeds the Custon House Quay (Bull Yard), Key Street 1721 – 1913)

HC3:2905/2/6 25 & 27 Key Street (now demolished) 1693 – 1927

HC3:2905/2/7 21 & 23 Key Street 1662 – 1949

HC3:2905/2/8 33 & 35 Lower Orwell Street (now pulled down) 1662 to 1956

Un-catalogued Deeds

HC3:2905 1665 to 1879 Bundle of deeds and documents relating to 37, 39 & 41 Lower Orwell Street

1735 to 1881 Bundle of deeds and documents relating to 43 Lower Orwell Street

Sale Particulars

Garrod, Turner & Sons Collection HE 402

HE 402/1/1841/11 Freehold Properties in Lower Orwell Street 26 November 1841

HE 402/1/1881/21 Freehold Property nos 3 and 43, Lower Orwell Street 30 March 1881 sold by Representatives of George W Bales deceased

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John Wodderspoon 'Memorials of the Ancient Town of Ipswich in the County of Suffolk' Ipswich 1850