

ARCHAEOLOGICAL EVALUATION REPORT

NEWGATE/MANOR HOUSE LANE, BECCLES

BCC 069

A REPORT ON THE ARCHAEOLOGICAL EVALUATION, 2007

Rhodri Gardner

Field Team

Suffolk C.C. Archaeological Service

© May 2007

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List of Contributors

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Acknowledgements

This project was funded by Reef Estates Limited, and was monitored by Keith Wade of the SCCAS Conservation Team.

The project was directed by Rhodri Gardner and managed by John Newman, who also provided advice during the production of the report. Rhodri Gardner and Linzi Everett (both from the SCCAS Field Team) carried out the evaluation.

Summary

Beccles, Newgate/Manor House Lane (TM 4224 9053; BCC 069)

A trial trench evaluation and documentary history search was carried out at the above site in advance of the construction of new retail units and remodelling of some existing buildings. A single trench (30m²) was excavated in the open yard area, covering approx 6% of the space. The deposits proved to be deep and as a result full access to the trenches was not possible due to health and safety considerations. A substantial depth of 'urban occupation deposit' was encountered at quite shallow depths beneath the extant surface. A small quantity of finds indicated that this represented activity of 11th – 14th century date. Incised features of ostensibly similar date were observed beneath the occupation deposit cutting the underlying natural drift geology, although the depth of the trenches meant that these could not be fully excavated. No Saxon dated material was recovered and the documentary/cartographic search suggests that the site lay outside the Anglo-Saxon core of the town and became part of a medieval expansion. Further monitoring of construction operations was recommended.

(Rhodri Gardner, SCCAS for Reef Estates Limited, report no: 2007/64)

SMR information

Planning application no. W/2614/7
Date of fieldwork: 23rd to 24th of April 2007
Grid Reference: TM 4224 9053
Funding body: Reef Estates Limited

1 Introduction

A Planning Application (W/2614/7) has been granted for the construction of three retail units and the remodelling/demolition of some existing buildings on land at the junction of Newgate and Manor House Lane in Beccles. The site is centred on approximately TM 4224 9053 and covers *c.* 2000m². However, the multi-stage nature of the work means that this first stage of evaluation was only concerned with the courtyard area (indicated in Figure 2), which was rather smaller at *c.* 500m². The site stands at approximately 11m AOD on land that slopes gently to the east.



Figure 1. Site location

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The site lies within the Area of Archaeological Importance defined for Beccles in the Waveney Local Plan. There was therefore considered to be significant potential for the preservation of archaeological deposits of medieval or earlier date. As the proposed development is intrusive enough to cause significant ground disturbance that might destroy such deposits the Planning Application included a condition requiring a programme of archaeological works prior to commencement of the development. A Brief and Specification (dated 30/01/07) for these works was produced by Keith Wade of the SCCAS Conservation Team; which required an evaluation by trial trench in the first instance. The SCCAS Field Team were subsequently commissioned to carry out the work by the client's Architect (Weston Allison Wright).

No known archaeological sites lie within the area of the proposed development. Few significant archaeological remains are known from the surrounding immediate area, but the site is known to lie just within the bounds of the medieval town.

2 Methodology

Trial trenching was carried out on the 23rd and 24th of April 2007. The trench was excavated using a 180⁰ wheeled mechanical excavator (JCB) fitted with a 1.5m wide flat-bladed ditching bucket. All mechanical excavation was carried out under close archaeological supervision until

the top of the first undisturbed archaeological deposit or natural subsoil was revealed. Some hand cleaning of the upstanding sections and trench base was then necessary to further clarify the nature of the deposits and locate incised features. The trench was located by triangulation from existing boundaries and landscape features within the site.

The site of this initial evaluation covers approximately 500m². The Brief and Specification stipulated that some 5% of the area be evaluated by trenching and a single trench was suggested crossing the yard from southeast to northwest. In the event this was not practical due to the client's need for continued access for themselves, a neighbouring business occupying Stort House, and an informal parking agreement with a neighbouring resident. As a result a slightly shorter (c. 20m) trench was excavated parallel to the extant warehouse building (see Figure 2). This was still sufficient to examine in excess of 5% of the courtyard's area (see below).

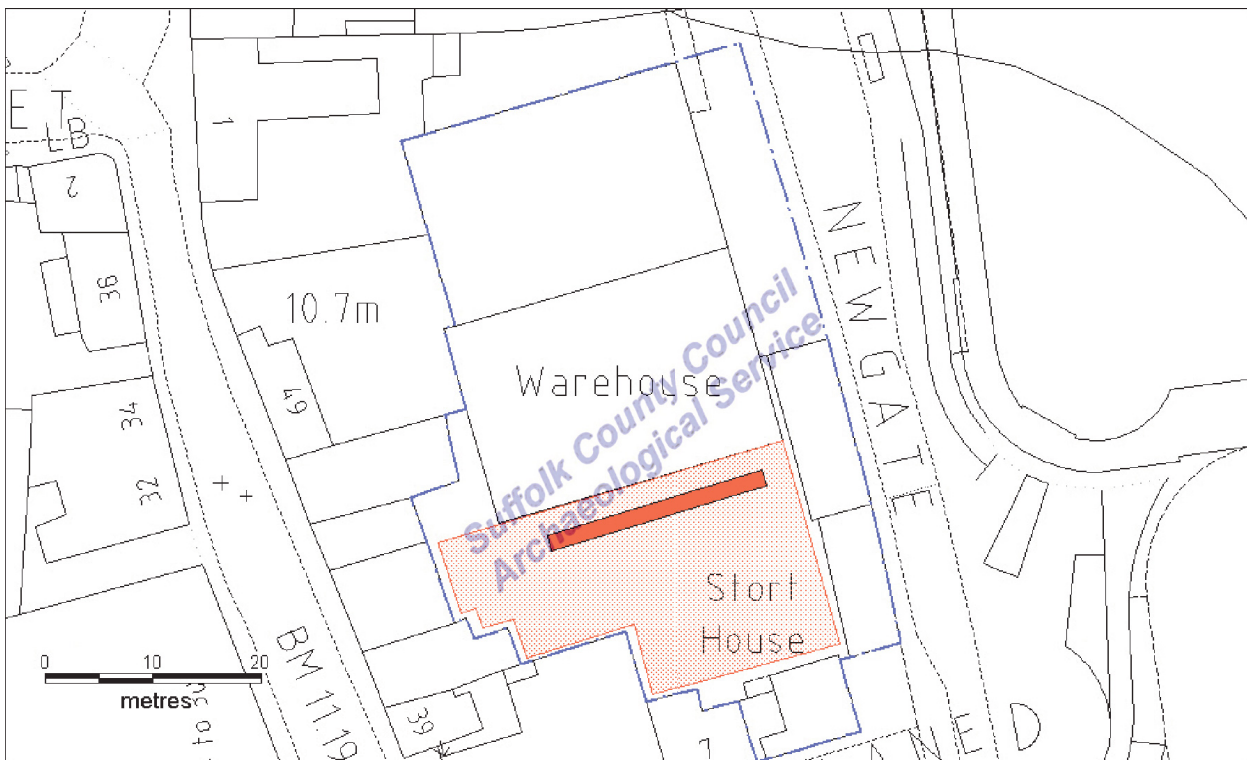


Figure 2. Site detail showing overall site limit (blue), area covered by this phase of evaluation (red) and trial trench location.

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Excavation to any significant depth was not possible for much of the trench, due to the presence of many live services. In addition, there was no provision for trench support or space to batter/enlarge the trench, so its depth precluded safe access at the western end, given the relatively loose and unconsolidated nature of the deposits.

The site was allocated the SMR number BCC 069 and observed archaeological features and deposits were allocated OP (observable phenomena) numbers and recorded on *pro forma* context sheets. This context information is shown below. All features were excavated and recorded in a series of 1:50 scale plans and 1:20 scale section drawings. Context records were entered onto an Access97 database, and inked copies of the drawings were prepared on archive quality drafting film.

Finds were processed and quantified by in-house staff, with the data then input onto a Microsoft Access97 database. The results of this analysis are given in Section 4 below.

3 Results

The following stratigraphy was recorded at the eastern end of the trench (see Figure 3, Section 1), where a substantial concrete slab was recorded in front of a loading bay at that end of the warehouse. Depths are recorded as below existing ground level (bgl.).

<i>Context</i>	<i>Depth</i>	Description
0002	0.00 – 0.45m	Made ground/levelling. Crushed CBM and other modern material in a sand matrix. Low quality hardcore. Topped by slab in this area.
0003	0.45 – 0.7m	Levelling deposit. Fairly compact mid orangey brown sharp sand matrix (40%) with small rounded shingle/pea-grit (50%), small to medium sub-rounded to sub-angular flint pebbles (10%).
0004	0.7 – 1.2m	External occupation/accumulation layer. Soft mid brownish grey very slightly sandy silty clay with occasional small to medium sub-rounded to sub-angular flint pebbles and rare CBM flecks and potsherds.
0005	1.2 – 1.5m	External occupation/accumulation layer. Soft dark brownish grey sandy silt with rare small to medium sub-rounded to sub-angular flint pebbles.
0006	1.5m+	Natural Drift. Soft light yellowish brown sands with frequent bluish grey clay pockets.

No incised features were observed in the base eastern part of the trench represented by Section 1 (Figure 3).

A slightly different stratigraphy was observed in the remainder of the trench that was accessible:

<i>Context</i>	<i>Depth</i>	Description
0002	0.00 – 0.3m	Made ground/levelling. Crushed CBM and other modern material in a sand matrix. Low quality hardcore. No slab in this area.
0007/0008	0.3 – 0.35m (approx.)	Thin demolition debris (?) layer. Mortar-flecked CBM (0007) and black ashy mortar (0008) layers.
0004	0.35 – 1m	External occupation/accumulation layer. Soft mid brownish grey very slightly sandy silty clay with occasional small to medium sub-rounded to sub-angular flint pebbles and rare CBM flecks and potsherds.
0005	1 – 1.4m	External occupation/accumulation layer. Soft dark brownish grey sandy silt with rare small to medium sub-rounded to sub-angular flint pebbles.
0009	1.4 – 1.5m	External occupation. Similar to 0005, but with notable greenish colouration (cessy?).
0006	1.5m+	Natural Drift. Soft light yellowish brown sands with frequent bluish grey clay pockets.

The westernmost 6m or so was truncated by modern infill/cellaring.

In the approximate centre of the trench a large disturbance [0010] was observed cutting the underlying drift geology. Access for closer examination was precluded by safety considerations. It appeared that three separate features were present. These could only be described by the apparent nature of their uppermost fills, and excavation/recovery of dateable artefacts was not possible.

The smallest (0013), which also appeared to be the earliest as it was cut by the main central feature, lay to the west of the group. Its fill appeared as a mid orangey brown sand.

The larger area of disturbance probably represents two features, at least on the basis of surface colour. The westernmost half comprised a mid brown mottled deposit (0011) with occasional orangey and greenish (?cessy) patches. A single potsherd of high medieval date was recovered from its surface. The easternmost half was characterised as a mid to dark greyish brown deposit (0012) with similar greenish patches to (0011).

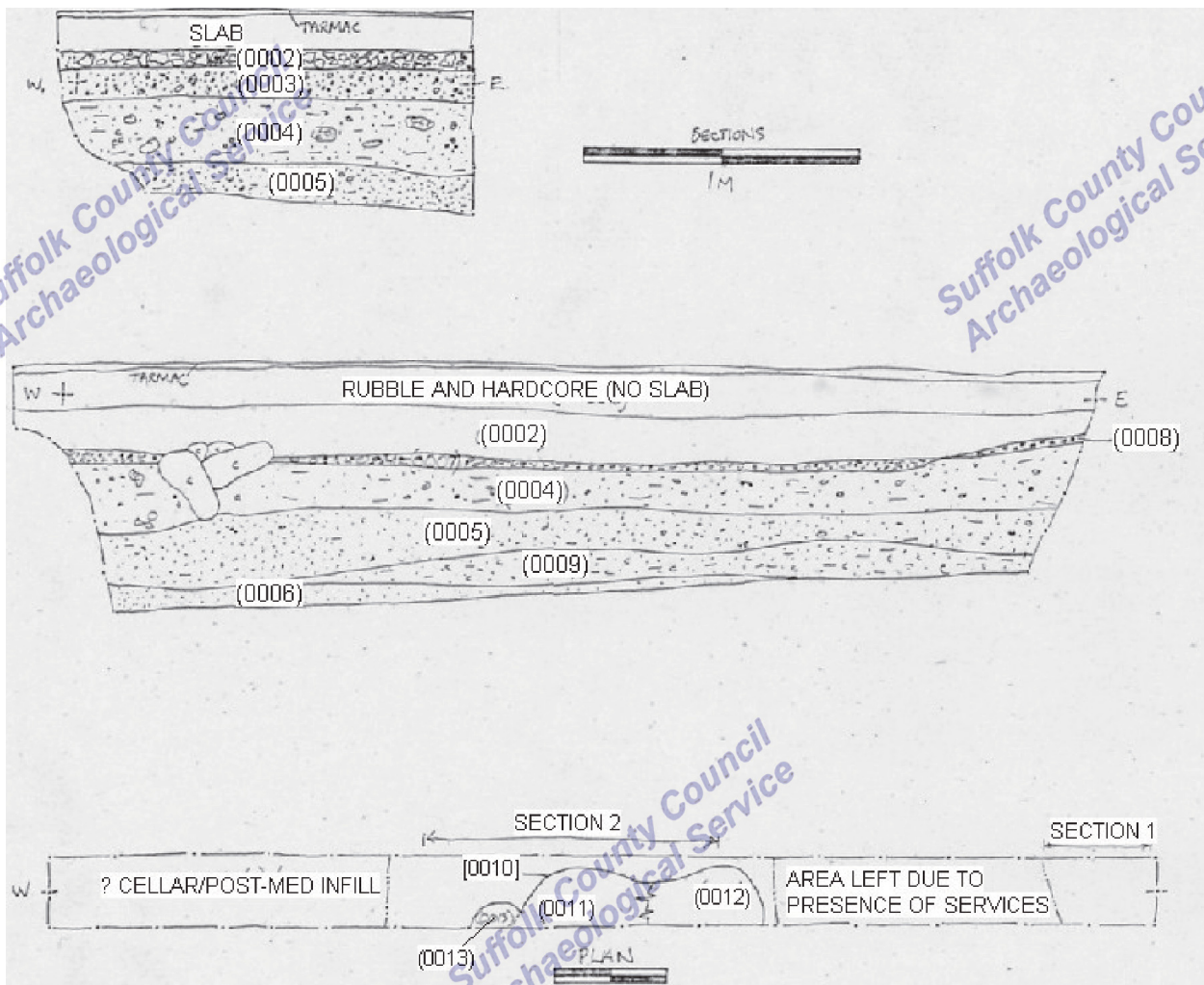


Figure 3. Trench plan and sections.

4 The Finds

by Richenda Goffin, May 2007.

4.1 Introduction

Finds were collected from three contexts, as shown in the table below.

OP	Pottery		CBM		Spotdate
	No.	Wt/g	No.	Wt/g	
0001	4	103	2	29	Medieval but unstratified
0004	2	17			L12th-14th C
0011	1	4			L12th-14th C
Total	7	124	2	29	

4.2 Pottery

A total of seven fragments of pottery was recovered from the evaluation, all dating to the medieval period (0.007kg).

The four unstratified sherds from 0001 include a large fragment from the rim of a heavily sooted medieval cooking vessel. The jar has a flat-topped rim with internal beading dating to the late 12th-13th century. Two other sherds are also medieval coarsewares of a similar date, but a fourth sherd is earlier and is made from a sandy fabric containing fine-coarse calcareous inclusions. It

has a simple externally beaded rim (Essex type C1), and is an Early medieval ware dating to the 11th-12th century.

Two small sherds were recovered from the external occupation/accumulation layer 0004. One of these is a highly abraded fragment of Hedingham Fineware, which has lost all its external surfaces. The sherd was only identified by its fabric, which is a fine soft orange one, containing very fine mica and moderate red clay pellets. In addition a slightly less abraded fragment of a medieval coarseware bowl has a flat-topped everted rim which is likely to date to the 14th century.

A small, abraded fragment from the base of a sooted medieval vessel present in deposit 0011 has a date of the late 12th-14th century.

4.3 Ceramic building material

Two fragments of unstratified building material were collected (0.029kg). One of these is made from a hard orange ceramic fabric containing occasional chalk inclusions. It has one flattish, smoothed surface, but is probably a piece of fired clay, possibly daub, rather than being a tile. It is probably medieval in date. The second fragment is a piece of hard grey/brown cement with some mortar still adhering, which is post-medieval.

4.4 Discussion

The small assemblage of pottery recovered from the evaluation dates from the 11th-14th century, with the sherds from 0004 dating to the later part of this date range. There is no indication of any earlier, Saxon material, contributing to the suggestion that the area of the evaluation was developed later, during the medieval period.

5 Discussion and Conclusions

A considerable depth of deposits was encountered, and up to a metre of that was a typical urban occupation deposit. The small amount of (mostly unstratified) pottery recovered suggests that at least part of that occupation probably dates to the high medieval period. No earlier deposits or artefacts were recovered. In all, the excavation and documentary evidence suggests that the area was not part of the Anglo-Saxon town, but was part of a medieval expansion of apparently lower status occupation.

While features were observed cutting into the natural drift geology in the base of the trench Health and Safety considerations meant that they could not be safely excavated. The tentative attribution of a single sherd of high medieval pottery to one of these indicates that there is medieval occupation evidence within the site.

6 Recommendations

The requirement for further work will obviously be heavily dependant on the development proposals and the degree of disturbance/destruction threatened by the associated construction techniques.

The presence of a significant urban occupation layer of medieval date is notable, as is the fact that it is, in places, very close to the base of the extant surface. It is therefore recommended that where any significant disturbance such as large pile caps or strip foundations occurs below a depth of 0.5m bgl that archaeological monitoring be carried out.

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OASIS ID No. suffolkc1-32309
Rhodri Gardner, for SCCAS, April 2007

Disclaimer

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.

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APPENDIX 1

Historic Documents

by Anthony M Breen

The research for this report has been carried out at the Suffolk Record Offices in Lowestoft and Ipswich. The recent history of all the houses in Beccles has been carefully compiled by the local historian David Lindley from newspapers, directories, census data and other sources and is freely available online (see The Streets of Beccles A historical resource www.foxearth.org.uk). His sources have not been revisited for this report beyond using the names of the former occupiers of the houses on this site to trace property deeds that might extent the site history back to an earlier date. The website omits details from the 1841 tithe map and apportionment for Beccles. Unlike other manuscript sources these documents are not available at Lowestoft and are part of the archdeaconry of Suffolk Collection held at Ipswich.

The online index to the National Register of Archives (Archon) found on the National Archives website states that the records of the borough and corporation of Beccles are still in their custody and are held at the town hall in Beccles; this is not correct. The records have been deposited at the record office in Lowestoft and in the process of being re-catalogued. Some documents in this invaluable collection are damaged and awaiting conservation and not all the material in the collection is available for research.

There limited sources available for the history of the immediate site and further documentary is unlikely to add significant details to assist the archaeological assessment of the site. The area was part of the medieval town of Beccles though this report will suggest it was not part of the earlier Anglo-Saxon settlement.

Maps

The Suffolk Archaeological Unit have supplied copies of the first three editions of the 1:2500 Ordnance Survey maps and modern maps of this site for the purpose of this report.

The 1841 tithe map of Beccles (ref. P461/20) and the apportionment (ref. FDA/20/1A/1a) are held at Ipswich. The main area of the town is not depicted in detail on this map. The map shows the outline of the streets but most property boundaries are omitted and few of the plots are numbered. The map was prepared as part of the process of converting the payment of tithes into a fixed rent charge. In Beccles as with a number of boroughs many of the properties were not subject to the payment of tithes and of the parish 1892 acres only 949 acres were subject to tithes. The main area of this site is an exception and has the number 315. This is described in the apportionment as a garden measured as 1 rood and 12 perches and was in the ownership and occupation of John Crisp, senior. In White's 1844 "Directory of Suffolk" James Crisp, John Crisp and John Crisp junior are all listed as "Corn & Coal Merchants" and as "malsters" though their commercial premises were in other parts of the town, Northgate Street, Pudding Moor, and Bridge Wharf. Samuel Crisp owned a house in Smallgate. Unfortunately his name does not appear under a specific property

number in David Lindley's list for Smallgate further he mentions the sale of James Crisp's house in 1857 and ascribed its position as "Uncertain".

Apart from an un-catalogued 'Small Map of Beccles' dated to the late 19th century in the Beccles Borough Collection there are no early manuscript or printed maps of the town.

Directories

Most of David Lindley's earliest references to the former houses that occupied this site are limited to the names of the occupiers of the property in the 1881 census and other documents from that date. Most of the houses appear to have been built in the middle of the 19th century following the sale of James Crisp's property in 1857 and the sale of Abraham Clarke's property in 1868. Abraham Clarke appears to have owned a house at the corner of Newgate and Manor House Lane and four cottages built behind the Newgate frontage. His name or that of his ancestor appears in a tax return of 1799. He had also owned the site of the former Primitive Methodist Chapel built in 1871 at the corner of Manor House Lane and Smallgate. In 1700 the borough had leased the site of some former almshouses that had stood on that plot to David Tenant a bircklayer of 500 years. The almshouses had been damaged as a result of a fire in 1699 and rebuilt elsewhere in the town.

The trade directories offer details as to the occupant of the houses in the early 20th century and give a clue as to the social status of the area.

In Kelly's "Directory of Lowestoft, Beccles and Neighbourhood 1913-1914" the entries for the properties "from Ravensmeer to Smallgate" include: "Stanton Miss M Laundry, 45 Taylor Brothers, Builders, 43 Bradnum Alfred, 37 Dyer Henry, 39 Whale Joseph Edward. In "Kelly's Directory of Lowestoft & Kirkley with Beccles and Neighbourhood" published in 1902 these same properties are not numbered but listed as "from Ravensmeer to Smallgate West Side: Larke Henry builder & undertaker, Fairhead Mrs, Bradnum Alfred, Ellwood Robert Henry decorator, Robinson Mrs".

In White's "Suffolk Directory" published in 1892, the entries for Beccles include only the names of the occupiers or owners of commercial properties. These do not include the names of Taylor Brothers, Alfred Bradnum, Henry Dyer, or Joseph Whale and there are no links between the two directories 1892 and 1902 that could be used to identify the owners or occupiers of this site. The area appears to have been of a relatively low social status.

In its introduction to Beccles the directory notes that Corporation of Beccles were the lords of the manor and that they were the owners of the "Old Gaol or House of Correction, abutting on Newgate Street". This building "was altered in 1874, the centre being converted into a spacious Court House and the left wing into a residence for the police; the right wing is used as a lock up, prisoners being sent of Norwich". Though the former gaol and house of correction held relatively few prisoners and a brief history of the building has been published in E.A. Goddwyn "A Century of a Suffolk Town Beccles 1760-1860. The location of this building close to this site further suggests that the area of unattractive to polite residents.

Corporation Records

The borough of Beccles was incorporated in 1584 shortly before the date of a disastrous fire had destroyed much of the property in the town. Previously from about the year 960 when King Edwy until the dissolution in November 1539 the town and fen had been under the ownership and control of the abbey of Bury St Edmunds. Local administration had been in the hands of four fen reeves. Following the dissolution the crown had granted the town and fen to William Rede, a local merchant and his heirs for an annual rent of £120. His mal-administration and neglect of the town's property together with other complaints in his conduct to the local community lead to a number of disputes resolved by the charter of incorporation of 1584.

The borough collection described in an old catalogued compiled by the National Register of Archives (1227) has recently been deposited at Lowestoft and is being re-catalogued to incorporate collections of "Un-catalogued Material". These additional collections are prefixed with the accession numbers 1256, 1260 (includes deed for premises in Newgate 1708-1855), 1261 (includes a manuscript 'Small Map of Beccles' late 19th century and various manuscript histories of the town), 1263 (includes details of the demolition of the Police Station in 1937), 1265 (includes later manorial records and an extensive collection of photographs), 1268 and 1272. Amongst these documents there are the papers and manuscript collections of the Victorian local historian and antiquarian Samuel Wilton Rix.

Apart from the 19th century manuscript map the only survey of "all the lands and houses in Beccles" that exists in this collection was made in 1671. In this document the owners are listed in alphabetical order. According to the old catalogue the survey may have been made "in connection with the drawing up of the 1671 Taske Book" (see section 17 Old Catalogue). The Taske (Tax) Books are "a record of the names of all the owners of property in Beccles who paid tax to the Crown when required, and who, under regulations contained in the Constitutions, were entitled to common beasts on the Fen". In the books of 1576, 1593, the 1679 copy of the 1593 book the taxpayers are listed in "Street Order".

Taske Books

The Taske Book for 1576 9ref. 1227/1/15/1) begins with a reference to the total amount of tax due to the Queen and her successors as granted by an Act of Parliament. It entries are based on earlier records as the description of the amount paid by "*The poore tenements that be owners and dwellers within the towne of Beccles that pay iiii d to the Taske whan it ys gathered & not above ... as of old tyme I fynd that it hath bene allowed & restyved & paid*".

The town was divided into twelve streets "*ther be xii streats in Beccles as here after followith as old tyme they have bene so called as by mens evydens may apeare and be other writers as I fynd*". These are listed as Norgate, the Old Market, Saltgate, Rokys Lane, Smalgate, Newgate, Shepgate, Hongate, Blyburgate, Podyngmore, Balygate and the New Market. Newgate is described as "*all that streat that Mr William Rede esquires dwell in to Bonsellys or the corner howse late Caves & Mr Buris*".

The street are listed not in the same order as the description of the town and begin with those in the New Market and then Blyburgate, Podyngmore, Balygate, Norgate and then the entries end with the final pages of the book torn.

The 1593 Taske Book (ref. 1227/1/15/2) lacks a description of the tax or a list and description of the streets in the town. The entries follow a slightly different order to those of 1576. They begin with the Newmarket, Blithburgate Street, Podingmore and Ballygate and then finish. The loose and slightly damaged pages continue with a full list of the byelaws of the borough and including interesting details relating to the contemporary management of the fen.

The 1679 copy of the 1593 Taske Book (ref. 1227/1/15/4) is a more robust document. Unlike the earlier books it has been written on parchment. The entries continue from Ballygate and include further entries for Norgate or Northgate, the Old Market, Saltgate and then Strangers and out Townesmen but none of the other streets listed in 1576 are mentioned. The book also omits the list of byelaws. The omission of the various streets may be a significant point and worth further discussion.

Apart from the two market areas there are only five streets mentioned in these records all are focused on the markets and the site of the church. Of the other medieval streets Smallgate and Newgate are extension of the town area to the east linked to the other street through Rooks Lane and Hungate is another extension to the south.

As the list of the twelve streets had compiled by “men’s evidence” and that of “other writers” it suggests that the clerk who prepared the 1576 Taske book had other documents available to him. Some of the documents may have been pre-dissolution sources and it is interesting in that context the tax did not apply to all the town’s properties. In an account of the corporation’s charters published in 1826 there is a suggestion that the original grant of the manor to the abbey had been linked to a fix annual sum paid to the crown.

Manorial Records and Deeds

The borough held the manor of Beccles Fen under the terms of its charter. The court books for the manor record the transfers of properties and cover a continuous period from 1730 – 1895 (ref. 1227/28/2/1-3). The indexes to these books name property owners only and there is no manorial survey, extent or terrier in the borough collection. In the book covering the years 1844 – 1895 (ref. 1227/28/2/3) there are no entries for any of the occupiers of the properties as they appear in the 1902 directory.

There is a separate rental for this manor covering the years 1850 to 1867 (ref. 1227/1/28/5/1). The book contains brief descriptions of the properties but no obvious references to Newgate Street. The properties seem to be limited to the older parts of the town centre around the five streets listed in the Taske Books and the two market places.

Amongst Samuel Rix’s collection of Beccles deeds, there is a bundle of deeds for Newgate Street. Amongst these documents there is a Westminster Fire Office insurance policy number 707566 dated 26th January 1905. The owner of the property was a Charles Woolnough of Beccles, carpenter and the policy was “On the buildings of four cottages situate in Newgate Street, Beccles aforesaid brick and stud and plaster

built and tiled and in private tenure of Dyer and others". Henry Dyer is mentioned in the 1913-1914 directory as occupying 37 Newgate Street. Unfortunately a Mr George Dyer is also mentioned in the directory as living at 46 Newgate Street on the eastern side of the road. There is a plan of the property described as "New Stables and Warehouse Newgate Street, Beccles for Messrs Masters and Skevens" by the architect Arthur Pells and dated May 1912. The plan lacks a point of orientation but shows the position of the new building in relation to a chapel and burial ground. In a conveyance dated 9th April 1855 the property is described as abutting on "the said street called Newgate Street towards the west" and it is clear that these documents do not relate to this site (temp. ref. 1227/1260).

Published Works

The 1576 Taske Book has been transcribed together with other "documents illustrating life in the town in the 15th & 16th centuries" and published by the Beccles, Suffolk Branch of the Workers Educational Association in 1977. Amongst the other documents included in this valuable work there is a "Complaint against Mr Rede c. 1550". "In 1542 William Rede and Anne his wife had obtained a grant in fee of Beccles Manor and all other property in the town and surrounding villages belonging to the Abbey of Bury St Edmunds". The complaints included that "Mr Rede hath verie greatly decayed the towne of Beckles in that he hath letten falled downe aboute thirtie Butchers Shambles whereby the market is decayed", also neglected the repairs of "A Sessions House which he ought to have mayntayned whereby the towne is much hindered". Outside the area of the town he had "putt dyvers pore men from their eele setts being the chief staye of theyr living".

There are further details of the problems that William Rede's mal administration had caused in "An Account of the Corporation of Beccles Fen" reprinted and published in 1826. This book "drawn up in the year 1807" includes "Some account of the Corporation of Beccles Fen", linked to the manor that had been granted to the abbot of Bury St Edmunds. The work does not explore or explain why a tax was payable on some properties and not others though the work is useful for the earlier history of the borough in the post medieval period.

Conclusion

There are limited sources for the immediate history of this site. In 1841 the main area was part of a garden then in the ownership of Samuel Crisp, unfortunately despite extensive research David Lindley has not been able to offer further details of this property. His notes suggest that the remaining parts of the site had formerly been in the ownership of Abraham Clarke who lived at the corner of Newgate and Manor House Lane. Close to his house there were a number of smaller tenanted properties and these are likely to have been in the occupation of various labourers, builders and other craftsmen and women. The area seems to have been of relatively low social status and its closeness to the former gaol and house of correction adds weight to this assumption.

The two streets Newgate and Smallgate may not have been part of the Anglo-Saxon town. The owners of these properties are not listed in either the Taske Books or the manorial records. The position of the streets in relation to the streets named in the books suggests that they were a later medieval extension to the town.

Unlike most parts of the town the main area of this site was subject to the payments of tithe and this suggests that it had been a garden area from a much earlier date.

There is scope for further research on the linkage between the properties named in the task books and manorial records and the site of the Anglo-Saxon town. Research would be facilitated through the preparation of a new catalogue of the borough's collection and access to all the main archival sources, though such a study is not immediately relevant to this report.

References

Suffolk Record Office, Ipswich

P461/20 Tithe Map Beccles 1841
FDA20/1A/1a Tithe Apportionment Beccles 1841

Suffolk Record Office, Lowestoft

Beccles Borough Collection

The references numbers are based on the old catalogue to this collection and may change following the re-cataloguing of the collection.

Tax Books

1227/1/15/1 Taske Book 1576
1227/1/15/2 Taske Book 1593
1227/1/15/4 Taske Book 1679 copy of the 1593 book

1227/1/28/5/1 Rental Manor of Beccles 1850-1867
1227/28/2/3 Court Book Manor of Beccles 1844-1895

1227/1260 Deeds Rix Collection Site of Master and Skevens, Newgate Street, Beccles

Directories

White's "Directory of Suffolk" Sheffield 1844
White's "Directory of Suffolk" Sheffield 1892
Kelly's "Directory of Lowestoft, Beccles and Neighbourhood 1913-1914", London 1914
Kelly's Directory of Lowestoft & Kirkley with Beccles and Neighbourhood, London 1902

Published Works

Online

David Lindley "The Street of Beccles A historical resource 2006

Books

"The Local History of Beccles Translations of documents illustrating life in the town in the 15th & 16th centuries" published by the Beccles, Suffolk Branch of the Workers Educational Association in 1977

"An Account of the Corporation of Beccles Fen in the County of Suffolk with a translation of their Charter and Copies of Various Other Documents Relating to the Said Corporation" Reprinted with various notes and additions in 1826 Jarman Printer Beccles

E.A. Goodwyn "A Century of a Suffolk Town Beccles 1760-1860" part 1: 1760-1815, pub Ipswich 1966

APPENDIX 2

SUFFOLK COUNTY COUNCIL ARCHAEOLOGICAL SERVICE - CONSERVATION TEAM

Brief and Specification for an Archaeological Evaluation

NEWGATE/MANOR HOUSE LANE, BECCLES

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

1. Background

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

- 1.1 Planning consent has been granted to construct three new retail units at Newgate/Manor House Lane (W/2614/7).
- 1.2 The site lies within the Area of Archaeological Importance for Beccles defined in the Waveney Local Plan, and will involve significant ground disturbance.
- 1.3 The planning consent is conditional on the implementation of a programme of archaeological work before development begins (Planning Policy Guidance 16, paragraph 30 condition). **An archaeological evaluation of the application area is required as the first part of such a programme of archaeological work; decisions on the need for, and scope of, any further work will be based upon the results of the evaluation and will be the subject of additional briefs..**
- 1.4 All arrangements for the field evaluation of the site, the timing of the work, access to the site, the definition of the precise area of landholding and area for proposed development are to be defined and negotiated with the commissioning body.
- 1.5 Detailed standards, information and advice to supplement this brief are to be found in *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Papers 14, 2003.
- 1.6 In accordance with the standards and guidance produced by the Institute of Field Archaeologists this brief should not be considered sufficient to enable the total execution of the project. A Project Design or Written Scheme of Investigation (PD/WSI) based upon this brief and the accompanying outline

specification of minimum requirements, is an essential requirement. This must be submitted by the developers, or their agent, to the Conservation Team of the Archaeological Service of Suffolk County Council (Shire Hall, Bury St Edmunds IP33 2AR; telephone/fax: 01284 352443) for approval. The work must not commence until this office has approved both the archaeological contractor as suitable to undertake the work, and the PD/WSI as satisfactory. The PD/WSI will *provide the basis for measurable standards* and will be used to establish whether the requirements of the planning condition will be adequately met.

- 1.7 Before any archaeological site work can commence it is the responsibility of the developer to provide the archaeological contractor with either the contaminated land report for the site or a written statement that there is no contamination. The developer should be aware that investigative sampling to test for contamination is likely to have an impact on any archaeological deposit which exists; proposals for sampling should be discussed with this office before execution.
- 1.8 The responsibility for identifying any restraints on field-work (e.g. Scheduled Monument status, Listed Building status, public utilities or other services, tree preservation orders, SSSIs, wildlife sites &c.) rests with the commissioning body and its archaeological contractor. The existence and content of the archaeological brief does not over-ride such restraints or imply that the target area is freely available.

2. **Brief for the Archaeological Evaluation**

- 2.1 Establish whether any archaeological deposit exists in the area, with particular regard to any which are of sufficient importance to merit preservation *in situ* [at the discretion of the developer].
- 2.2 Identify the date, approximate form and purpose of any archaeological deposit within the application area, together with its likely extent, localised depth and quality of preservation.
- 2.3 Evaluate the likely impact of past land uses and natural soil processes. Define the potential for existing damage to archaeological deposits. Define the potential for colluvial/alluvial deposits, their impact and potential to mask any archaeological deposit. Define the potential for artificial soil deposits and their impact on any archaeological deposit.
- 2.4 Establish the potential for waterlogged organic deposits in the proposal area. Define the location and level of such deposits and their vulnerability to damage by development where this is defined.
- 2.5 Provide sufficient information to construct an archaeological conservation strategy, dealing with preservation, the recording of archaeological deposits, working practices, timetables and orders of cost.

2.6 Evaluation is to proceed sequentially: the desk-based evaluation will precede the field evaluation. If field-walking is proposed it will precede trenching. The results of the desk-based work and any field-walking are to be used to inform the trenching design. This sequence will only be varied if benefit to the evaluation can be demonstrated.

2.7 This project will be carried through in a manner broadly consistent with English Heritage's *Management of Archaeological Projects*, 1991 (MAP2), all stages will follow a process of assessment and justification before proceeding to the next phase of the project. Field evaluation is to be followed by the preparation of a full archive, and an assessment of potential. Any further excavation required as mitigation is to be followed by the preparation of a full archive, and an assessment of potential, analysis and final report preparation may follow. Each stage will be the subject of a further brief and updated project design, this document covers only the evaluation stage.

2.8 The developer or his archaeologist will give the Conservation Team of the Archaeological Service of Suffolk County Council (address as above) five working days notice of the commencement of ground works on the site, in order that the work of the archaeological contractor may be monitored.

2.9 If the approved evaluation design is not carried through in its entirety (particularly in the instance of trenching being incomplete) the evaluation report may be rejected. Alternatively the presence of an archaeological deposit may be presumed, and untested areas included on this basis when defining the final mitigation strategy.

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

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

3.1 Consult the County Sites and Monuments Record (SMR), both the computerised record and any backup files.

3.2 Examine all the readily available cartographic sources (e.g. those available in the County Record Office). Record any evidence for historic or archaeological sites (e.g. buildings, settlements, field names) and history of previous land uses. Where permitted by the Record Office make either digital photographs, photocopies or traced copies of the document for inclusion in the report.

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

4 **Specification B: Field Evaluation**

4.1 A Site Investigation Report by Geotechnical (GN 11313, November 2006) indicates made ground across the site of 1-1.5m deep.

- 4.2. It is assumed that the street frontages onto Newgate and Manor House Lane are medieval and evidence from this site could contribute to understanding the development of Beccles (Newgate = New Street and presumably represents an expansion of the Norman town area).

There is also a high probability that Beccles was surrounded by town defences in the earlier medieval period. These may well have run between Smallgate and Newgate and, if so, could cross the development site.

- 4.3 Trial trenches are to be excavated to cover a minimum 5% by area of the development area and shall be positioned to sample all parts of the site. Linear trenches are thought to be the most appropriate sampling method. Trenches are to be a minimum of 1.8m wide unless special circumstances can be demonstrated. If excavation is mechanised a toothless 'ditching bucket' must be used. A scale plan showing the proposed locations of the trial trenches should be included in the Project Design and the detailed trench design must be approved by the Conservation Team of the Archaeological Service before field work begins.

- 4.4 The topsoil may be mechanically removed using an appropriate machine fitted with toothless bucket and other equipment. All machine excavation is to be under the direct control and supervision of an archaeologist. The topsoil should be examined for archaeological material.

- 4.5 The top of the first archaeological deposit may be cleared by machine, but must then be cleaned off by hand. There is a presumption that excavation of all archaeological deposits will be done by hand unless it can be shown there will not be a loss of evidence by using a machine. The decision as to the proper method of further excavation will be made by the senior project archaeologist with regard to the nature of the deposit.

- 4.6 In all evaluation excavation there is a presumption of the need to cause the minimum disturbance to the site consistent with adequate evaluation; that significant archaeological features, e.g. solid or bonded structural remains, building slots or post-holes, should be preserved intact even if fills are sampled.

- 4.7 There must be sufficient excavation to give clear evidence for the period, depth and nature of any archaeological deposit. The depth and nature of colluvial or other masking deposits must be established across the site.

- 4.8 Archaeological contexts should, where possible, be sampled for palaeoenvironmental remains. Best practice should allow for sampling of interpretable and datable archaeological deposits and provision should be made for this. The contractor shall show what provision has been made for environmental assessment of the site and must provide details of the sampling strategies for retrieving artefacts, biological remains (for palaeoenvironmental and palaeoeconomic investigations), and samples of sediments and/or soils (for micromorphological and other pedological/sedimentological analyses. Advice on the appropriateness of the proposed strategies will be sought from J

Heathcote, English Heritage Regional Adviser for Archaeological Science (East of England). A guide to sampling archaeological deposits (Murphy and Wiltshire 1994) is available.

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

5. General Management

- 5.1 A timetable for all stages of the project must be agreed before the first stage of work commences, including monitoring by the Conservation Team of SCC Archaeological Service.
- 5.2 The composition of the project staff must be detailed and agreed (this is to include any subcontractors).
- 5.3 It is the archaeological contractor's responsibility to ensure that adequate resources are available to fulfil the brief.

- 5.4 A general Health and Safety Policy must be provided, with detailed risk assessment and management strategy for this particular site.
- 5.5 No initial survey to detect public utility or other services has taken place. The responsibility for this rests with the archaeological contractor.
- 5.6 The Institute of Field Archaeologists' *Standard and Guidance for Archaeological Desk-based Assessments* and for *Field Evaluations* should be used for additional guidance in the execution of the project and in drawing up the report.

6. Report Requirements

- 6.1 An archive of all records and finds must be prepared consistent with the principles of English Heritage's *Management of Archaeological Projects*, 1991 (particularly Appendix 3.1 and Appendix 4.1).
- 6.2 The data recording methods and conventions used must be consistent with, and approved by, the County Sites and Monuments Record.
- 6.3 The objective account of the archaeological evidence must be clearly distinguished from its archaeological interpretation.
- 6.4 An opinion as to the necessity for further evaluation and its scope may be given. No further site work should be embarked upon until the primary fieldwork results are assessed and the need for further work is established.
- 6.5 Reports on specific areas of specialist study must include sufficient detail to permit assessment of potential for analysis, including tabulation of data by context, and must include non-technical summaries.
- 6.6 The Report must include a discussion and an assessment of the archaeological evidence. Its conclusions must include a clear statement of the archaeological potential of the site, and the significance of that potential in the context of the Regional Research Framework (*East Anglian Archaeology*, Occasional Papers 3 & 8, 1997 and 2000).
- 6.7 Finds must be appropriately conserved and stored in accordance with *UK Institute of Conservators Guidelines*. The finds, as an indissoluble part of the site archive, should be deposited with the County SMR if the landowner can be persuaded to agree to this. If this is not possible for all or any part of the finds archive, then provision must be made for additional recording (e.g. photography, illustration, analysis) as appropriate. Account must be taken of any requirements the County SMR may have regarding the conservation, ordering, organisation, labelling, marking and storage of excavated material.
- 6.8 The site archive is to be deposited with the County SMR within three months of the completion of fieldwork. It will then become publicly accessible.

- 6.9 Where positive conclusions are drawn from a project (whether it be evaluation or excavation) a summary report, in the established format, suitable for inclusion in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute for Archaeology*, must be prepared. It should be included in the project report, or submitted to the Conservation Team, by the end of the calendar year in which the evaluation work takes place, whichever is the sooner.
- 6.10 County SMR sheets must be completed, as per the county SMR manual, for all sites where archaeological finds and/or features are located.
- 6.11 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms.
- 6.12 All parts of the OASIS online form must be completed for submission to the SMR. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

Specification by: Keith Wade

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Tel: 01284 352440

Date: 30 January 2007
House Lane

Reference: /Newgate/Manor

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

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