

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

ISLAND HOUSE, DUKE STREET IPSWICH (HER Refs. IPS 602 / IAS 9012)

M. Sommers
©August 2008

Suffolk County Council Archaeological Service
Field Projects Team
Lucy Robinson, County Director of Environment and Transport
Endeavour House, Russel Road, Ipswich. IP1 2BX.

SCCAS REPORT No. 2008/246
OASIS ref. Suffolkc1-47623

Contents

1. Introduction	1
Site Description	1
2. Methodology	2
3. Results	
3.1 HER Data	2
3.2 Listed Buildings	4
3.3 Geology and Topography	5
3.4 Cartographic Sources	
<i>Introduction</i>	6
<i>Cartographic Evidence</i>	7
3.5 Borehole Data	12
4. Conclusion	13
5. Recommendations	14

List of Figures

Figure 1: Location Plan	1
Figure 2: HER Locations	3
Figure 3: Listed Buildings	4
Figure 4: Ogilby's Map of Ipswich 1674	7
Figure 5: Pennington's Map of Ipswich 1778	7
Figure 6: Ellis' Map of Ipswich 1839	8
Figure 7: Tithe Map of St Clement's Parish 1844	9
Figure 8: Monson's Map of Ipswich 1848	9
Figure 9: White's Map of Ipswich 1867	10
Figure 10: 1 st Edition Ordnance Survey c. 1881	10
Figure 11: 2 nd Edition Ordnance Survey c. 1901	11
Figure 12: 3 rd Edition Ordnance Survey c. 1925	11
Figure 13: Borehole/Window Sampler Locations	12

List of Tables

Table 1: Summary of HER Data	2-3
Table 2: Listed Buildings	5
Table 3: Summary of Borehole/Window Sampler Results	13

List of Plates

Island House, 28-8-2008, view looking south	15
Former public house, 10-7-2008, view looking northeast	15

1. Introduction

It is proposed to construct a mixed use development on land to the west of Duke Street, Ipswich, Suffolk (see figure 1).

The Suffolk County Council Archaeological Service (SCCAS) has been commissioned by J Hancock and Associates on behalf of their clients, Magelan Ltd., to undertake a desk-based assessment of the archaeological potential of the development area.

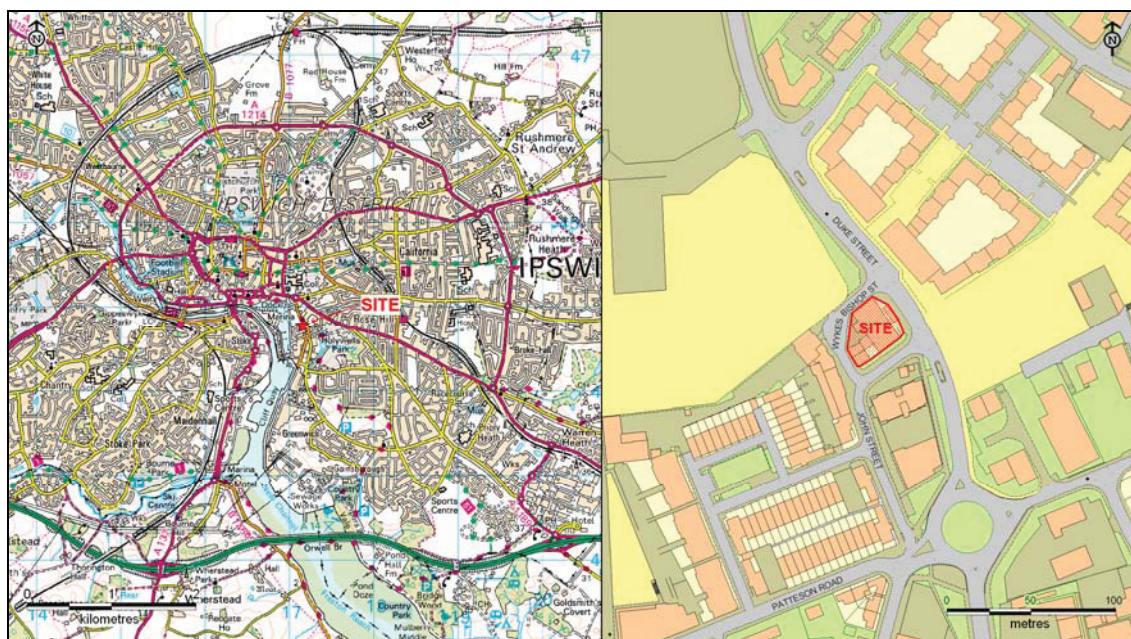


Figure 1: Location Plan

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The aim of this report is to assess the archaeological potential of the site through the examination of existing records held in the Suffolk Record Office or by the Suffolk County Council Archaeological Service, as well as any readily available map data. A further aim is to review topographical data in an attempt to predict the depths at which any archaeological deposits may occur in order to assess the potential threat to such deposits that the proposed development may pose. This research is the first stage of probable continuing programme of archaeological works for this site and has been recorded on the Historic Environment Record (HER) under the reference IPS 602 (IAS 9012 on the Ipswich based HER). A summary of this project has also been entered onto OASIS, the online archaeological database, under the reference suffolkc1-47623. The National Grid Reference for the centre of the site is TM 1717 4377.

Site Description

The site covers an area of approximately 870 square metres and is bounded by roads on all four sides, Duke Street to the east, Wykes Bishop Street to the north and west and John Street to the south. The site is presently occupied (August 2008) by a large, two storey, industrial building, known as Island House, with an associated single storey outbuilding, both of which were formerly part of the Ransome's Works, and a smaller two storey building that was formerly a public house, the 'Happy Returns', but is now private offices and accommodation. A single storey building lies between

the former pub and Island House whilst the remainder of the area comprises open yards surfaced with concrete or tarmac.

A bench mark is present on the northern corner of Island House which is recorded on current Ordnance Survey maps as being 4.95m above Ordnance Datum. It is 0.52m above the pavement at that point giving a ground level height of 4.43m OD. From the northeast corner of the plot the ground slopes down gently to the south and west.

2. Methodology

To assess the archaeological potential of the site the following sources were consulted:

- The Historic Environment Record held by Suffolk County Council Archaeological Service and the separate HER listing for Ipswich (although most archaeological sites are recorded on both there are possible exceptions).
- The List of Buildings of special architectural and historic interest
- Any available borehole data from within the site or in the locality
- Cartographic sources held in the local Public Record Office

3. Results

3.1 HER data

The Historic Environment Record for the county is maintained by the Suffolk County Council Archaeological Service. A second list is held in their Ipswich office for sites within Ipswich itself, known as the ‘Ipswich Archaeological Survey’. In recent years attempts have been made to combined the two but there are occasional omissions that can only be picked up through consultation of both records.

For this study HER entries within an approximate 250m radius of the centre of the site have been included and are summarised in Table 1 below. The HER entry locations are marked in Figure 2. Further details on pertinent entries appears below.

NB: entries commencing with ‘IAS’ are listed in the Ipswich HER, those beginning ‘IPS’ are listed in the county HER

HER No.	Address	Description	Nature of Evidence
IAS 9007	Neptune Marina	Monitoring (2002 to 2003)	Limited exposure of natural subsoil exposed in extreme northeastern part of the site. Substantial reclamation deposits of later medieval/post-medieval date in western portion of site
IPS 138	Orwell Works	Stray Find (1935)	Early Neolithic to Early Bronze Age greenstone axe
IPS 267	Ransome’s Works (site of)	Documentary evidence	Site of St Clement’s Shipbuilding Yard (& others) during the 16 th to 19 th centuries, later becoming the site of Ransome’s Ironworks.
IPS 284	Patteson Road	Documentary evidence and monitoring (2002)	Site of Ipswich Town Gas Works, established 1821. Monitoring of development of site in 2002 revealed the base of an early gasholder and

			lines of substantial upright timbers, possibly the remains of piling relating to structures within the gas works.
IPS 474	Duke Street	Evaluation (2005)	A trenched evaluation revealed occasional scattered pits of unknown date plus low-level post-medieval occupation evidence. Sand and gravels noted at depths of <i>c.</i> 1m. One trench towards the southern end of the evaluation area cut through a 3m deep area of infilling with waterlogging at the base.
IPS 506	Ex-Kennings Car Hire, Duke Street	Desk-Based Assessment (2006)	DBA undertaken in advance of development identified moderate to high potential for medieval and post medieval deposits to exist within this site – trenched evaluation called for but yet to be carried out (2008).
IPS 601	Shed 8, Duke Street	Evaluation (2008)	Trenched evaluation currently underway at the time of writing has revealed a natural subsoil of sand and gravel at a depth of <i>c.</i> 0.7m adjacent to Duke Street, deepening to <i>c.</i> 1m about 50m west of Duke Street

Table 1: Summary of HER data within *c.* 250m of the Island House site



Figure 2: HER Locations

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The most significant archaeological work listed above is the trenched evaluation (IPS 474) which was undertaken on the large site on the opposite side of the road to

the proposed development area. The closest trench to the proposed development site (Trench 10) was situated 45m to the north-east and revealed a natural subsoil of yellow orange silty sand and gravel at a depth of 0.85m. A single linear feature interpreted as a ditch and aligned approximately WSW-ENE was recorded in this trench. Unfortunately no dating evidence was recovered from its fill but as it was sealed beneath a layer of post-medieval material a medieval/early post-medieval date could be inferred. Trench 9, excavated some 80m to the east of Island House, revealed a deep waterlogged area beneath 3m of post-medieval infill which possibly represented a pond or possibly a quarry.

An evaluation which was currently underway in the adjacent site at the time of writing has revealed natural sands and gravels at depths ranging from 0.7m to 1m in an area approximately 70m northwest of Island House.

An Early Neolithic to Early Bronze Age greenstone axe (IPS 138) was recorded as having been found a mere 65m to the northwest of Island House indicating prehistoric activity in the vicinity, presumably related to activities in and around the margins of the river and what would have likely to have been surrounding marshland and mudflats at that time.

The remaining sites recorded in the HER are associated with late medieval/early post-medieval activity close to the junction of Duke Street, Fore Street and Fore Hamlet.

3.2 Listed Buildings

None of the buildings within the proposed development area are listed. The nearest listed structures are situated close to the junction of Duke Street and Fore Street, some 300m to the north. These comprise, 132-138 Fore Street, 2 and 4 Duke Street, Holy Trinity Church and its associated hall. The listing texts are reproduced in Table 2 overleaf.

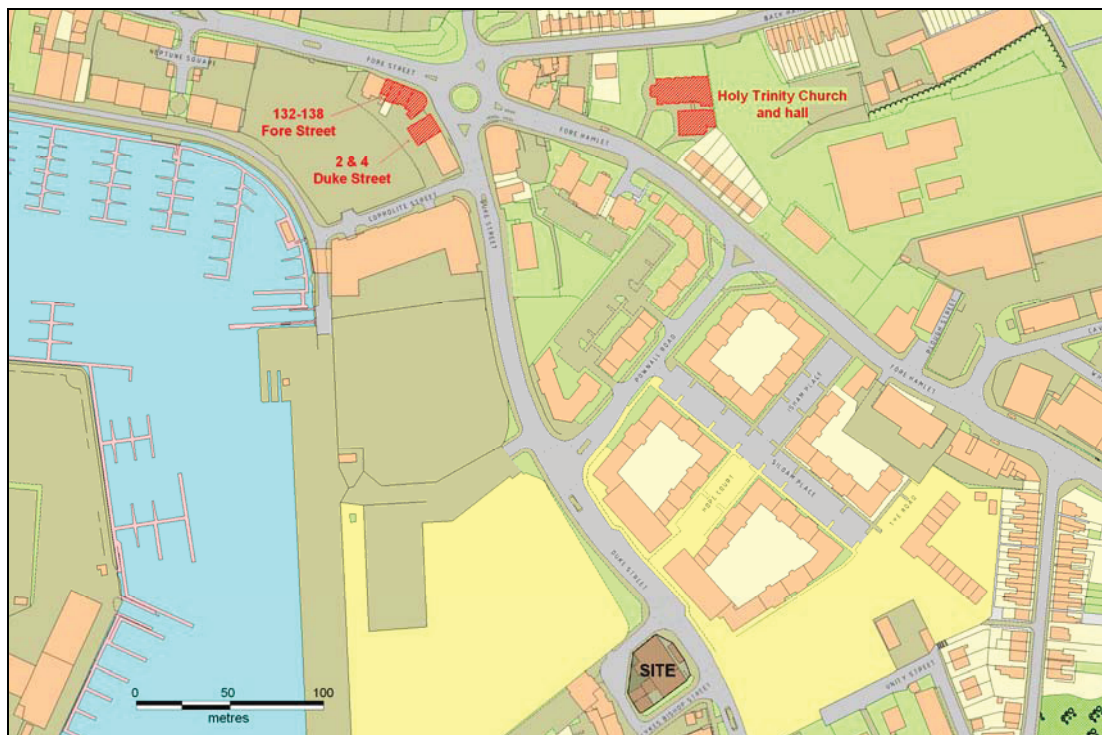


Figure 3: Listed Buildings

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<p><i>132-138 Fore Street</i> LBS Number: 275465 Grade: II Date Listed: 19/12/1951 NGR: TM1703144077</p>	<p>A C17 timber-framed and plastered building with a jettied upper storey on the whole front with exposed timber-framing and a carved bressumer bearing the date 1620. 2 storeys and attics. 8 window range, casements. The ground storey has small C20 shops. Roofs tiled, with 3 gabled dormers with heavy moulded pediments, There is a heavy carved projecting eaves board with the same motifs as the bressumer. The building is weatherboarded at the west end.</p>
<p><i>2 and 4 Duke Street</i> LBS Number: 428460 Grade: II Date Listed: 03/03/1982 NGR: TM1704744061</p>	<p>Early C19 house and corner shop. 3 storeys. Double filled with 3 windows. Slate roof with projecting eaves and ridge stack. Multi-coloured stock brick. Gauged flat brick aide to recessed sash windows with glazing bar. Wooden doorcase with pilaster and console brackets, carrying pediment. Radiant fanlight. Raised and fielded panel door. Wooden shopfront with pilaster copping entablature. Shop windows with small penole and arched radiant head. Recessed shop doorway and corner.</p>
<p><i>Church of the Holy Trinity</i> LBS Number: 427442 Grade: C Date Listed: 15/12/1977 NGR: TM1718644082</p>	<p>A white brick building erected 1835-36 to the designs of Frederick Hall, architect. The hall was added in 1891 and the chancel in 1895 in similar style. The church has a square west tower with an embattled parapet. The nave and chancel have rusticate quoins and semi-circular arched windows.</p>
<p><i>Holy Trinity Church Hall</i> LBS Number: 427443 Grade: II Date Listed: 15/12/1977 NGR: TM1719044064</p>	<p>The hall, situated to the south of the church was added in 1891 in similar style and has 3 window range of double-hung sashes with glazing bars. The roofs are of slate.</p>

Table 2: Listed Buildings

3.3 Geology and Topography

The underlying superficial geography in this part of Ipswich consists of sand and gravel drift deposits. Glaciofluvial in origin, these comprise a largely homogenous layer of sub-angular flints in a sand matrix (sand and gravel). This deposit has been consistently identified in excavation throughout the southern two-thirds of the town. Beyond these gravels, to the north, the surface geology becomes dominated by impermeable Boulder Till. Drainage water from this area had created some substantial streams that flowed south to the river. Excavation and geotechnical records throughout the town suggest that the topography was initially undulating. Reclamation activity is likely to have commenced from as early as the Middle Saxon Period and then progressed east and then south along the foreshore.

The land surface in the immediate vicinity of the site is relatively level but with a gentle slope down to the west down towards the river. To the north and east, as one moves away from the river, the land continues as a level area for a short distance before rising up towards the summit of Bishop's Hill and the high ground of Holywells Park.

3.4 Cartographic Sources

A number of maps of the local area have been examined for this desk-top assessment, the majority of which have been copies of those held in the Suffolk Record Office (SRO) in Ipswich. They are as follows:

<u>Name</u>	<u>Date published</u>	<u>Figure</u>
Ogilby	1674	Fig. 4
Pennington	1778	Fig. 5
Ellis	1839	Fig. 6
Parish tithe map	1844	Fig. 7
Monson	1848	Fig. 8
White	1867	Fig. 9
Ordnance Survey (1 st Edition) 1:2500 Scale	c. 1881	Fig. 10
Ordnance Survey (2 nd Edition) 1:2500 Scale	c. 1901	Fig. 11
Ordnance Survey (3 rd Edition) 1:2500 Scale	c. 1925	Fig. 12

Copies of the early Ordnance Survey maps were obtained from the Suffolk County Council's own collection.

Introduction

Though this site does not sit on a Wet Dock frontage the historic geography of the wider area can only be appreciated if it is understood that prior to the construction of the wet dock the river ran closer to Duke Street and was tidal. Following the dock's construction large areas of the former tidal ooze and mud flats were reclaimed. Formerly Duke Street led into John Street and Greenwich Way, a roadway that connected the site of Greenwich Farm and surrounding hamlet with the town of Ipswich. The present line of Duke Street represents a realignment from its original course which originally entailed a large curve situated further to the west.

Before the construction of the Gas Works in the 1820's, and later the Wet Dock which opened in 1842, the foreshore to the west of Duke Street was the site of various shipyards. Ransome's had opened a works on the dock frontage before the construction of the new dock on a site to the north west of the present Island House site. At the time all the land to the south of the Gas Works and to the west of the present Holywells Road was tidal mud flats. In the 16th century a water mill was constructed at the western edge of Holywells Park on a site that later became the Fountain Public House. Cobbold's Cliff Brewery was built in the middle of the 18th century. The line of modern day Cliff Lane was set out after the Cobbold family had acquired the present Holywells Park, formerly a farm known as Pitts Farm, between 1812 and 1839. The main entrance to this farm was from the present Nacton Road formerly described as "Colneis Way". In the medieval period Greenwich Way led to the site of Greenwich Farm and, from the evidence of the surviving records for the manor of Wix Ufford, the adjoining small hamlet of Greenwich. Duke Street was not a major thoroughfare in the medieval period.

Cartographic Evidence

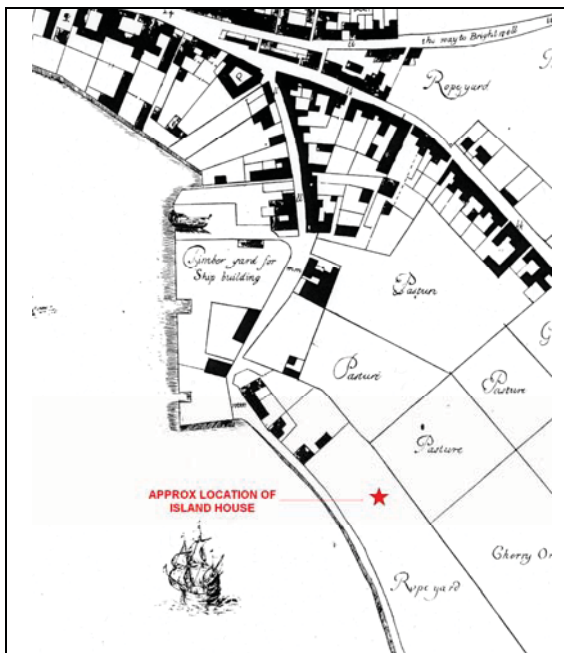


Fig. 4: Ogilby 1674 (extract - no scale)



Fig. 5 : Pennington 1778 (extract)

Ogilby's map of Ipswich, dated 1674 (SRO ref. MC4/51 – figure 4) shows the Island House site to be located within a 'ropeyard', which appears as a linear plot alongside the river. It also shows that the site lying close to the then river edge. The ropeyard lies to the south of the shipbuilding yards located on the bend of the river and may well have been associated. Barnard, who owned at least one of the shipyards, is shown as the owner of the land on Joseph Pennington's map of 1778 (SRO ref. MC4/52 – figure 5). Pennington's map shows a near identical location for the river edge although the ropeyard is no longer illustrated and the Island House site appears to be occupied by an orchard or market garden. On both maps a roadway is shown running alongside the rivers edge which is likely to be on the line of the present John Street.

Ellis' map (SRO ref. FB98/A12/1 – figure 6) illustrates the Island House site as being on the corner of what is John Street and an SW-NE aligned street, marked as Albion Street on later maps. The site can be seen to be occupied by terraced housing facing onto Albion Street with a larger building, which is likely to be the Happy Return public house, on the corner. The public house was established in the first quarter of 19th century to serve the occupants of the new housing that was being built in the immediate area as well workers from the nearby quayside, shipyards and the gas works which are located on land to the west of John Street much of which has been reclaimed since the publication of Pennington's map. Landlords of the Happy Return are listed in local directories. The names and the years in which they are recorded are as follows:

1823 - Samuel Peck	1937 - Albert John Scott
1869 – 1891 Henry Rudland	1892 - Henry Rudland
1900 – 1904 Arthur Felgate	1952 - Alan Botwright
1912 - George Crane	1956 - Philip G Davies

The Happy Return is believed to have closed in the mid 1970s.

The gas works, which started production in 1821, is marked on Ellis' map on the newly reclaimed land on the western side of the roadway west of the Island House site. It is indicated by the two circular features representing gasholders with the actual gasworks being located in the adjacent structure. The gas dock is also illustrated west of the gasworks and immediately to the south of a ballast yard.



Figure 6: Ellis' Map of Ipswich 1839 (extract – no scale)

The Tithe map for the parish of St Clements, Ipswich, dated 1844, is unfortunately badly damaged (SRO ref. P461/146 – figure 7). It was based on Ellis' map of 1839. The tithe apportionment was dated according to the agreement 15th June 1841 but was not stamped by the Tithe Commission until November 1846. Of the parish's 1597 acres approximately two thirds were titheable. The areas excluded from the payment of tithes included nearly all the built area of the parish and though these areas are shown on the map the names of the owners and occupiers are excluded from the apportionment. The map itself shows no further details than those recorded in Ellis' map.

The parish of St Clements was divided between the area within the town and the two hamlets of Wix Ufford and Wix Bishop. The hamlets were also separate manors. In those instances where manorial records have survived it is possible to trace the owners of a property or at least the copyholders through court books, earlier court rolls and rentals. The property descriptions are sometimes historic and though in other cases they have been amended and up dated to include the names of the occupants of each property. It has been established in a number of documentary reports that most of the area at the northern eastern side of the Wet Dock was copyhold land held of the manor of Wix or Wikes Bishop. The lands of this manor appear to have extended southwards from Fore Hamlet to a point to the south of the present Holywell Park. Manorial land was normally divided into areas of demesne, commons and waste, copyhold properties and freehold. The demesne lands of this manor had been left out

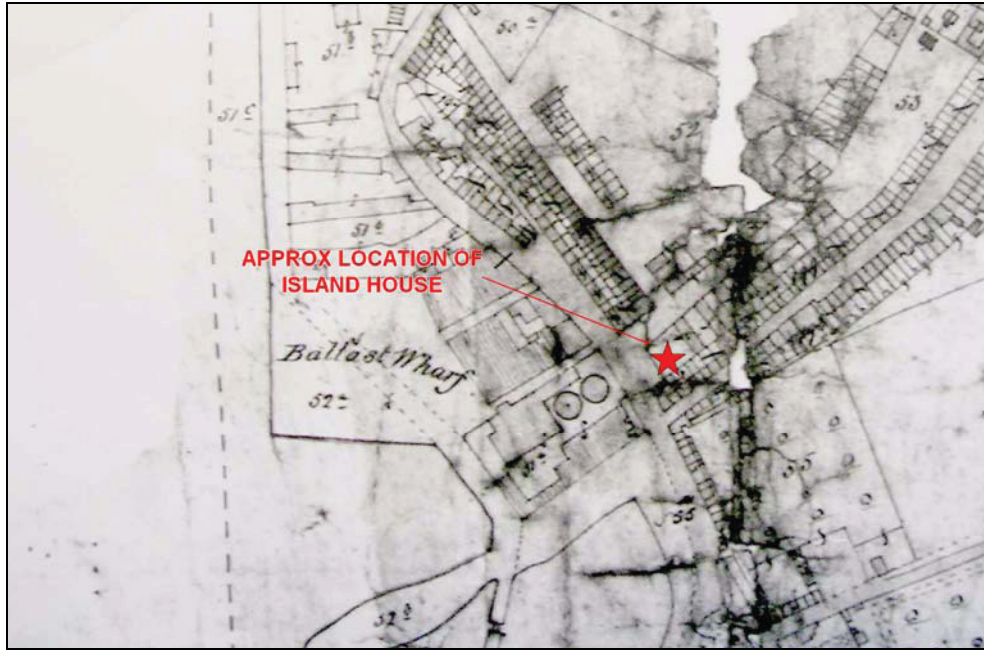


Figure 7: Tithe Map of St Clement's Parish 1844 (extract – no scale)

as copyhold before the manor was surrendered to the crown in 1536. The freehold properties of this manor are listed in a survey dated 1620 though the property boundaries were not described and the locations were even at that date obscure. Both John Cobbold and William Buller the landholders mentioned in tithe apportionment of 1844 were copyholders of lands belonging to this manor. It should not be assumed that all their lands were listed in the tithe apportionment or that all the lands were copyhold and described in contemporary manorial records.

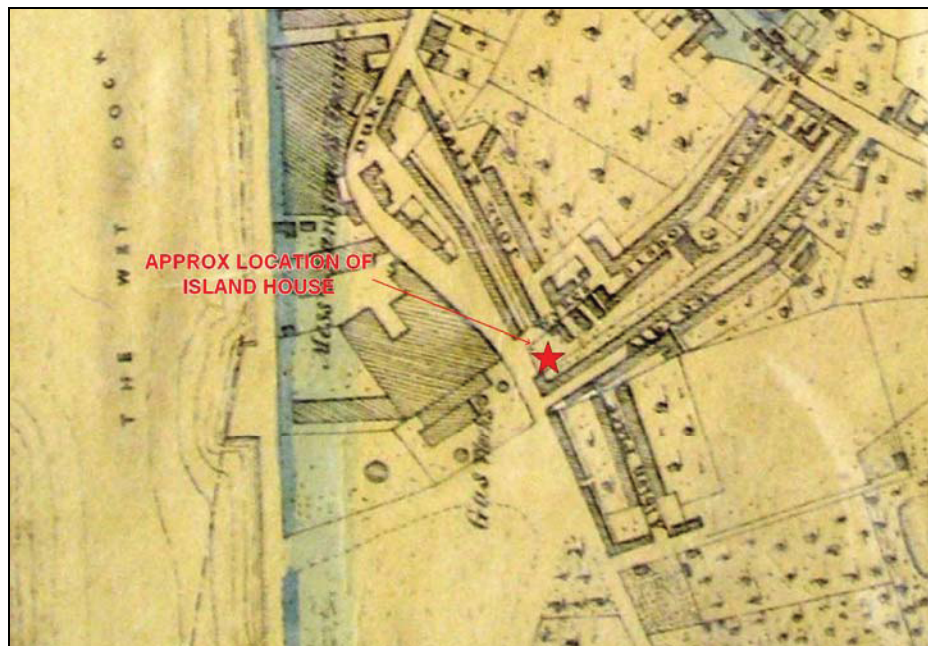


Figure 8: Monson's Map of Ipswich 1848 (extract – no scale)

Monson's map, 1848 (SRO ref. MC4/56 – figure 8) continues to show the Island House site as being occupied by domestic housing and the what is presumably the public house, as does White's map (SRO ref. MC4/57 – figure 9).

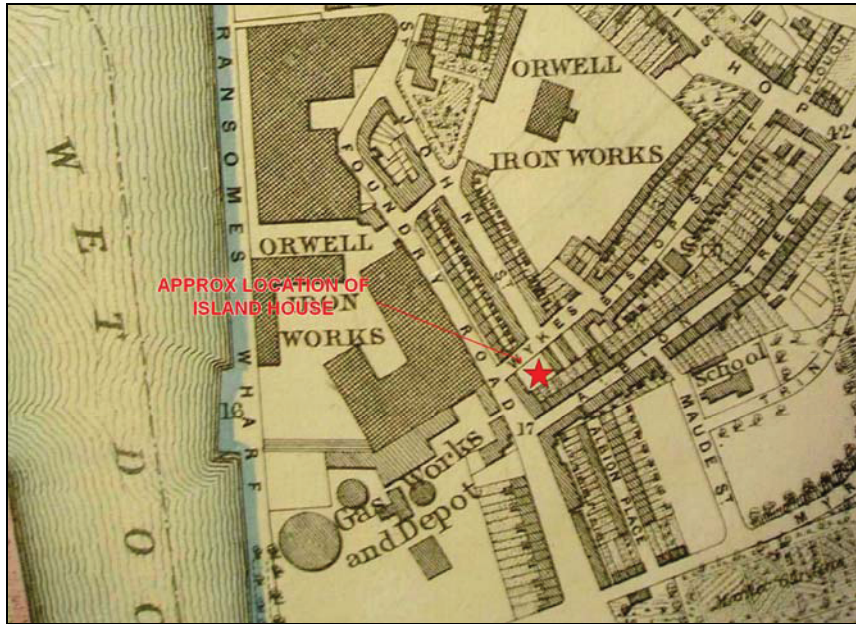


Figure 9: White's Map of Ipswich 1867 (extract – no scale)

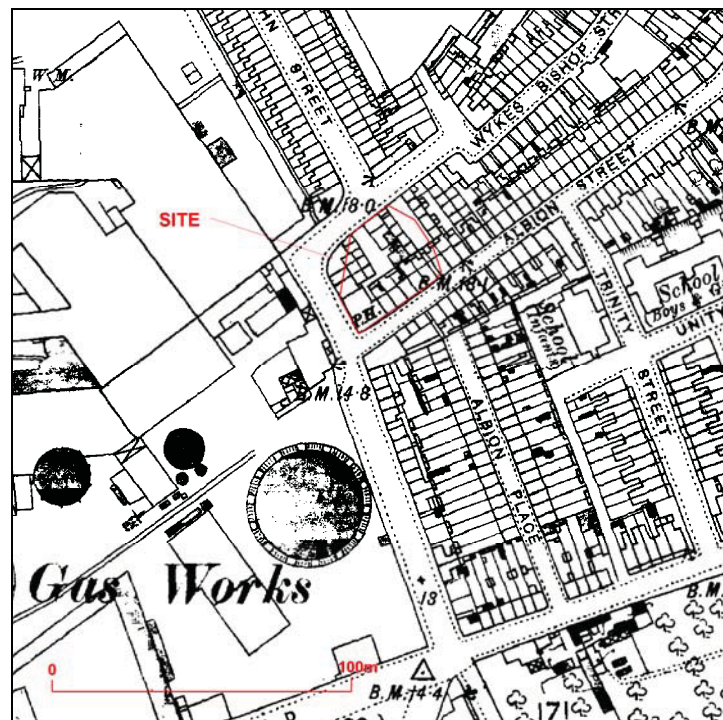


Figure 10: 1st Edition (c. 1881) Ordnance Survey 1:2500 Scale (scale reduced)

The first and second edition Ordnance Survey, 1:2500 scale sheet, maps (figures 10 and 11) of the area show the Island House site in more slightly more detail than previous maps. They still indicate the public house (marked P.H.) and the terrace of houses fronting Albion Street. On the street to the west (?John Street) a short terrace of three houses are shown. A single house and what appears to be a small unnamed court is shown running off Wykes Bishop Street, of which the western block of ?five

cottages are situated within the Island House site. The central area of the Island House site is an open yard which may be related to the public house as there appears to be access to the rear of the building.

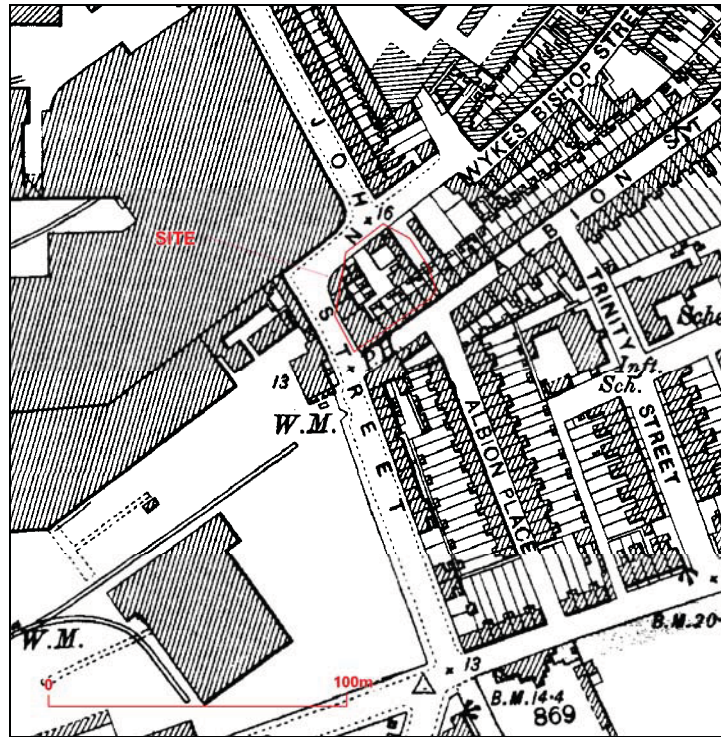


Figure 11: 2nd Edition (c. 1901) Ordnance Survey 1:2500 Scale (scale reduced)

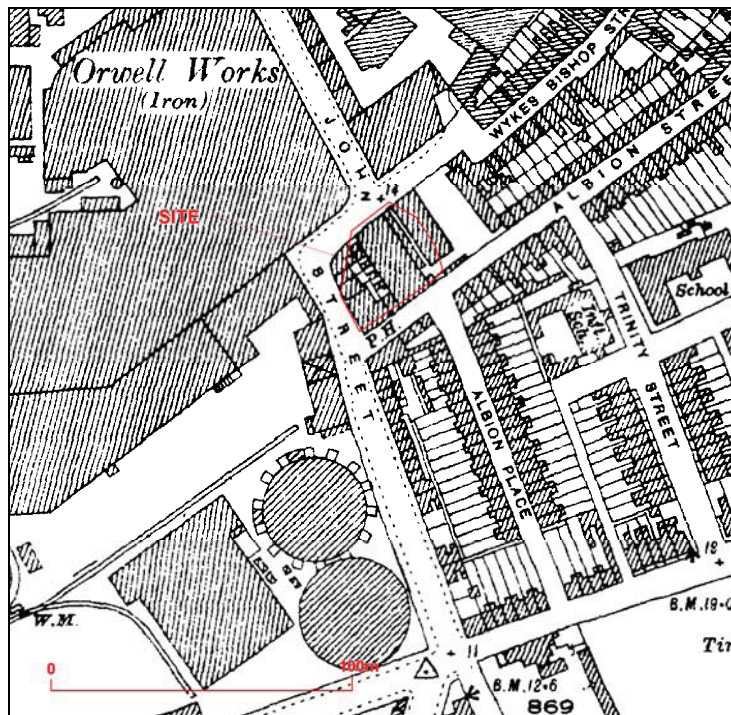


Figure 12: 3rd Edition (c. 1925) Ordnance Survey 1:2500 Scale (scale reduced)

The third edition Ordnance Survey map shows the present Island House, the public house and the three houses fronting onto John Street. To the rear of the houses, and possibly the public house, are a series of small outbuildings which are likely to be outside toilets and wash houses.

This map clearly shows the streets as laid out from the mid 19th century until redevelopment and realignment in the 1970s with Albion Street and Wykes Bishop Street, their junctions onto John Street and the nearby terraces alongside Albion Place. After alterations Wykes Bishop Street and Albion Street were cleared and ceased to exist although the name of Wykes Bishop Street now appears to be attached to the roadway to the north and west of the Island House site (on some modern maps the street to the south of the Island House site is referred to as Wykes Bishop Street). Albion Street was also cleared and incorporated into a 'new' Duke Street created partially from the northern stretch of John Street and a new route cut through the area immediately to the east of Island House. The southern portion of John Street has retained the name although this stretch of the road has only recently been re-established during the recent redevelopment of the Orwell Terminal area (2204). Prior to redevelopment this part of John Street had been lost and the area incorporated into the gasworks.

3.5 Borehole Data

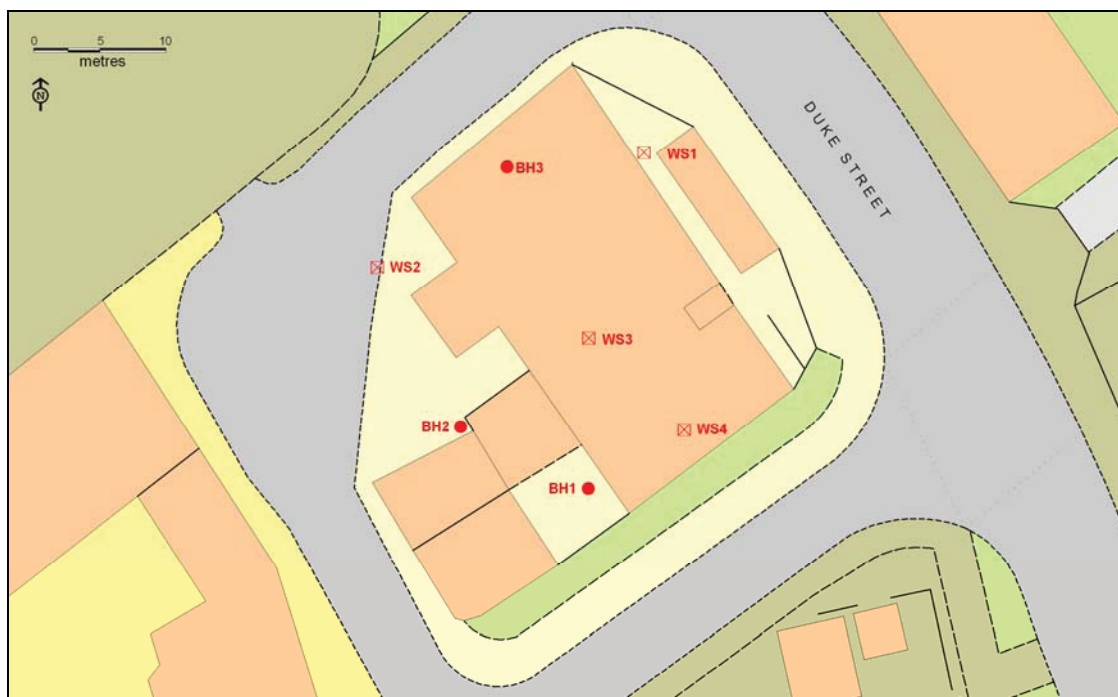


Figure 13: Borehole/Window Sampler Locations

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A series of borehole and window sampler bore were excavated by MLM Environmental in order to ascertain ground conditions including the thickness of any made ground deposits and the depth of the natural subsoil. Seven interventions were undertaken, three boreholes (BH) and four Window Sampler bores (WS). A summary of the results is presented in the table opposite.

	Depth of natural subsoil
BH1	2.3m
BH2	1.4m
BH3	1.8m
WS1	0.65m
WS2	0.7m
WS3	1.2m
WS4	1.2m

Table 3: Summary of Borehole/Window Sampler Results.

The results of the WS1 and WS2 indicate natural subsoil at depths of approximately 0.7m with possibly a very gentle slope towards the west whilst WS3 and WS4 are deeper at 1.2m suggesting the subsoil slopes off more rapidly towards the south and BH2, at 1.4m, is a further indication of a slope down towards the west. The fact that BH1 located natural subsoil at 2.3m and BH3 at 1.8m is probably due to these boreholes being located within man made features. Both are located within buildings marked on the 1st, 2nd and 3rd edition OS maps and the greater depths may be the result of cellars beneath domestic houses.

4. Conclusions

The available archaeological evidence suggests that the site has a **low to moderate** potential for deposits relating to the early prehistoric period with Neolithic finds having been recovered in the vicinity. There is no evidence for Roman activity in the area hence the site has a **very low** potential for such evidence to be present.

Although no evidence for Saxon occupation has been recorded it is possible that occupation or activity could extend some distance along the river frontage from the known centre of settlement giving this site a **very low to low** potential for the presence of Saxon deposits or features.

Although there is no documentary evidence it seems unlikely that an area relatively close to the medieval town would have been entirely devoid of activity and it is highly likely that some activity or low level occupation could have occurred in this area. Consequently there is a **low to moderate** potential for medieval deposits or features to exist within the site.

The early maps of Ogilby and Pennington suggest that this area was relatively devoid of buildings in the 17th and 18th centuries and that it is not until the 19th century that expansion of the urban area reaches out this far from the town centre. The area is shown as a ropeyard on Ogilby's map which is likely to have supplied rope for the nearby shipyards. Although there is no evidence recorded on the map it is probable that the foreshore in this area could also have been used for ship building or related activities and that some infrastructure may have been present onshore. Both Ogilby and Pennington show the site as being on the river's edge thus giving the site a **low to moderate** potential for post-medieval evidence to be present on this site.

The area was also the site of early Victorian dwellings housing with the terraces and the small court suggesting they were for the poorer, working class members of

society. Consequently there is a **high** potential for archaeological remains relating to late post-medieval/industrial period being present.

The borehole/window sampler bores indicate natural subsoil at a depth of 0.65m toward the northeast corner of the plot sloping down to wards the south and east to depths of 1.2 to 1.4m. The depths noted in the northeast corner are comparable to those noted in trenches on the opposite side of Duke Street and within the site immediately to the north.

The Island House site appears to be located on the rivers edge in the 17th and 18th century maps with the river bank continuing to the south but the apparent deepening of the natural subsoil to the south could be indicative of a possible natural inlet that has been filled as the river edge was progressively formalised or that the Island House site, and the site to the north, are situated on what may be a small promontory.

5. Recommendations

The documentary survey has identified a relatively low potential for archaeological remains dating to the prehistoric, medieval and post-medieval periods within the site. In order to fully establish the levels of survival of and the threat to any buried archaeological remains it will be necessary to evaluate the site by trial trenching to answer the following questions:

1. To what extent has later construction truncated the natural ground levels?
2. Is there any evidence for prehistoric or other early opportunistic exploitation of the former foreshore?
3. Is there evidence of medieval and early post-medieval activity in relation to the adjacent foreshore?

The need for any further archaeological work or appropriate mitigation will be at the discretion of the Suffolk County Council Conservation Team and will made on the basis of information recovered from the trial trenches.



Island House, 28-8-2008, view looking south



Former public house, 10-7-2008, view looking northeast