

# **ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

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**DRAFT ONLY**

## **SALTHOUSE HARBOUR HOTEL (EXTENSION TO) FORE STREET, IPSWICH (HER Refs. IPS 603 / IAS 6604)**



*Salthouse Harbour Hotel (left)  
Neptune Snooker Club (site of proposed extension - centre)  
Neptune Square (right)*

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## 1. Introduction

It is proposed to construct a six-storey extension to the Salthouse Harbour Hotel, Fore Street, Ipswich, Suffolk (see figure 1). The proposed works will entail the demolition of an existing three storey, ex-industrial, structure which until recently was the home of the Neptune Snooker Club. The Suffolk County Council Archaeological Service (SCCAS) has been commissioned by ISG Jackson Limited, on behalf of their clients, Gough Hotels Limited, to undertake a desk-based assessment of the archaeological potential of the development area.

The site covers an area of approximately 315 square metres and comprises the footprint of the existing building. It adjoins the existing Salthouse Harbour Hotel immediately to the west, a small yard and roadway, which provides access to the rear of the Neptune Café and 88, Fore Street, lies to the north, the Neptune Quay residential development (now Neptune Square) to the east and the dockside road to the south. A roadway runs under the bulk of the existing building occupying the eastern half of the ground floor. The site lies at a similar height to the dockside roadway which in this area is *c.* 3m OD. The National Grid Reference for the approximate centre of the site is TM 1686 4408.

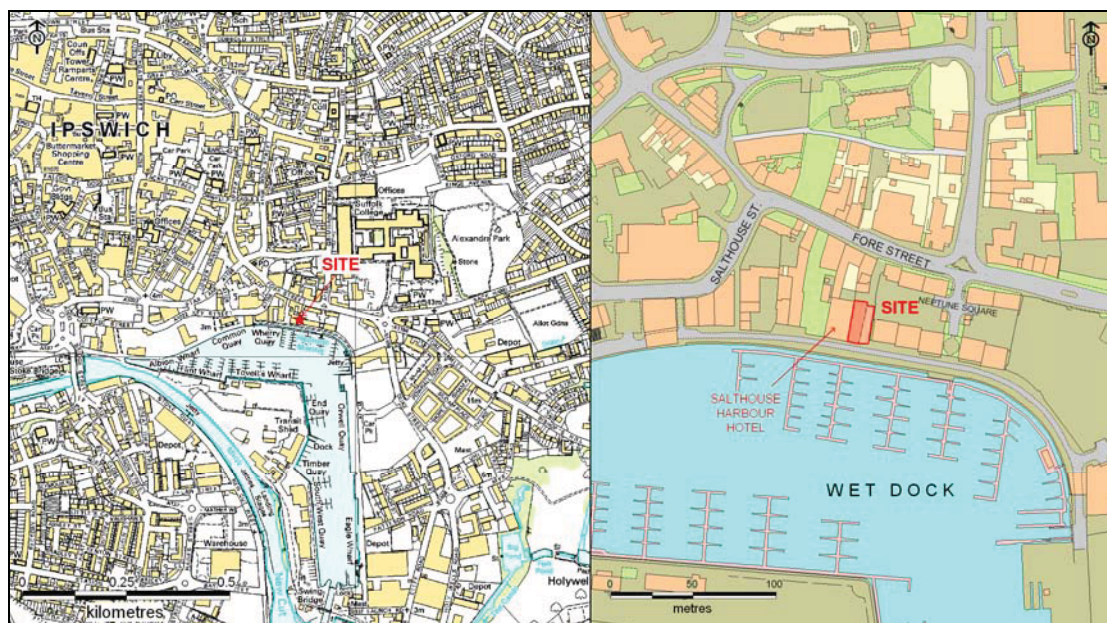


Figure 1: Location Plan

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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 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, assess the extent of the foundations associated with the present structure and investigate the potential threat to any surviving deposits that the proposed development may pose. This research is the first stage of a continuing programme of archaeological works for this site and has been recorded on the Historic Environment Record under the references IPS 603 and IAS 6044. A summary of this project has also been entered onto OASIS, the online archaeological database, under the reference suffolkc1-47710.

## 2. Methodology

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

- The Historic Environment Record (HER) 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).
- Documentary evidence including cartographic sources held in the local Public Record Office
- The List of Buildings of special architectural and historic interest
- Comparison of plans of existing and proposed structures to assess potential damage to deposits

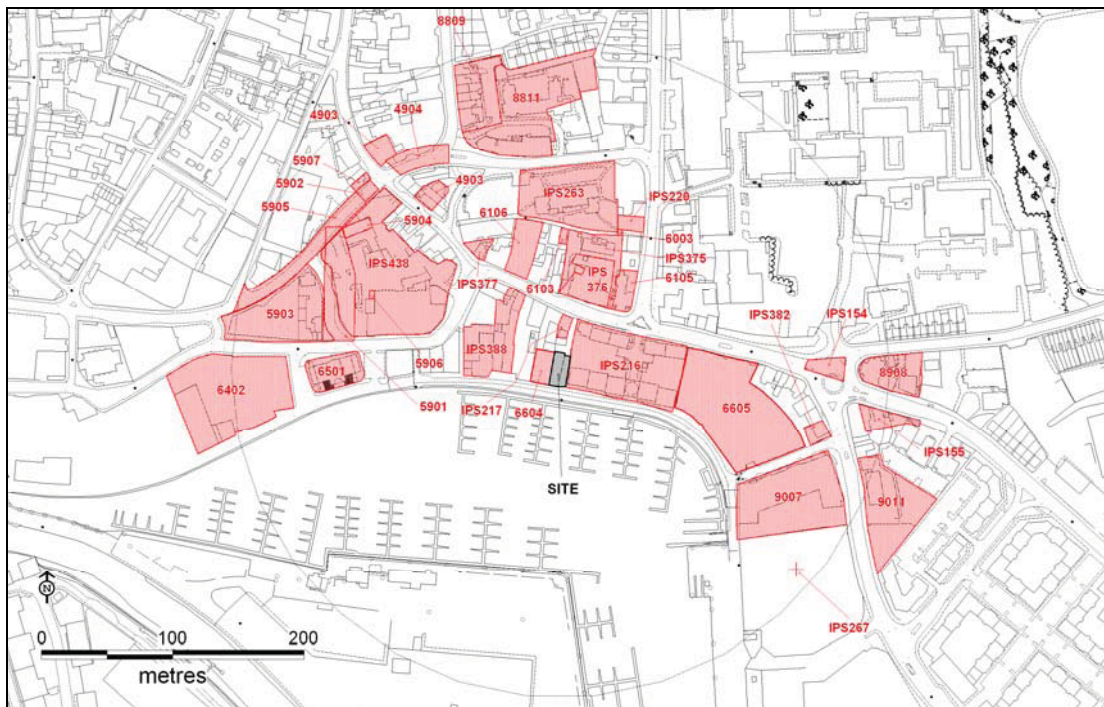
To undertake a documentary survey, including a search and analysis of historic cartographic sources, an experienced freelance historian (Mr A.M. Breen) was commissioned to carry out research in the Suffolk Record Office the results of which comprise Section 3.2 of this report.

## 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. In recent years the two have been combined 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 overleaf. The HER entry locations are marked in Figure 2 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 4903	41-43 Fore Street	Monitoring (1980)	Ipswich ware and Thetford ware recovered during rebuilding work
IAS 4904	45-47 Fore Street	Monitoring (1983)	One sherd of medieval pottery recovered during rebuilding work. Natural subsoil noted at a depth of 1.2m
IAS 5901	Ex-Wm. Brown's Timber Yard, Key Street	Excavation (1981)	Prehistoric (BA), Saxon, medieval (including human skeletal remains) occupation and Post-medieval remains. All shallow (<1m overburden)
IAS 5902	Tolly Cobbold bottling yard, Fore Street	Excavation (1982)	Saxon, medieval and Post-medieval occupation evidence recorded
IAS 5903	Corner Lower Orwell Street / Key Street	Documentary and monitoring (Nov 1982)	Flint and septaria building – 'the Wayside Lodge', seen during archaeological monitoring and dated by documents to 1438-39
IAS 5904	Paul's Computer Store, Fore Street	Monitoring (May 1983)	Late Saxon pits containing Thetford ware
IAS 5905	Star Lane extension	Monitoring (July 1983)	no archaeology revealed during excavation of storm water relief drain
IAS 5906	Paul's PLC, Key Street	Monitoring	Late Saxon pottery recovered (Thetford ware) during erection of reception building
IAS 5907	Corner Star Lane/Fore Street	Monitoring (1987)	Saxon pits (Ipswich ware recovered) and possible Saxon kiln. Medieval coarseware kiln noted, majority of which was left <i>in situ</i> .
IAS 6105	107 Fore Street	Monitoring (1987)	Machine excavation of large basement up to 1.2m deep revealed modern truncation but no significant archaeological finds
IAS 6106	85-87 Fore Street	Excavation (April 1990)	Late Saxon, medieval and post-medieval deposits
IAS 6402	Paul's Brewery, Albion Wharf	Documentary	Roman lamp with dog emblem found during excavation of foundations for brewery (1883)
IAS 6501	Custom House, Key Street	Borehole records	5 x boreholes (1980). Animal bone, leather, medieval pottery. 3.5-4m peat/waterlogged deposits overlying gravels
IAS 6604	Salthouse Harbour Hotel, 82 Fore Street	Monitoring (2002-3) and present desk based assessment	Monitoring of excavation for lift shaft revealed 1.3m of concrete over three courses of a red brick wall which lay directly on a deposit of grey silt with shell down to a depth of at least 1.8m

IAS 6605	UCS Building, Fore Street	Evaluation and Monitoring (2007)	Trenched evaluation revealed substantial reclamation deposits overlying natural waterbourne silts. Trench close to Fore Street revealed grey silt at a depth of 3.5m. No natural gravels seen
IAS 8809	23-25 Waterworks Street	Watching Brief (1996)	Natural subsoil seen at 1m below ground surface. Early medieval pottery recovered from spoil during observation extension to rear of property
IAS 8811	Richmond House, Star Lane	Monitoring (1996)	Single sherd of early medieval coarseware recovered from spoil. Natural subsoil seen at a depth of 1.52m
IAS 8908	Grimwade Memorial Hall	Monitoring (2006)	Monitoring of some groundworks during conversion to residential use did not reveal any evidence for medieval cemetery noted further to the west.
IAS 9007	Neptune Marina	Monitoring (2002 to 2003)	Limited exposure of natural subsoil exposed in northeastern part of the site. Substantial reclamation deposits of later medieval/post-medieval date in western portion of site
IAS 9011	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 154	Fore Hamlet	St James' Leper Hospital	Limited excavation by University College London (Brothwell ?1958) confirmed presence of burials at the junction of Fore Hamlet and Back Hamlet.
IPS 155	Fore Hamlet	Finds (1947)	Medieval pottery (13 <sup>th</sup> to 16 <sup>th</sup> century) found during building work. Said to have been recovered from '7 feet down'.
IPS 216	Neptune Quay (now Neptune Square)	Excavation (1989, 1998 and 1999)	Extensive excavations revealed complex stratified deposits of Middle Saxon (c. AD650-850 and later date indicating occupation and enwharfment. Also later medieval quay wall and a substantial post-medieval quay wall with an extensive network of tieback timbers
IPS 217	90/92 Fore Street (Old Skipper café)	Watching Brief (1989)	Observation of construction work on rear extension revealed natural subsoil at 1.4m below ground level. Pottery of

			12 <sup>th</sup> century and later date was also recovered.
IPS 220	St Clement's Room, (118 Grimwade Street)	Finds (1951?)	Scatter of Roman pottery fragments (no details)
IPS 263	St Clement's Church	Standing Building	15 <sup>th</sup> century church. Six arched pier arcades leading to north and south aisles and chancel.
IPS 267	Ransome's Works (site of)	Documentary evidence	Site of St Clement's Shipbuilding Yard (+ others). 16 <sup>th</sup> to 19 <sup>th</sup> century, later site of Ransome's Ironworks.
IPS 375/376	St Clement's Church Lane	Monitoring and small excavation	Scatter of medieval and post-medieval finds (13 <sup>th</sup> to 17 <sup>th</sup> century). No further details.
IPS 377	71-73 Fore Street	Monitoring	Observation of works associated with partial demolition and erection of rear extension recovered pottery of Middle to Late Saxon, medieval and post- medieval periods.
IPS 382	2 Coprolite Street	Watching Brief (1995)	Observation of shallow footings (0.6m) only disturbed post-medieval deposits containing 18 <sup>th</sup> /19 <sup>th</sup> century pottery. Existing cellar noted on Duke Street frontage.
IPS 388	Isaac Lord Complex (80-80a Fore Street)	Investigation (1998)	Tree-ring samples taken from each of the four ranges of the complex. Earliest timbers dated to 1418-1449.
IPS 438	BOCM Paul's 'Island Site', Ipswich	Desk-based- assessment	DBA identified occupation from Mid Saxon through to late Post-medieval and late 19 <sup>th</sup> /20 <sup>th</sup> Jewish cemetery
IPS 480	Dock Island	Documentary	Site of limekiln as marked on 1 <sup>st</sup> Edition Ordnance Survey map (c.1885).

Table 1: Summary of HER data within c. 250m of the Salhouse Harbour Hotel extension site

The most significant archaeological work in relation to the extension site is the excavation undertaken on the site of Neptune Square (IPS 216) located immediately to the east of the site. Complex stratigraphic deposits were encountered during excavations undertaken in 1989, 1998 and 1999 (Boulter 2000). The earliest evidence was of Middle to Late Saxon date. Associated with this was a possible revetment of the river bank which turned along the line of one of the streams that formerly ran down through the town from the higher ground to the north. Further activity was recorded throughout the medieval period from the 11<sup>th</sup> century onwards consisting of strand-line ditches, occasional pits, isolated burials, an oven and dumped waste from nearby metalworking. During the 14<sup>th</sup> through to the 16<sup>th</sup> century the waterfront was consolidated with the construction of a stone quay wall with metal surfacing behind. This structure also turned to the north indicating that an inlet associated with the north-south channel was still extant. The opposite bank of the inlet was poorly

revetted with timber and no metal surfacing of the area behind. This suggests a more ephemeral use for land to the east of the inlet as opposed to land to the west. The quay wall was maintained into the 17<sup>th</sup> century until a major episode of reclamation and enwharfment, including a substantial new red brick quay wall, effectively pushed the river's edge south and west. This quay wall was in use until the 1830s when the Wet Dock was created by enclosing a stretch of the river with dams and cutting a diversion channel. As part of this development a new quayside was constructed along the northern and eastern sides of the new dock which pushed the quayside in the vicinity of the hotel further south to its present location.

At a point approximately 15m to the east of the proposed extension site, within the Neptune Quay excavations, the late medieval quay wall was located *c.* 6m to the north of the rear edge of the site running at a slight angle to the existing Fore Street at a depth of approximately 1.2m. Assuming it continued on the same alignment it would pass the hotel extension site *c.* 3m to the north although the possibility that it runs further to the south, possibly within the site, can not be entirely ruled out. The later red brick quay wall was 1m thick and continued to a depth of at least 4m below present ground surface and was associated with a complex tieback system comprising a network of substantial timbers. The wall itself is likely to be coincidental with the southern edge of the extension site with the tieback timbers running into the site.

Monitoring work was undertaken in what was then the John Good Building in 2002 during its conversion into the Salthouse Harbour Hotel (Loader and Meredith 2003). Observation of a deep excavation for a lift shaft, roughly situated east of the centre of the building, identified a 1.3m thick raft of concrete overlying three courses of brickwork forming an east-west wall, relating to an earlier quayside structure, resting on a deposit of dark grey silty sand with shell fragments which continued beyond the base of the excavation at 1.8m.

### **3.2 Documentary Survey**

by A.M. Breen 2008

See Appendix I



### 3.3 Listed Buildings

There are no listed buildings within proposed development area although a number of listed structures are situated nearby. Their locations are marked in figure 3 and the listing texts are reproduced in Table 2 below.

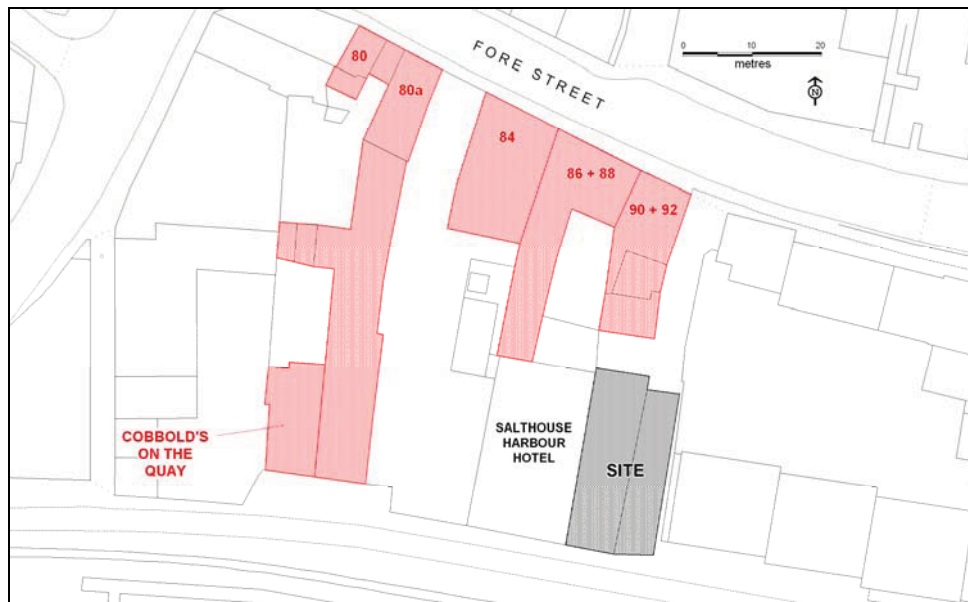


Figure 3: Listed Buildings

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<p>80-80a Fore Street LBS Number: 275459 Grade: I Date Listed: 19/12/1951 NGR: TM1682344147</p>	<p>House with attached warehouses to rear. Early/mid C15 with house crosswing dated 1636 and warehouse early/mid C15, remodelled mid C16. Further warehouses c.1540 and late C17. Minor later alterations.</p> <p>RANGE 1 (No 80 Fore Street): Western half of front range. Originally formed part of a row of late medieval houses extending E-W along the south side of Fore Street. Timber-framed and plastered. Dated by dendrochronology to AD1418 - AD1449.</p> <p>RANGE 2 (No 80a Fore Street): timber-framed and plastered cross wing forming E half of front range, dated 1636, and similarly dendro-dated.</p> <p>RANGE 3 (the 'Sale Room') Two-storeyed warehouse wing extending to south of range 2, with exposed timber-framing on the first storey and painted brick on the ground storey. The wall plates have been dated by dendrochronology to c.1540, however the range incorporates many reused or repositioned timbers.</p> <p>RANGE 4 (the 'Crossway') Three-storey timber-framed warehouse range. Mid C16, dated by dendrochronology to c.1540. This extends westwards from south end of Range 3 (the Sale Room). Timber-framed.</p> <p>RANGE 8: late C17 or C18 maltings range extending southwards from east end of Range 4. 2 storeys and attic. Lower storey of brick, upper storey timber-framed with brick nogging infill</p> <p><i>(this description has been abridged from the full listing entry)</i></p>
<p><i>Cobbolds on the Quay (has since been renamed)</i> LBS Number: 275460 Grade: II*</p>	<p>Public house, formerly kiln part of maltings. Late C18/early C19 with earlier origins and later alterations. Red brick with pantile roof. 2 storeys. Front to Wherry Quay has pair of glazed doors on both floors to left and 2 casements over low access door to right. Large kiln vent on</p>

<p>Date Listed: 19/12/1951 NGR: TM1679644109</p>	<p>roof. Left side has weatherboarded gable ends and is mainly blank. Right side adjoins the warehouse complex at 80 and 80A Fore Street (q.v.), in relation to which it is known as the 'kiln block'.</p> <p>INTERIOR. Conversion has been made for present use but circular kiln dates from late C18 or early C19 when the complex was used as a maltings. Kiln has a furnace with two fire holes and a baffle constructed of metal framing with perforated tiles. The kiln floor is of perforated tiles while the kiln hood is of lath and plaster on a light metal frame suspended from the roof of the ceiling. There is evidence that the kiln was inserted into an existing building and this reinforces the suggestion that the conversion of the complex to a maltings caused much piecemeal rebuilding and some demolition. This public house was formerly part of the warehouse complex at Nos. 80 and 80A Fore Street (q.v.) and forms part of that exceptional group of buildings.</p>
<p><i>84, Fore Street</i> LBS Number: 275461 Grade: II Date Listed: 19/12/1951 NGR: TM1684644132</p>	<p>A good C17 timber framed and plastered building. 2 storeys and attics. 6 window range, 4 mullioned and transomed casements and 2 outer single light windows, all with original leaded lights. Roof tiles, with a bracketed projecting eaves and 2 gabled dormers. The ground storey has a C20 shop with glazing bars. Nos 80 and 80A, Nos 84 to 92 (even) form a good group of C15-C17 timber framed buildings. Also Nos 80 and 80A, Nos 84 to 92 (even) form a group with Nos 77 to 81 (odd) (The Lord Nelson Inn) and Nos 85 to 91 (odd).</p>
<p><i>86 Fore Street</i> LBS Number: 275462 Grade: II* Date Listed: 19/12/1951 NGR: TM1685544132</p>	<p>A C15-C16 timber-framed and plastered building, originally the Old Neptune Inn, considerably restored but retaining many original features. A C15 hall block extends east and west and a C16 Solar wing extends south at the rear. It is dated 1639, probably recording the time alterations were made to the house. The front has a projecting eaves with a carved eaves board supported by carved brackets. The first storey has 2 oriel bay windows with lattice leaded lights and fine carved frames, supported on carved brackets. Small mullioned casements flank the oriels below the eaves. The ground storey has one 6-light mullioned and transomed window (with 2 carved mullions). There is a 4-centred doorway with carved spandrels representing Neptune and a coa serpent. A painted panel between the oriels has a similar representation. At the rear a solar wing extends south, timber framed and plastered, with a jettied upper storey with large casements and a large mullioned and transomed window on the ground storey. The interior has a fine C17 fireplace and moulded beams and ceiling joists. Roofs tiled, with 2 gabled dormers on the front.</p> <p>Nos 80 and 80A, Nos 84 to 92 (even) form a group of C15-C17 timber framed buildings. Also Nos 80 to 80A, Nos 84 to 92 (even) form a group with Nos 77 to 81 (odd) (The Lord Nelson Inn) and Nos 85 to 91 (odd).</p>
<p><i>88 Fore Street</i> LBS Number: 275463 Grade: II* Date Listed: 19/12/1951 NGR: TM1686144129</p>	<p>A small C15-C16 timber framed building altered in the C17 and later. Originally it was a butcher's shop and then became incorporated into the Neptune Inn. (Now Nos 86 and 88 form one tenement). The front is earlier than that of No 86 but much altered. 2 storeys and attics. The upper storey is jettied and supported on curved brackets with the remains of a moulded capital and shaft. There is an embattled wall plate. One window range, mullioned and transomed windows with lattice leaded lights. (3 lights on the ground storey and 6 lights on the 1st storey). At the rear a gallery wing extends to the south with a jettied upper storey and exposed timber-framing on the ground storey. Originally this gallery was part of No 90 but is now incorporated in No 88, and forms a fine courtyard at the rear. The upper storey has a long range of mullioned windows, the centre section of which is original and the outer sections are restored, with moulded sills. The ground storey</p>

	<p>has a doorway with a 4 centred arch with carved spandrels. Roof tiled, with one gabled dormer on the front.</p> <p>Nos 80 and 80A, Nos 84 to 92 (even) form a group of C15-C17 timber framed buildings. Also Nos 80 to 80A, Nos 84 to 92 (even) form a group with Nos 77 to 81 (odd) (The Lord Nelson Inn) and Nos 83 to 91 (odd).</p>
<p><i>90-92 Fore Street</i> LBS Number: 275464 Grade: II Date Listed: 04/08/1972 NGR: TM1686744125</p>	<p>A C18 plastered front probably to a C16 timber-framed and plastered building with a C20 shop front on the ground storey. 2 storeys. 2 window range, one 3-light oriel bay and one 2-light window with double-hung sashes with glazing bars, in flush cased frames. The interior has some moulded ceiling beams. Roof tiled (C20).</p> <p>Nos 80 and 80A, Nos 84 to 92 (even) form a group of C15-C17 timber framed buildings. Also Nos 80 to 80A, Nos 84 to 92 (even) form a group with Nos 77 to 81 (odd) (The Lord Nelson Inn) and Nos 85 to 91 (odd).</p>

Table 2: Listed Buildings

### 3.4 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 and to the west of the site reclamation activity is likely to have commenced from as early as the Middle Saxon Period. Such reclamation has then progressed along the foreshore although excavations on the site of Neptune Square (Boulter 2000) suggest that reclamation of the foreshore it is unlikely to have occurred in this area until the later medieval and early post-medieval periods.

### 3.5 Previous and Proposed Interventions

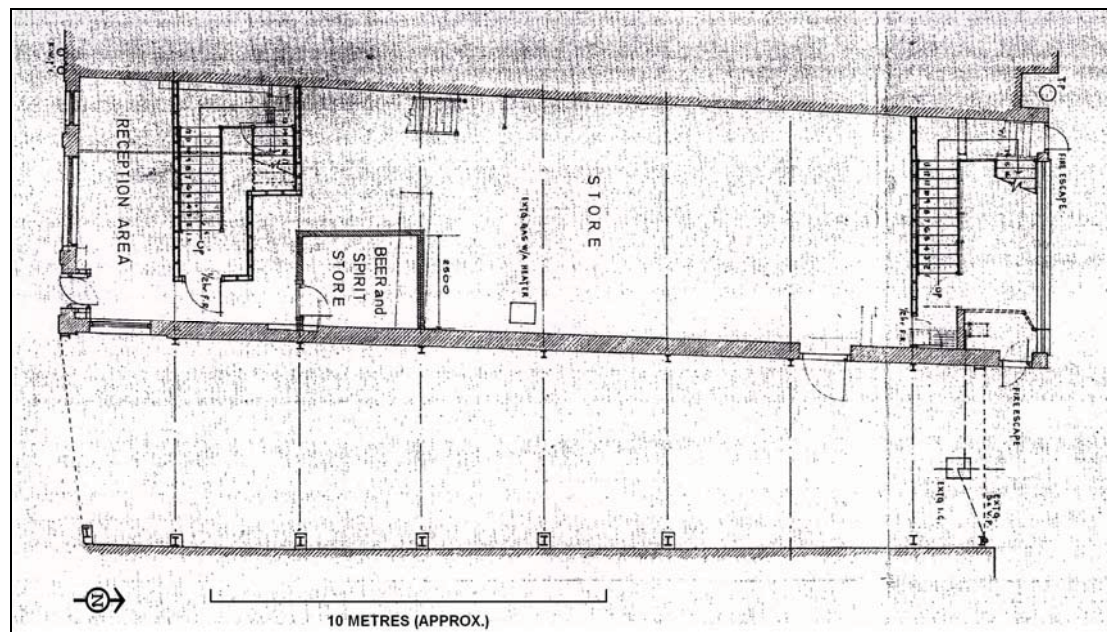


Figure 4: Existing Ground Floor Plan

#### Existing Foundations

It has not been possible to locate a plan of the foundations of the existing building although a plan of the ground floor from 1985 when the building was altered to create the snooker club is available (figure 4). Although the positions of the main walls are apparent the nature of their foundations is only guesswork.

The main support for the building is from its steel frame the uprights of which are likely to rest on substantial concrete blocks which may extend to depths in the region of 2m or more. These are in turn possibly resting on timber piles. Steel uprights are marked on the ground floor plan (appearing as a stretched H) on either side of the roadway where they are external to the walls and easily visible. None are shown for the western wall of the building suggesting they are sealed within the fabric. The solid walls between the uprights are presumably resting on concrete strip foundations and tied to the steel frame or upon beams which in turn are supported by the concrete at the base of each upright. In summary, it is likely the building is supported on a series of substantial concrete blocks running in three north-south lines, along the east wall line, the western edge of the roadway and the west wall of the building.

#### Proposed Foundations

It is proposed to construct the extension on piles with reinforced pile caps and connecting beams, the locations of which are shown in figure 5. The beams are proposed to be 450mm square and will rest on the pile caps which will be a further 750mm deep (total depth 1200mm). Excavation of trenches for the connecting beams will only disturb made ground and this is likely to be the case for the excavations required for the pile caps except towards the rear (north) of the site where its just possible the earlier quay wall could be encountered.

Although the insertion of piles themselves will only cause limited archaeological damage the preparation of the ground for piling will possibly require the complete removal of the existing foundations and it is this which has the potential to encounter



and significantly damage or destroy archaeological deposits. Whether it will be possible to entirely remove all existing foundations given the proximity of the hotel to the west and the Neptune Square to the east is at present unknown to the author. It has been suggested that the proposed piles for the east and west walls may be drilled from the surface in which case the threat to archaeological deposits will only be from the central pile locations if the former foundations are to be cleared by normal means in these areas.

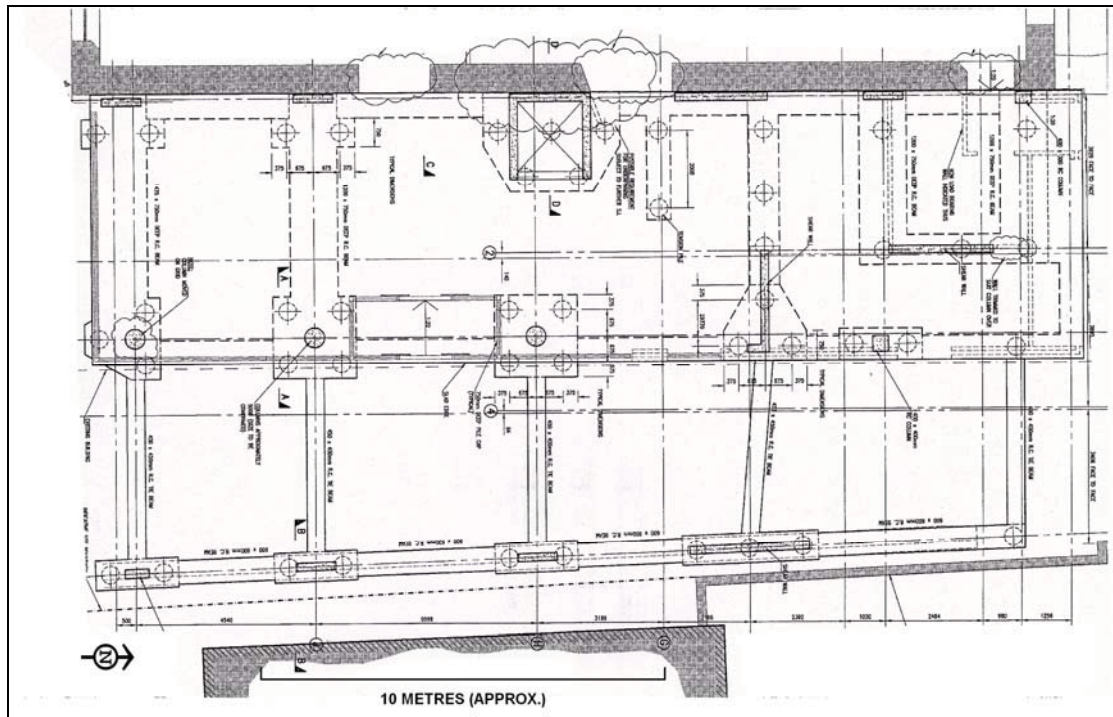


Figure 5: Proposed Foundation Plan

#### 4. Conclusions

The available archaeological evidence suggests that the site has a **low** potential for deposits relating to the early prehistoric period with Bronze Age 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.

While the Early to Middle Saxon period saw the development of Ipswich as a leading trading centre it is known that the main focus of activity was located to the west and north of this site. The limits of the Saxon town are well known from the early defences of which the eastern arm lies only 250m to the northwest with the site lying just outside the main town. The excavations at Neptune Quay (Boulter 2000) recorded some suburban activity although it was on a small scale. This site lies immediately adjacent the proposed extension but indicated that it lies beyond the area of reclaimed land at that time. Consequently, despite the close proximity of the Saxon town the proposed extension site has only **low to moderate** potential for the presence of Saxon deposits or features although the presence of Saxon jetties and other timber structures cannot be ruled out.

Excavations at Neptune Quay suggest that the reclamation in this area pushed out further into the river from the early medieval period onwards but that it possibly did



not extend into this area until the later medieval/early post-medieval period giving this site a **low to moderate** potential for medieval deposits or features to exist within the site but again with the potential for jetties and other wooden structures to be present.

It is not until the post-medieval period that there is concrete documentary evidence for the construction of dwellings on the site in the form of the early maps of Ogilby and Pennington, both of which illustrate buildings standing within the area of the site and this is further confirmed by the presence of the substantial quayside noted on the southern edge of the Neptune Quay development area. Consequently there is a **very high** potential for archaeological remains relating to post-medieval period in particular the 17<sup>th</sup> century quay wall and associated tie back structure.

## 5. Recommendations

The documentary survey has identified a potential for archaeological remains dating to the medieval and post-medieval periods within the site although exactly what threat these may be under depends upon the methods that are to be used for clearing the existing foundations prior to piling for the new build. Consequently, exactly how this phase of the work is to be undertaken and to what extent needs to be fully established before detailed recommendations for further work can be formulated.

Assuming potential destruction to archaeological deposits in at least the central north-south strip of the site the author would make the following recommendations:

To establish the levels of survival of and the threat to any buried archaeological remains it will be necessary to evaluate the site through the excavation of a trial trench in order to answer the following questions:

1. Is the earlier quay wall and associated reclamation deposits present on the northern edge of the site? What is the date and depths of made ground?
2. Is the later quay wall and tie back structure present and if so what construction details can be recovered with particular reference to the tie back structure?
3. Are any earlier jetties or other timber structures present?

On the basis of information obtained during the evaluation a second stage of archaeological works may be specified.

## References

- Boulter, S. 2000      *Neptune Quay, Ipswich: A Record of an Archaeological Excavation*, SCCAS Report No.2000/44

# **APPENDIX I**

## **Salthouse Harbour Hotel Extension, Ipswich**

### **Documentary Report**

The research for this report has been carried out at the Suffolk Record Office, Ipswich. The conclusions of the research are presented at the end of this report.

Recent redevelopment of areas around the Wet Dock first opened in 1842 has offered an opportunity to carry out extensive documentary research into various sites along Ipswich's historic docks. In 1998 report was prepared for the Neptune Square site. In the discussion of the historic documentary sources considerable attention was paid to the site of Ipswich's 'Old Kay' and the boundary between the borough and the manor of Wix Bishop. The subsequent excavation of this site uncovered a late medieval quay frontage that terminated or turned inland at the southern end of Grimwade Street. The eastern end of the dock, the site of the former Ransome Works, was examined another report (Breen 'Orwell Works' May 2005). That area was important in the seventeenth and eighteenth centuries as a centre for shipbuilding. The land there from Fore Street to the dock frontage, was copyhold held of the manor of Wix Bishop. The succession of owners of lands held as copyhold can be traced through the surviving manorial court books. The records of this manor have not be revisited in this report as this site was clearly outside the control of the manor and under the jurisdiction of the Borough of Ipswich. For other areas of the former dockside there are larger collection of properties deeds deposited at the record office. Unfortunately for this area of Ipswich there is an absence of manorial records and the deeds for most properties are incomplete and the history of this site can only be traced through the use of other sources.

Since 1998 the archives of the Borough of Ipswich have been re-catalogued (Allen 2000) and new sources for the historic geography of the borough identified. In particular the borough had rights over areas of common soil and the foreshore. In late medieval deeds and the borough's petty rentals there are references to grants of lands to the east of the common quay dating from 1398 onwards and it is possible to offer specific dates for the development or each plot along the southern side of Fore Street. Despite the various reports and published works it remains important to examine each site afresh as new material becomes available and previous work is re-examined.

### **Directories**

This site standing on the Wet Dock frontage is to the west of Neptune Square and to the rear of the properties fronting Fore Street. The building until its conversion to a snooker hall was formerly James O Whitmore, Chandlers and Sail-makers a long established company listed in Kelly's 1904 'Directory of Cambridgeshire, Norfolk and Suffolk' and in Kelly's 'Ipswich Street Directory' from 1906 onwards. This was a commercial premises and James Offer Whitmore is listed as living at 86 Alan Road. Previously in the Ipswich directories of 1881, 1885 and 1894 the site listed under the heading St Peter's Dock was the premises of W. Bayley & Sons, ship chandlers. Their premises adjoined the 'Backway to the Neptune Inn' and 'G Mason & Co oil mills'. The company is not listed in the 1900 directory. In Kelly's 1872 'Directory of Suffolk' there is a full description of this company's commercial activities. They were

listed as 'ship builders, repairers of iron ships, mast & block makers, ship owners, ship chandlers, ship store dealers, ship smiths, painters &c', though their address is listed as 'St Clements Ship Yard'. In these earlier directories there are no separate street lists that can be used to identify the then owners or occupiers of a specific property.

## Maps

The present building appears to have been constructed in the twentieth century. Ipswich Borough Council's collection of deposited plans (ref. DC14:372) list plans deposited between 1862 and 1901. The later plans 5001 to 17,980 from 1901 to 1946 are still in the care of the borough. The building occupies the same site as an earlier building shown on the 1884 edition of the 1:1250 Ordnance Survey plan (ref. sheet number LXXV.11.25). The area was first surveyed in 1881. At this larger scale the name of the Neptune public house is printed on the plan. The Neptune did not form the street frontage of this site. In the 1881 directory the Neptune Inn at 86 Fore Street is listed under the ownership or occupation of Richard Layfield the buildings to the east were the properties of Edward Haggard a pork butcher at 88 Fore Street and J.W. Cook a confectioner at 90 Fore Street. It is evident that the premises to the rear of Fore Street and fronting the docks were separate holdings.

The same building is shown on White's 1867 map of Ipswich (ref. MC4/57). The individual property boundaries are not evident on this map or on Monson's 1848 map of Ipswich (ref. MC4/56). These maps do show the then ecclesiastical boundaries. The site was in the parish of St Clements, part of the East Ward of Ipswich. The parishes of St Mary Key, St Clements, St Helen's and the Hamlet of Wix Bishop formed this ward. Changes in the parochial boundaries between the dates of the two maps are not relevant to this study.

The 1844 tithe map for St Clements (ref. P461/146) shows only the outline of the buildings in this area. The parish consisted of 1597 acres though only 1050 acres were titheable and nearly all the built areas of the town are not numbered on the map or listed in the tithe apportionment. There is an exception to the east of this site. In the area now forming part of Neptune Square a property is numbered 180 on the map and listed in the apportionment as 'Wharfs and Buildings' with the acreage of 4 acres 2 roods and 33 perches (ref. FDA146/1A1/a). The owners and occupiers of individual properties are not named.

An undated plan (ref. EL1/7/1/79) surveyed shortly after the dock was opened does name the owner or occupier as 'Dowsing' with Robert Paul owning or occupying the property to the west and Thomas Prentice owning that to east. In the 1858 Post Office Directory, William Dowsing is named as the owner or occupier of the Bull & Dog in Fore Street. He was also listed as a 'painter & glazier'. On the plan there are pencil marks now largely illegible, naming the later owners and occupiers of the property. They indicate that the property had been subdivided into four separate properties one of these, to the west of the site, appears to have been in the occupation of 'Mrs Dowsing' the other names are illegible. Mrs Dowsing is listed in 'Harrod's Directory of Suffolk' of 1873 as the owner or occupier of the Bull & Dog in Fore Street. Unfortunately her name does not appear in the later directories. The 1858 directory names Robert Paul as a 'corn merchant, wharfinger to United Shipping Trade Vessels' with his address as 'Wherry Quay'.

In March 1839 the surveyor H.J. Ellis produced a 'Map of St Clements, Ipswich' (ref. FB 98/A12/1). The large-scale map shows the outlines of the buildings in this area though the owner or occupiers are not named nor are the plots numbered.

In preparing the arguments in favour of the proposed wet dock documents relating to previous proposals and observations on other docks within Britain were collected into a single volume (ref. EL1/7/1/3). Amongst the plans there is a map of the area based on Pennington's 1778 map of Ipswich. The map number 13 in the book records the names of the owners of the properties adjoining the docks. Unfortunately this property is simply named as 'Neptune' with the owner of the property to the west named as 'Ralph's' and those to the east as Sharp and Rogers. An earlier plan c. 1803 pasted between page 36 & 37 names the general area as 'Seekamps Wharf'.

Of greater importance are Edward Caley's 1837 plans watercolour illustrations of the 'Elevation of the Quay and its adjoining buildings' (ref. EL1/12/3-6). These show the area in great detail. This site is shown on the extreme right hand edge of his plan 2 (ref. EL1/12/4). There are two ranges of buildings shown covering a frontage measured at 121 feet 10 inches with a building measured at a width of 16 feet 6 inches set at a right angle to the quay at the eastern end. The height of the ground floor of the buildings to the west was 9 foot, and the building at the eastern end 18 feet 9 inches to the eaves and 22 feet 9 inches to the ridge of the roof. The quayside is shown in a section marked 'I...K' and was composed of a brick wall 12 feet high with an incline from the vertical to the landside. At the top of the section the distance from the vertical is measured at 3 feet 6 inches. The distance from the top of the quay to the adjoining buildings was 16 feet 6 inches. The then owner is not named on this plan. In his separate sketch books (ref. EL1/12/1 & 2), there are additional details. In the book showing the illustrations of the buildings, this site is shown on page 11. The walls of the western part of the building at the ground floor were made of red brick to a height of 9 feet with dark timber above to a height of 6 feet 3 inches and at the eastern end the brickwork continued to the full height of the building. Above the building the name of the owner is given as 'Mr Samuel Alexander', probably one of the partners of 'Alexanders and Co' whose commercial interests are listed in White's 1844 directory as bankers, iron merchants, coal merchants and malsters. The quay side is shown in a separate sketch book with the walls described as a 'brick quay new good' strengthened with batters tied to the walls with iron caps. The exact proportions and spacing of each batter is shown.

John Cobbold owned adjoining property to the west and Thomas Prentice to the buildings to the east were both maltings. Their separate kilns are shown in the Caley's illustrations. It is therefore reasonable to suggest that this site was then a maltings.

The building and probable maltings are shown Pennington's map of 1778 (ref. MC4/52) though the owner is not named. John Cobbold's property to the west and Thomas Prentice's to the east is both marked in the ownership of 'Mr Hare'. Another property owner Mr Sharp is named on the map owning a property further to the east.

The area is shown in Samuel and Nathaniel Buck's print of 'The South West Prospect of Ipswich' published in 1741 (ref. HD480/28). The buildings between church of St Clements numbered 12 on the print and the large sailing vessel within the port are

those that stood on this site at this date and are likely to have been accurately depicted.

The building is not shown John Ogilby's 1674 map (ref. MC4/51) instead a range of buildings of possibly nine separate properties are shown along the southern side of Fore Street and on this site there is a range of buildings shown running parallel to the quay. Ogilby's map is highly accurate however the several separate sheets have been cut and imperfectly mounted on a new backing creating gaps in the lines of the property boundaries. Ogilby names the street to the north as 'St Clements Street'.

John Speede's map of 1610 (MC4/50) offers a very different picture of this area. Speede depicts three dwellings standing at a right angle to the river and along the south side of Fore Street or St Clements Street there are small breaks in the line of house before a large gap at the end of the street where the road turns into Duke Street.

### **Rate Books**

The deeds of this property have not been deposited at the record office. The maps and plans of the site and surrounding area contain only occasional references to the owner or occupiers of the buildings. There are a large number of parochial and borough rate books for the parish of St Clements offering in theory the possibility of tracing a property back to the seventeenth century. There are problem in using these sources.

The church rates for the period after 1833 are likely to have been entered in the Vestry Book for the years 1833-1962 (ref. FB98/A3/1). This book was withdrawn from the record office in 1964 and has not been returned. There are parish poor rate assessment books from 1809 to 1830 (ref. FB98/G5/3-66). The book for September 1830 (66), is an assessment of 'all the inhabitants and occupiers of houses, lands tithes and saleable underwoods within the said parish liable ... for raising the sum of £1109 11s for and towards the necessary relief of the impotent poor'. The assessment written on 30 pages is subdivided under the headings Fore Hamlet, Duke Street, Albion Street (further subdivided into separate courts), Back Hamlet, Long Lane, Short Lane, New Street, Church Street, Angel Lane, Back Street, Rope Lane and Fore Street. The entries for Fore Street begin on page 23 and continue to page 27 and are followed by further lists for Salt Lane, 'Lands &c' and 'Compounds'. The lists do not describe the mode of collection or the arrangement of the listings. The list for Fore Street begins with James Gladding at the 'Spread Eagle Inn'. On page 27 there are entries for James Dowsings executors (house and stable) followed by J Cobbold junior late James Dowsing (malting), then J Cobbold late Henry Aldrich (malting near the Compasses Inn, Granaries & Deal Yard) unfortunately the next entry is for the 'Sorrel Horse'. Edward Cook is listed at the 'Wherry Inn' on page 28 with James Knight listed before him and then 'H. Mann'. James Alexander is listed on page 26 at the Neptune Inn between Charles Barker occupying a house and shop and Thomas Welham late Widow Pains, there are then nine other entries before Thomas Prentice's extensive properties. The rentable value of James Alexander's property is given as £3 1s 6d and that of James Dowsing £4 10s. Of Thomas Prentice's six properties a chamber, warehouse and maltings were valued at £26 10, the total value of the other properties came to £33 including £9 10 for his house. The book for September 1826 (60) has a similar arrangement. In the list Simon Howe's public house the 'Bull & Dog' was valued at £1 10s, James Alexander's 'Neptune' £2 1s, and Thomas Prentice then had just two properties valued at £9 10s and £26 10s.



An earlier poor rate book for 1755 (ref. FB98/G5/2) is interesting in that it numbers all the entries. The entries for Fore Street begin with 'Thomas Aldus at the Spread Eagle' numbered 338 and continue to 'Mr John Goodall malt office &c' numbered 498. Amongst the inns mentioned there are references to the 'Galliot Hoy' and 'the King's Arms' but not the Neptune or Sorrell Horse.

The churchwardens' accounts are arranged in a similar fashion, though even less detailed. In the rate list for 1812 there are no references to any of the inns, maltings and other buildings along the street instead the names of the rate payers and given with the amounts of their rents and rates. The name of James Alexander does not appear in this list (ref. FB98/E3/5). Other years are equally devoid of details.

In the churchwarden's rate list for 1748 the properties in Fore Street are listed under the heading 'St Clements Street', the list includes a reference to 'Henry Seekamp junior' whose property was valued at £2 10, the same sum as that of James Alexander though this is probably not the same property. Only a few properties are further described beyond the name of the then occupiers, though these include the 'King's Arms' and the 'Noah's Ark'. In comparing this 1748 church rate list with the 1755 poor rate list the entries appear to follow a similar order. Later lists, in this same volume of churchwardens' account covering the years 1748-1768 (ref. FB98/E3/3), are more useful. In these later lists the sub headings are Fore Hamlet, Duck Street, Back Hamlet, New Street, Church Lane, Church Path next the Lane, Rope Lane, Fore Street and Salt Lane. The name St Clements Street was last used in the list for 1749. In the list for 1768 there were 133 properties along Fore Street. Though the rate does not distinguish between the north and south side of the street the list does include on page 388 Mr Thomas Carter 'Malt Office & House' 'ditto Malt Office & House', 'ditto another at the Neptune' and then two warehouses and then on page 391 'Thomas Podd at the Neptune'. Thomas Carter's name and property appears in the list for 1767 but without the reference to the Neptune, as does Thomas Podd's again without reference to the Neptune. The same entries appear in the years 1765-1766. In 1764 Thomas Podd's property is described as 'late Thomas Moor at the Neptune'. In 1763 Thomas Moor was assessed on two properties the Neptune valued at £8 and £16 for a malt office (p. 276). His name is just three entries below that of Mr Ralph Hare whose surname appears on Pennington's map. In the same list Thomas Carter paid rates on three properties his house and office valued at £20, another 'late Mr John Sharp' valued at £18 and a warehouse late Mr Cuffs valued at £1 10s (p. 273). In 1762 the entry for Thomas More is the same, though Thomas Carter had only two properties his malt office and house valued at £20 and another 'late Mr John Sharp' valued at £18. The next change is in 1760, though Thomas Moor's property was the same Thomas Carter does not appear in the list instead there is a property 'Late Edward Day house & office £21 10s' and written underneath 'to pay half a year' (p. 212). In 1758 Thomas Moor paid rates for the Neptune only then valued at £8 and Edward Day property was valued at £21 10s. In 1757 Edward Day's property was then in the ownership or occupation of Mr Robert Death. The list for 1756 is particularly interesting as in that year Thomas Moor is listed as paying the rates for both the Neptune and for the Noah's Ark jointly valued at £11 (p. 153) in the remaining years from 1748 to 1756 his name only appears in connection with the Noah's Ark and there is no mention at all of the Neptune. Instead of the entry for the Neptune in the same place in the list there is another entry for Mr John Richman whose warehouse was valued at £2 9s, another 'warehouse & chambers' at £9 and 'a

corn chamber at Mrs Parker's' was valued at £2 (p. 139). In 1755 Robert Death property was valued at £10 10s but this adjoined another of Mr Edmund Jennings also valued at £10 10s and then in 1754 Mr Jennings paid £21 10 for a single property simply described as a house and office. In the same year John Richman's name appears in the margin of the list (p. 124) with an asterisk marking the position in the listing, above the name of Ann Peacock, her name appears above that of Thomas Podd in the later lists.

The entries continue in the churchwardens' accounts for 1769-1786 (ref. FB98/E3/4), with Thomas Carter's six properties valued at a total of £70 10s in 1769 and Thomas Podd's Neptune at £14 10s. The following year Thomas Carter appears to have sold one of his properties as the value of the total holding was reduced to £61 10s though still including £20 for his maltings 'at the Neptune'. The same entries continue through to 1774. In 1775 his name and the entries for his properties disappear from the list, though the entries for Thomas Podd continue. Thomas Moore owning a warehouse valued at £23 appears in the list for 1776. At this date Ralph Hare whose name appears on Pennington's map held nine properties valued at a total of £61 10s including a payment for a warehouse and wharf, the following year he held ten properties. In 1778 Thomas Podd paid an additional sum for a garden valued at £2, his neighbour Thomas Moore paid two sums totalling £30, the Neptune is not named in these later lists. Thomas Moore's name disappears from the list in 1780 and his property seems to have been divided up as no corresponding sums appear in the list for the following year. The list itself is in a simpler form with only two entries for Ralph Hare's property one of which was valued at £57 10s and Thomas Podd's property valued at £16. It is possible that Nathaniel Blower had acquired Thomas Moore's malting, as his name appears in the list for 1781 above that of Thomas Podd. The malting was valued at £18. In 1782 Thomas Podd's property was valued at £22. Podd's name appears in the final list for 1786 at which time Ralph Hare's property was in the hands of his assigns. There is a lack of additional details in all these later lists.

A number of the rate lists in the book for the years 1727-1748 lack sub headings. St Clements Street first appears as a sub heading in the list for 1748. A researcher has added pencil crosses against the name of inns in the list for 1744 including the Spread Eagle, Black Swan, Black Boy, Sorrel Horse and Mermaid. Other inns including the 'King's Arms' and Thomas Moor's 'Noah's Ark' appear in the list for 1748, though in general the usage of any further description of the properties is minimal and inconsistent throughout (ref. FB94/E3/2). The earliest churchwarden's accounts contain a single list for 1662 again devoid of detail (ref. FB94/E3/1).

There are tax assessments for all of Ipswich for the years 1689-1694 (ref. HA 247/5/2). The list for St Clements was compiled on 29 October 1689. Most of the street names are omitted from the list, though there are sub headings for 'Rope Lane & Backside' 'New Street' and the 'South Side next the water'. Unfortunately the descriptions of most of the properties are extremely limited with only the names of the occupiers given. A lot of these properties were sub divided and an entry like 'Capt Edmund Wright in John Smart & others occupation' is not untypical. Above this entry there is the property of Mr Edmund Colman subdivided between three tenants and then 'Thomas Melsupp in Widow Cole & other occupation, the same in Tymothy Emmers occupation, the same in William Scott occupation'. Thomas Melsupp was a former owner of the site of the Neptune.

Ipswich Borough Archives includes quarterly poor law assessments for St Clements dated 1666-67 (ref. C/5/3/3/1 & 2). These documents have been examined for this report and the lists do not contain any reference to Thomas Melsupp.

The rate lists have a further point of interest in that the number of rope grounds and yards appear to decline throughout the latter part of the eighteenth century and are replaced with new maltings.

It is important to note that the name of the Neptune does not appear in any rate list before Thomas More acquired the property in 1756.

### **Neptune Deeds**

There are a bundle of deeds for the Neptune covering the years 1683 – 1789 in a solicitor's collection (ref. HB8/2/50). The earliest deed in this bundle dated 23 June 1683 was between John Pemberton a linen draper, Samuel Goulty a clerk and Thomas Milksopp a cordwainer. The property was described as 'All that Cappital House or messuage with the appurtennces ... late in the occupacon of Mary Davison widdowe or her assignes in part and parte in the occupacon of John Rudd or his assignes and now in the occupacon of Thomas Dorman or his assignee or assignes lying & being next the messuage & yard late of Daniel Morgan & now or late of John Soare towards the east And the house late of Robert Church towards the west & abutting the common street there called St Clement Street towards the north and upon the salt water towards the south'. The next deeds are dated 20 March 1756 when the property was sold to John Rudder, a draper. The first is a bond between Ann Furly, widow 'formerly the widow of Stephen Melsup late of Ipswich ... ironmonger' and John Rudder in which she surrendered her interest in the property simply described as a capital messuage 'abutting upon the messuage and premises late of Simon Cuff ... towards the east and upon the messuage and premises late of Stead widow and now of Anne Peacock towards the west'. The property still ran from the street to the foreshore though it was 'in the several occupations of John Watts, Francis Sibborn Ann Darby Elizabeth Ellis spinster George Thorne and Dobson widow'. The conveyance was between Thomas Heming a tin plate worker and Ann his wife 'the daughter of Stephen Melsup', Thomas Moor 'master and mariner' and John Rudder. Thomas Moor had agreed to purchase the property for £400 and John Rudder was to lend him the sum of £200 to do so. The property description was the same as in the bond. Many of the later deed concern this mortgage. In 1767 John Rudder assigned the mortgage to Robert King who advanced a further sum of £60 to John Moor. The mortgage was assigned in 1773 to Daniel Orford. These deeds of 1767 and 1773 are damaged in part. In 1776 John Moor the son of the original John Moor consolidated the mortgages raised on the premises to a single loan from Daniel Orford. The property was then described as 'All that the aforesaid capital messuage and premises ... together with a Malting House thereupon since built and erected part of which said capital messuage was then and now is used as a Publick House and called or known by the name or sign of the Neptune and then and now is then the occupation of Thomas Podd ... and the other part thereof then was in the occupation of Thomas Carter and since deceased and Thomas Podd'. In further deed of 1781 the property was sold to Thomas Podd. In this deed the property is further described as 'the capital messuage or tenement now divided into two tenements one whereof is called or known by the name or sign of the Neptune and is now in the occupation of the said Thomas Podd and the other is now

in the tenure or occupation of Sarah Yaxlee spinster together with the small room adjoining to the said tenement called the Neptune now or lately used as an accounting room and all house outhouses ... abutting the messuage late in the occupation of Sarah Cuff widow on the part of the east upon a messuage in the occupation of Greenleafe on the part of the west upon the street called Saint Clements Street towards the north and upon the malting office and residue of the before mentioned premises towards the south and parted therefrom or intended to be by a small gate'. Podd also had liberty to 'carry away the muck and soil through the same yard to the street. The deeds for the maltings are not in this bundle and it is likely that the properties were separate from this date. In the final deed dated 25 March 1789 the mortgage passed to Harry Gallant and Ipswich wine merchant.

### **Fore Shore Deeds and Grants of Common Soil**

The borough of Ipswich had the right to grant out parcels of former common land or waste including parts of the foreshore. There is a separate series of deeds for the grants of common soil along the foreshore 'these seem originally to have formed part of the series of grants of common soil, but appear to have been separated from it during searches arising out of litigation concerning the Corporation's right to the foreshore of the river (Allen 2000). There are 17 separate 'Foreshore' deeds listed under this parish (ref. C/1/7/1/1/1 – 17).

The earliest of these deeds for the parish of St Clement's is of a piece of 'void ground in the suburb of Ipswich' dated 30 September 1398 (1). The land granted to Thomas Edoun and Masilia his wife lay 'between the tenement of Thomas Edoun of Ipswich and Masilia his wife on the west and a void piece of land next to the town port on the east abutting south on the port and north on the highway'. The next deed dated 24 April 1446 is a grant to Richard Felawe and John Wytton of the 'premises lying between the highway called Clementstrete on the north and the salt water south abutting east on the said way extending towards the salt river bank and west on the tenement late of Thomas Edoun' (2).

The next five deeds are all dated 26 August 1499. In the first deed John Bramford was granted land between his premises to the north and the saltwater to the south abutting the common soil in the tenure of Thomas Alvard to the east and the common soil late William Dewe to the west (3). Thomas Alvard an Ipswich merchant was granted the common soil between his tenement to the north and the saltwater to the south abutting the common soil of John Lunt to the east and that of John Bramford to the west (5). John Lunt was granted the common soil between his tenement to the north and the saltwater to the south abutting east on the common soil of William Manser and William Sereue and west on that of Thomas Alvard (6). William Harlewyn was granted common soil lying between the 'highway called Clementstrete' to the north and the saltwater to the south and on the common soil of William Manser and William Shereve to the west and on the common soil called 'Le Wode' to the east (8). William Manser and William Shreue grant related the soil between that of William Harlewyn to the east and the tenement of John Lunt to the west, again the land ran from St Clements Street to the water (9). Another two deeds of the same date are incomplete.

The earliest of the borough's petty rentals was completed on the same day in 1499 (ref. C/3/3/4/1) and records all the above entries beginning in the east with the grant to William Harlewyn and then that of William Manser and William Shereve, John Lunt,

Thomas Alvard, and John Bramford. The next grant of common soil was to Thomas Jermyn late of Bury St Edmunds, gentleman, the land lay 'between the tenement of the same Thomas late William Dewe on the part of the north and the salt water in the part of the south the east head of which abuts on the said common soil in the tenure of John Bramford and the west head on the common soil in the tenure of Margaret Gosse widow' the measurements are omitted from the Latin text. Margaret Gosse common soil was 'within her tenement called the Palegardyn namely between the same tenement on the part of the north and the salt water south the east head of which abuts the common soil of Thomas Jermyn and the west head on the quay of John Squyer clerk and that is of the common soil of the aforesaid town and the lane that leads from the Common Quay towards St Clements Street'. John Squyer's quay was in the neighbouring parish of St Mary Quay.

Unlike the individual deeds the rental offers an indication as to the positions of the properties. On the nineteenth century Ordnance Survey map the line of the parish boundary between St Clements and St Mary Quay follows a small lane named as Hog Lane before crossing Salthouse Street to the south and then following the property boundary between two buildings before joining the Common Quay. It is probable that of these 1499 grants William Harlewyn owned the property furthest to the east and that his common soil was later part of this site. In the petty rental above the entry for William Harlewyn the names of later owners have been inserted in Latin above the text as 'Now John Barbor clerk, now John Cutler, Now William Cutler' and above that of William Manser and William Shereve 'Now Thomas Manser, now Thomas Barbor alias Roberte now Lappage'.

In the petty rental there is a memorandum dated 1514 that Thomas Baldry and John Forgon should share 'the payment of the accustomed rent for the piece of land lately of John Lunte'.

Another petty rental bound in the same volume was prepared on 20 January 1542. Unlike the earlier rental subdivided into the wards of the town, in this rental the various pieces of land are listed under their respective parishes and the entries are written in English. The entries for St Clements are arranged from the west to the east and contain some additional details. Later marginal glosses note the pieces adjoining the salt water beginning with that of Robert Bray who held 'one parcel of ground called Gosses Kay as it lieth next to the narrow lane leding from Saint Marie Kaye to Saint Clements' beneath this entry 'and the said Robert hath of incroachment by the sault water over and besides the residew'. The next piece is described as 'William Reynbald late Thomas Boyse holdith one parcel of the common soile of incroachment into the sault water as it lieth between the tenement and mansion howse of the said Boyse towards the north and the sault water towards the south wherof the est hede abutteth upon the common soile now in the tenure of John Francis and the west hede upon the common soile now in the tenure of Robert Bray'. The next pieces are described in similar terms as in 1499 beginning with that of John Francis, then William Reynbald, John Humfrey 'wherof the est hede abutteth upon the tenement & ground late Thomas Lappage before that Thomas Manser', then the widow of Thomas Lappage whose land was adjoined 'the tenement & soil sumtym Thomas Cutler's upon the est' and finally Robert Derhawgh whose property abutted on 'the voide ground of the said towne upon the west'. He also held 'one other parcel of the common soile over the east part of the said messuage late Thomas Cutler by incroachment which ledith unto his bake gate and paith nothing'.



The next deed is dated 18 May 1545 and includes a clause that the grantee Robert Derhawe should ‘maintain a gutter on the east part of the ground whereby the water and other filth may pass out of Clement Street and back lane coming from St Clement’s church into the common channel’ (10). There is a further reference to Robert in a document dated 27 February 1562 (ref. C/1/7/2/1) which records ‘one piece of the town soil in the parish of St Clement next the ground late Robert Deraughte gentleman deceased which is desired of Alys Tooley widow to have it at the Town’s hand. The length whereof from the north of the said Robert Deraughte in equal length towards the channel containeth 76 foot more or less the breadth whereof at the North end is 31 foot at the south end next the channel 21 foot’.

Another petty rental was prepared ‘as a result of the order of 6 March 1570 that the Bailiffs should settle the rents paid by tenants of the common soil’ (Allen 2000). The entries are written in Latin and again arranged under their respective parishes though unlike the earlier rentals measurements are given for the various properties (ref. C/3/3/3/2). Robert Bray’s ‘Gosses Key’ measured from the lane to the salt water 236 feet and was 122 feet in breadth. William Reynbalds property originally granted to William Dewe measured from his tenement 103 feet in length and was 37 feet in breadth. The land of Alice Hugget widow who held the piece formerly John Francis’ and originally granted to John Bramford measured from her tenement 98 feet and was 50 feet in breadth. William Reynbald also owned the part of the land originally granted to John Lunt though this piece was not measured in the rental as it had been divided between the next pieces described in the rental then in the possession of John Humfrye. John Tye who held the piece formerly held by Thomas Lappage and then Julianna Lappage his widow though originally granted in 1499 to William Manser was measured 87 feet in length from his tenement and 24 feet in breadth. He also held a piece granted on 31 August 1570 ‘late salt water lying between his tenement that he formerly inhabited on the north and the salt water on the south and abuts on a waste soil of the town in the tenure of Julianna Derhaugh widow on the east and on the waste soil in the tenure of (?) on the west. This piece was measured in length 34 feet and in breadth just 10 feet.

On 26 September 1570 Robert Cutler, a merchant and one of the town’s portmen was granted ‘all that messuage on the common soil late Julianna Derehaughe widow between the common soil called Le Woode on the east and the tenement of John Tye formerly William Manser on the west and abuts on the common way called Clementstreete towards the north and on the common soil late salt water towards the south and contains in breadth at the north end 99 feet and in length from the said street south 139 feet’. He was also granted another piece ‘between the said tenement on the north and the salt water south abutting east on the salt water and west on the common soil and containing in breadth 21 feet and in length 86 feet together with a further piece described as ‘between the land of Robert Andrewes on the north and the salt water on the south abutting the common east on the soil and west on the tenement of Julianna Deraughe widow and contains in length from east to west 30 feet and in breadth 10 feet’ (14). This last piece appears in an earlier deed dated 10 August 1570 (13).

Robert Andrewes also held part of the common soil described in the petty rental as a ‘piece of land called Le Woode granted to Robert Derehaughe 18 May 37 Hen VIII (1545) lying between the tenement of Robert Cutler built on the common soil on the

west and abut on the salt water towards the south and on the common soil towards the north late in the tenure of Robert Derehaughe and contains in length 86 feet and in breadth 30 feet’.

In a book of extracts from the Headboroughs records dated 27 February 1562 (ref. C/1/7/2/1) there are a series of fines levied against Robert Andrewes. In 1566 the town’s bailiffs required that he should show ‘by what title & conveyance he holdeth the parcel of the common soil he hath lately keyed and inclosed in St Clement Parish’. Further complaints against him relate to ‘lying timber upon the common soil’ and ‘for not removing timber by him laid in the highway & not filling up a sawing pitt digged in the highway’. The complaints continued through to December 1569.

There were two further grants issued on 19 December 1588. In the first granted to John Tye an Ipswich merchant was ‘that porcon of the common soil, parcel of the Old Keye, lienge & beinge in the parishe of St Clement ... leyed out from another part of the keye assigned to John Brennynge, shipwright that is to saie betweene the said other parte & porcon of the said Keye ... assigned to the said John Brennybge on the parte of the west and the keye or keye yard nowe in the tenure of William Wright in part and the common weye or waste soyle there in part on the parte of the east one hef thereof abuttinge uppon the higheweie ledinge from St Clements church towards Nacton against the northe and the other hed uppon the Salte water ... conteyneth bredthe next the salte water from east ende to the west ende (109 feet 7 inches) of the rule and in bredthe next the street from the est ende to the west (143 feet 9 inches)’(15). In the other deed granted to John Brennynge again ‘part of the common soil parcel of the Old Quay divided doled and laid out from the other part of the Quay granted to John Tye’ the property is described as the ‘between the messuage or tenement of Robert Cutler the elder portman on part of the west and the residue of the said quay granted to John Tye on the east abutting north on the highway from St Clements church to Nacton and south on the salt water’ (16). Again there are dimensions given the deed as in breadth at the south 42 feet and next the street 40 feet but not the length of the property. There was a further condition to this grant that John Brennynge should ‘fence the premises against the residue of the quay and maintain the watercourse running through part of the premises’. There is a reference to this watercourse in Bacon’s Annals. A committee appointed in 1585 to dispose of the Old Key grant the piece of land to John Brenning on condition he constructed a ‘convenient valt and grate for avoidinge of nuisance of the key’ and for ‘the water course used into the key’.

There is a final grant of common soil amongst the deeds indexed under St Clements dated 4 October 1609, when Margaret Bull, widow and John Bull ship carpenter was granted the parcel of the common soil. The premises lay ‘between the messuage late of John Tie lately built on the common soil on the west and the garden of William Wright senior on the east and abutting south on the salt water and north on the highway’ (17). This piece contained in length at the east from the highway to the salt water 13 feet and 4 inches, in breadth at the south end 39 feet and at the north 43 feet 10 inches’.

The borough continued to collect the rents for the former pieces of common soil and there are further rentals dated 1637, 1642, 1654, 1668, 1672, 1720, 1722 and then almost annually from 1730 through to 1792. These rentals could be used to link the properties to the later owners named in the parish rate books.

## The Old Key

Amongst the grants of common soil there is a deed of feoffment dated 31 October 1585 from the Bailiffs, burgesses and commonaltye of a 'piece of ground or soile beinge of common soile of the towne of Ipswiche late void and now partly bylded upon by the inhabitants of the said parishe ... as it is now severallie inclosed on the north side of the highe waye leading from the pett Warwyck Petts of the said towne by the churchyard of St Clement aforesaid unto the keye called old key of the towne that is to saie betwene the said highwaye on the parte of the southe and the close of John Purpett, gent on the parte of the northe one head thereof abuttinge on the messuage or tenement of John Ingram against the east and the other hed uppon the messuage or tenement of Lambert Rogman'. The feoffees were charged, 'to place therein honest poor persons born in the parish' (ref. C/3/8/1/8).

This piece of land appears in the later glebe terriers for St Clements. The terriers describe the parish property and were returned to the bishop or archdeacon at their visitations. The earlier terriers omit any reference to the property and the later documents offer the date as 31 October 1584 though other details show that they are describing the same deed as that in the borough collection. The property is described from 1813 onwards. In 1827 this property is described as 'a piece of ground containing by measurement 60 feet in length and 13 feet 10 inches in breadth ... which is built upon by the parishioners'. It was occupied as five tenements and was situated 'By the churchyard of St Clements aforesaid and by the side of the highway on the part of the south and abutting upon Mr John Levetts timber yard (north) and the yard now in the occupation of Mr John Steward (west) and a tenement now in the occupation of John Moore (on the east)' (ref. FF569/I16).

In the terrier of 1872 it states that the property had been let in 1860 to a Mr Thomas Neale. The adjoining property to the east was then in the occupation of Henry Archer and to the west a house was in the occupation of Thomas Smith. In Harrod's 1873 Directory of Suffolk Henry Archer is listed as a wheelwright living in Waterworks Street and Thomas Smith is listed as an agricultural implement maker Vulcan Works, Waterworks Street. On White's 1867 map the part of Waterworks Street to the north of the churchyard was known as Church Street and on Pennington's 1778 map as Church Lane. The southern end of lane ran into Fore Street. This suggests that the 'Old Key' mentioned in the common soil deed extended out of the town to this point.

The Old Key is mentioned in Bacon's Annals. In December 1582 a committee was appointed 'for repairing of the Old Kay in Clements parish and the same to be done at the town charge'. Though two years later on 1 February 1585 another committee was appointed 'to demise the old key' that is to lease the property and the assembly of the borough agreed to this policy at another meeting held on 8 October 1585.

The 1588 foreshore deeds granted to John Tye and John Brennynge are for parts of the Old Quay.

There is further evidence for the position of the 'Old Key' being in the parish of St Clements in the Russell collection (ref. X1/8/5.10). This collection is described as a 'Collection of Ipswich records chiefly concerning Christchurch estates ... also including some records concerning the borough' all the records were 'retained in the

order as found in their bundles, some of which appear to have been brought together for legal purposes'. This particular bundle relates to various families and includes 'a messuage on the common soil of Ipswich called "The Old Key" in the parish of St Clements'. At present these deeds are not arranged in any particular order as the bundles have over time become intermixed. There are numbers written in pencil on the documents are these are used here as a means of further identifying individual deeds.

Deed 68 dated 23 February 1625 was between Richard Waade of Cleydon mariner and Richard Ward of Ipswich ship carpenter and his wife Susanne. Susanne was the daughter of Richard Waade and the deed is a marriage settlement in which Richard Waade granted to Richard Ward 'All that part of the messuage or tenement of the said Richard Waade in the parryshe of Sainte Clement in Ipswich aforesaide & being one of the tenements towards the west sometimes built by John Tye deceased which is now in the tenure or occupation of the said Richard Ward hereafter particuarie expressed that is to saye The Hall or kitchin on the south side or behinde the parlour next the streete and the chamber over the same hall or kitchin and the clossett adioyninge to the same chamber towards the east and the garrett or vaunce floore over the same chamber and the two lowe roomes adioyninge to the same hall or kitchin towards the south , and eleaven foote & a halfe in bredthe of all the stone yarde on the west side of the entrye and towards the southe togeather with the said entrye or lyttle yearde next the said two lowe roomes southwards and the washowse nexte the same entry & southwards and a parte of the back yearde belonging unto the saide messuage towards the south betweene the stone yard thereunto belonging towards the west and the yearde or parcel of grounde of William Hamonde of Ipswich aforesaid marryner towards the east conteyninge forty eight foote and a halfe in length and fower and twentye foote in bredthe and the quill of leade belonging unto the washowse and the water thereto comyng and to be comynge and the free use of the pumpe belonging unto the said messuage at all tymes'. Richard and his wife had to pay half the cost of repairs to the pump and paving the yard and also 'for the repayreinge and renewinge of the tymber work and water work belonging or next to the sayd Key'.

Deed 69 dated 3 March 1634 was between Richard Wade of Ipswich mariner and Abigall and Deborah Wade his daughters. It begins with a recital of any earlier deed 'Whereas ... Richard Wade and Marye his late wife did, heretofore buy and purchased unto them and the heires of the said Richard Wade one messuage or tenement of newe built uppon the common soyle of the towne of Ipswich called the Ould Keye and the curtilage to and with the said messuage adioyninge ... as the same are particularlye buttelled and bounded in one payer of indentures made the sixt daye of December (1608) between Robert Benham of Ipswich ... mercer and Thomas Tye of the same towne likewise mercer on the one part and the said Richard Wade and Mary his then wife on the other'. He then mentions the deed of 23 February 1625 and in this deed gave to his daughters the residue of the messuage or tenement 'not formerlye conveyed'.

Deed 71 dated 6 April 1650 was between Henry Partridge of Whitechapel and Edmund Partridge of Ipswich mariner and Susan his wife daughter of Richard Waade of Claydon and Richard Ward son of the said 'Susan by Richard Warde his father' and his wife Katherine. The recital clause mentions the deed of 23 February 1625 and this property was sold to Henry Partridge with a clause for the enrolment of the deeds.

Deed 72 dated 27 July 1652 between Edmund Partridge of Shadwell, Middlesex, mariner and Henry Partridge of Whitechapel, Middlesex, cooper relates to the sale of half a messuage 'in the parish of St Clements in Ipswich ... being one of the west sometimes built by John Tye deceased heretofore in the tenure & occupation of Richard Ward and now in the tenure & occupacon of (John) Godsall'.

Deed 73 dated 3 October 1652 was between Richard Ward of Wapping mariner and Katherine his wife and Henry Partridge of Whitechapel. It is in the form of a covenant to sell their property and to register the transfer through an enrolment at the court Common Pleas. The enrolments are numbered 73a.

Deed 74 dated 13 November 1653 was between Henry Partridge of Whitechapel and Francis Dance of Burgh, Suffolk. Henry sold his property for £80 described as 'all that his part of the messuage or tenement in the parish of St Clements ... beinge one of the tenements towards the west sometimes built by John Tye deceased heretofore in the tenure and occupacon of Richard Ward and now in the tenure of John Godsall'.

Deed 128 dated 19 January 1692/93 was between Hannah Peacock of St Clements, Ipswich spinster and Edward Larke of Ipswich mariner. Hannah Peacock sold the property for the sum of £286 10s described as 'All that messuage or tenement ... lately built upon the common soyle ... called the Old Key with the curtilage house & garden ... belonging or adjoyninge as they now be in the tenure or occupacon of the said Hannah Peacock & Nathaniel Cole ... situate ... between the messuage or curtilage of the said Edward Larke parcel of the said common soyle called the Old Key on the east part & the messuage or curtilage in the occupation of the Widow Green late parcel of the common soyle aforesaid towards the west & abutteth upon the saltwater towards the south & upon the common highway or street there towards the north which said messuage or premises doe conteyne in length on the east part one hundred eighty & one foote & an halfe by the rule and the west part one hundred and seaventy & four foote by the rule and in breadth at the south head thereof thirty two foote & an half by the rule and all the north head forty & two foote by the rule'. These premises were granted to Hannah's mother Hannah Bruning and 'were purchased by Eustace Smyth her grandfather'.

### **The parish of St Clements**

Unlike nearly all the parishes in Suffolk the name of the founder of this St Clements Church is known. In the Cartulary of the Priory of St Peter's, Ipswich (HD 226/1 folio 80v) there is an account of a meeting of the deanery of Ipswich held before the archdeacon of Suffolk William de Horham on 'Tuesday before the feast of the Apostles Simon and Jude' 1201. The meeting was held to decide whether or not the priory had the right to appoint an incumbent to this parish. The account mentions a former dean of Ipswich named Jonas and 'that Jonas was the son and heir of Rothulf the founder of the said church of St Clement'. No exact date is given for his foundation though it is reasonable to suggest a date before the middle of the 12<sup>th</sup> century.



The earthen bank and walls of Ipswich were constructed or strengthen on the orders of King John in 1204 leaving the parish of St Clements outside the town and in what medieval records term the suburbs. There are references from 1303 to 'Clementstrete' (Martin 1973), though references to houses along the southern side of the street do not appear in records until later. The foreshore deed suggests that the development of housing along the southern side of Fore Street dates from the end of the 14<sup>th</sup> century only.

A common quay appears to have been constructed in the fifteenth century and was maintained at the town's expense. The Old Quay appears originally to have been part of the Common Quay and possibly pre-dates the later structure. There is documentary evidence to show that a common quay existed at the beginning of the fifteenth century and adjoined Bigod's Quay part of the possessions of the manor of Walton with Trimley. In 1312 the Bigod estates including Framlingham Castle and Walton with Trimley were granted to Thomas de Brotherton, the half-brother of Edward II. Brotherton was the earl marshal of England. In the crown's patent rolls for 1391 there is Richard II's confirmation of a grant of Henry Le Sergeant of Framlingham Castle to Sir Richard de Waldegrave and others of a plot in Ipswich 'called Le Kay with houses therein'. In the manorial court rolls for the manor of Walton with Trimley at a court held in October 1399 John Bernard was granted a piece of land called Marshalkaye for seven years at an annual rent of 6s. In 1406 a further grant to Nicholas Brasyere of Ipswich describes the land as the piece 'called Bygoteskay with appurtenances lying between the Common Quay on one part and the quay called Harneys Cay on the other part of which one head abuts on the King's highway and the other on the port' (ref. HA 119: 50/3/19).

There is no evidence for a common quay in the thirteenth century. Various members of the Bigod family had acted as the king's sheriff for the counties of Norfolk and Suffolk and as one of the rolls of a common quay was for the collection of the crown's duty on imported goods a separate common quay may not have been necessary at that date. The first references to the development of a quay in the parish of St Clement's appear to date from the 1320's.

## **Conclusion**

This site was part of a late medieval quay maintained at the town's expense until 1585. In 1588 there are two grants of part of the former quay to John Tye and John Brennyng. The exact position of these pieces is uncertain, though there is both documentary and archaeological evidence to show that the medieval quay extended beyond this site to a position south of Grimwade Street.

The earliest reference to properties on the south side of Fore Street is in the foreshore deed of 1398. The deed relates to a void piece of ground to the east of an existing property. Most of the grants of 1499 relate to common soil to the south of existing properties, however the grants to William Manser and another to William Harlewyn relate to land from the street to the water edge a distance of 181 feet. In 1542 the final pieces of land appear to have been granted to Robert Derhawgh who was bound to maintain a gutter and grill over a watercourse leading from Fore Street to the quay. Robert Andrewes later acquired this piece and was fined on several occasions in the 1560's for leaving timber on the quay and for digging a sawpit in the street itself. The references suggest that he was constructing new buildings at this time.

There is a lack of property records for most of the houses in this part of Ipswich, though much of the sixteenth century housing survives along the south side of Fore Street including the building known as the Neptune. The deeds for this former inn gave its name to the quay date from 1683, though the use of the name does not appear to predate 1756. In the rate lists for that year Thomas More the owner or occupier of another inn the 'Galian Hoy' paid the rates for both properties. Shortly afterwards Thomas Carter paid rates for malthouse and office at the Neptune. He appears to have acquired a substantial block of property and it is reasonable to suggest that the red brick buildings shown in Caley's 1837 illustrations of the docks were built about this time as the illustrations match the buildings depicted on Pennington map of Ipswich of 1778. The later deeds for the Neptune described the property as divided into two tenements and names Thomas Carter and Thomas Podd as the former occupants.

A number of deeds relating to grants of common soil and later petty rentals offer exact measurements of property boundaries. It might to possible to trace some of these boundaries on the later maps of the area.

**Anthony M Breen September 2008**

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