

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Grimwade Street and Star Lane, Ipswich

Suffolk C.C. Archaeological Service

© November 2008

SCCAS Report No. 2008/267

Oasis Ref. Suffolkc1-51549

HER information

Planning application no:	Pre-planning
Grid Reference:	TM 1690 4429
Curatorial Officer:	Keith Wade
Project Officer:	James Rolfe
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Contents

	Page
Summary	5
1. Introduction	7
Project Background	7
Site Description	7
Geology and Topography	7
Scope of this report	8
Aims	8
Methods	8
Legislative frameworks	9
2. Results	11
Overall historical context	11
Suffolk HER Search	12
All known archaeological sites within 150m of the PDA	12
Ceramic industry	13
Historic map search	15
Documentary study summary	21
Site walkover	22
3. Assessment of impacts and effects	23
The Archaeology potential of the PDA	23
Potential of preserved archaeological remains within the PDA	23
Assessment of the impact of the development on the archaeological resource	23
4. Mitigation measures	25
The PDA	25
Archaeological evaluation	25

	Page
5. Conclusions / Recommendations	25
6. List of contributors and Acknowledgements	26
References	26
Disclaimer	26

List of Figures

	Page
1. Location of the PDA	7
2. The Development of Ipswich	11
3. HER entries within 150m of the PDA	13
4. Ceramic industries close to the PDA	14
5. 1920's Ordnance Survey map	17
6. 1900's Ordnance Survey map	17
7. 1880's Ordnance Survey map	18
8. 1st edition Ordnance Survey map	18
9. White's map of 1867	19
10. Ellis's map of 1839	19
11. Pennington's map of 1778	20
12. Ogilby's map of 1674	20
13. Speed's map of 1610	21

List of Appendices

1. Documentary Study	27
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List of abbreviations used in the text

DBA	Desk Based Assessment
HER	Historic Environment Record
PAS	Portable Antiquities Scheme
PDA	Proposed Development Area
PPG 16	Planning Policy Guidance 16
SAM	Scheduled Ancient Monument
SCCAS	Suffolk County Council Archaeological Service
SCCAS/CT	Suffolk County Council Archaeological Service / Conservation Team
SSSI	Site of Special Scientific Interest

Summary

Through an examination of the Suffolk HER, a documentary and map study and a site walkover, this DBA has set the PDA within its immediate archaeological landscape.

The potential for preserved medieval archaeological deposits to be present within the PDA is thought to be high, due to the location of the PDA opposite St Clements Church. The potential for encountering Saxon deposits is low but cannot be ruled out, due to the close proximity of known Saxon remains to the south-west of the PDA. There is also the potential for discovering evidence of past industrial and craft activity, possibly either ceramic production of some type or carpentry, within the PDA.

The development will have a severe negative impact upon the archaeological resource within the PDA. Serious damage and potentially total destruction could occur due to building footings, service trenches, drains and terracing / earth moving.

Consultation with the County Council Planning Archaeologist should be at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation will determine the actual programme of archaeological works that will need to be carried out. Initially it is recommended that evaluation trenching of 5% of the PDA would be required to identify and assess the extent, character, density and depth of the archaeological deposits present.

The results of the evaluation will inform the decisions of the Council Planning Archaeologist to determine the need and scope for the next stage of archaeological works.

1. Introduction

Project Background

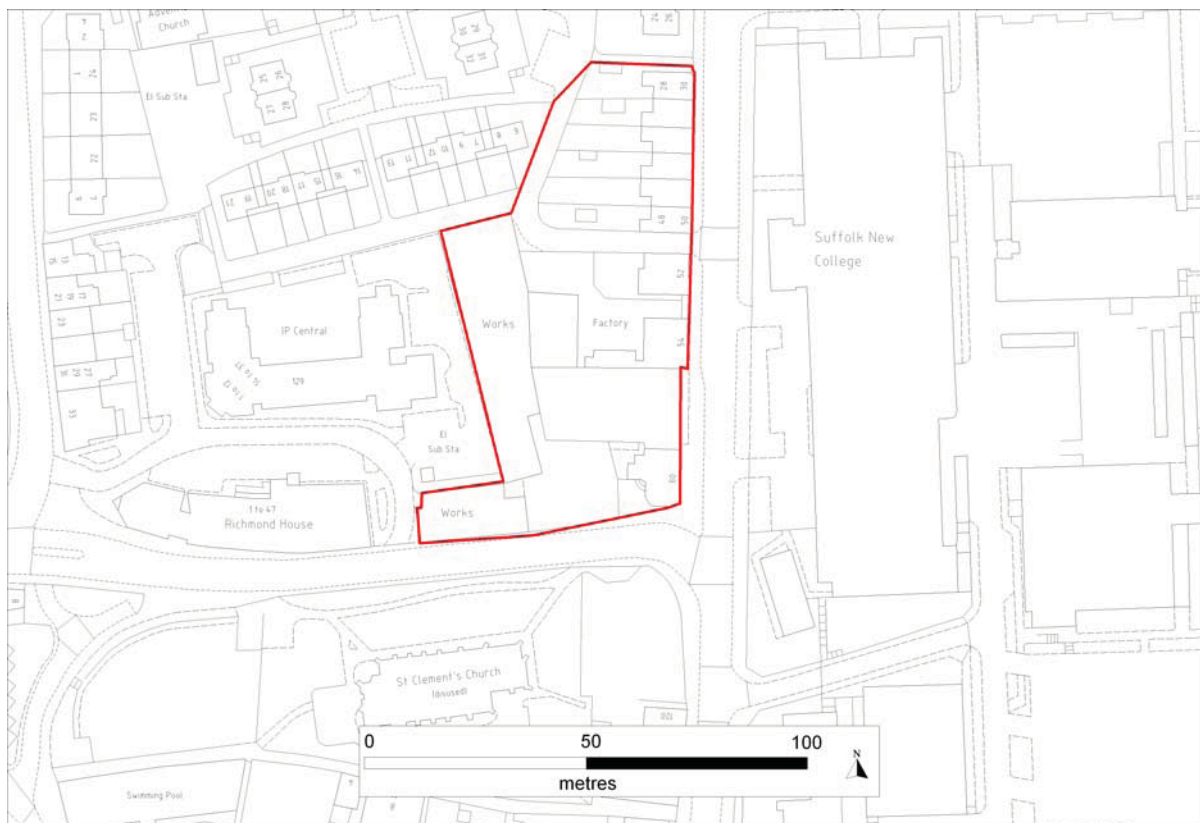
This archaeological DBA has been prepared by James Rolfe of Suffolk County Council Archaeological Service for Luminous Student Accommodation.

This DBA is the first stage of a programme of archaeological works to access the archaeological potential of the PDA.

Site description

The subject of this DBA covers an area of approximately c.0.3ha centred at TM1690/4429, to the east of the historic core of Anglo-Saxon and medieval Ipswich.

At present the PDA comprises various buildings and associated car parks.



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Figure 1. Location of the PDA

Geology and topography

The underlying superficial geology 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 south of the site reclamation activity nearer to the River Orwell's northern bank is likely to have commenced from as early as the Middle Saxon Period. There is some evidence that a stream ran down the course of Grimwade Street to the east of the site.

Scope of this report

In order to set the PDA in its archaeological context a study area of roughly 150m from the edge of the PDA was selected for examination (Fig. 3).

In accordance with PPG16, the Government's guidance on archaeology and planning, (www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance9) and based on a SCCAS/CT specification, this assessment examines the available archaeological sources. These include the Suffolk HER, reports of any archaeological investigations, all readily available cartographic and documentary sources, an aerial photographic survey and a site walkover.

Aims

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

Methods

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

- A short summary of the known early historical development of the town was put together from existing sources.
- A search of the Suffolk HER for any records within 150m from the edge of the PDA. The results are described and mapped in the main body of the report, Section 2.
- An examination of the literature with reference to archaeological excavations within the study area.
- A search for listed buildings within or adjacent to the PDA was carried out.
- An assessment of all cartographic sources relevant to the PDA to identify historic land-use, the siting of old boundaries and earlier buildings, Section 2.
- A historical documentary search was commissioned; the results have been summarised in Section 2, with the full report presented in Appendix 1.
- A site walkover was conducted on the 12/11/2008, for which notes and digital photographs were taken.

Legislative frameworks

PPG 16 (November 1990) provides guidance for planning authorities, developers and others in the investigation of archaeological remains. This guidance advises developers to discuss their plans, preferably at a pre planning stage, with the County Archaeological Planning Officer for any possible archaeological constraints on their development proposal. The planning guidance sets out to protect nationally and locally important monuments and their settings. There will be a presumption in favour of preservation *in situ* of important remains. In certain circumstances field evaluation will be carried out to enable an informed decision to be made. On sites where there is no overriding case for preservation *in situ* provision will be made for their recording and excavation prior to development.

The Ancient Monuments and Archaeological Areas Act of 1979 statutorily protects Scheduled Ancient Monuments (SAMs) and their settings as nationally important sites. There are no SAMs within the search area.

Listed buildings are protected under the Listed Buildings and Conservation Areas Act of 1990. This ensures that listed buildings are given statutory protection against unauthorised demolition, alteration and extension. Buildings are listed because they are of special architectural importance, due to their architectural design, decoration and craftsmanship; also because they are of historical interest. This includes buildings that illustrate important aspects of the nation's social, economic, cultural or military history or have a close association with nationally important persons or events. There are no listed buildings with or adjacent to the PDA.

A Site of Special Scientific Interest (SSSI) is an area that has been notified as being of special interest under the Wildlife and Countryside Act of 1981, due to its flora, fauna or geological or geomorphological features. There are no SSSI's within 1km of this PDA.

2. Results

2.1. Overall Historical Context

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

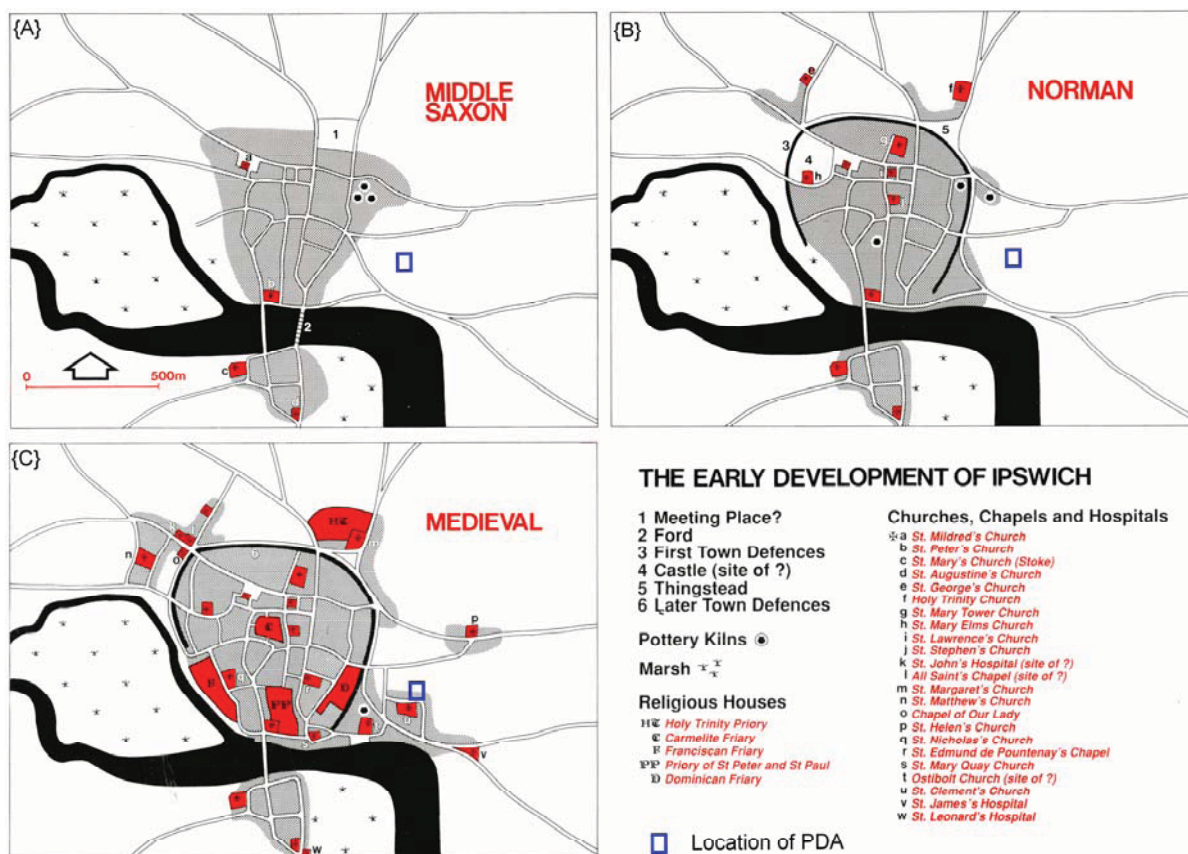


Figure 2. The Development of Ipswich (from An Historical Atlas of Suffolk, 1999, 159)

During the late 9th and early 10th century the Danes occupied the town. It was at this time that the town's first defensive ditch and earthen rampart were constructed (Fig. 2 {B}), to the west of the PDA. During this period areas beyond the town's defences that were once fields started to become suburbs. This area still appears to be outside of this area of expansion.

In the medieval period (Fig. 2 {C}), the town defences were improved by a deepening of the ditch and heightening the ramparts. The Church of St Clement's was built to the south of the PDA. Some 200m to the north of the PDA a range of tile kilns have recently been found.

Suffolk HER search

The HER only represents the archaeological material that has been reported (Fig. 3), this is the 'known' resource. It is not therefore, a complete reflection of the whole archaeological resource of this area because other sites may remain undiscovered, this is considered as the 'potential' resource.

All known archaeological sites within 150m of the PDA

At **IAS 6002** fragments of Roman pottery were found although the identification of the pottery is unconfirmed.

Excavation at **IAS 6106** revealed late Saxon and early medieval pits and other features.

At **IAS 6104** the partial demolition and the erection of a new extension revealed occasional Ipswich, St Neots and Thetford ware pottery.

At **IAS 4903** the rebuilding of Star Lines revealed Thetford and Ipswich ware pottery.

IPS 263 (IAS 6001) is the medieval Church of St Clement.

At **IAS 8809** during the monitoring of ground-works, topsoil c.1m deep was recorded on top of natural sand and gravel. A few sherds of early medieval courseware pottery were recovered from the spoil heap.

At **IAS 8811**, during the construction of a road, a relatively clean layer of topsoil free of occupation debris c.1m deep was recorded on top of natural sand and gravel. A single sherd of early medieval courseware was recovered from the topsoil.

At **IAS 4904** the line of a new road and adjacent rebuilding revealed a single sherd of medieval pottery.

At **IPS 376 (IAS 6101)** the building of a petrol station revealed medieval pottery sherds, the upper layer of small midden and various post medieval pottery sherds as well as human and animal bone.

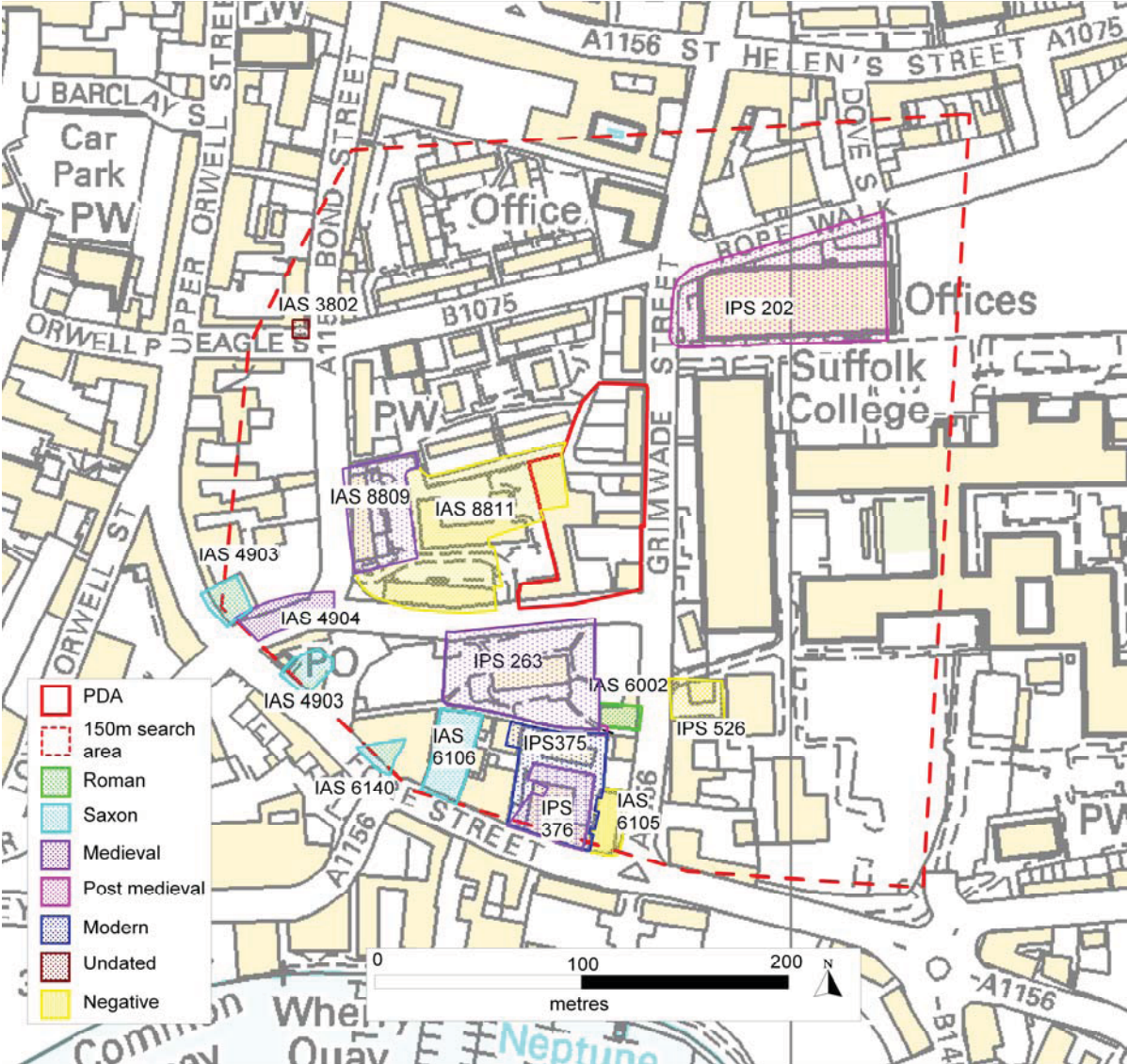
IPS 202 (IAS 8802) during the digging of foundations for St Edmund House evidence for post-medieval pottery production was found including pottery and wasters. It is thought pottery kilns stood close by this dump of pottery as pieces of kiln brick were attached to some of the wasters. A kiln is known to have operated until middle of the 19th century but it is not know how long it had been worked. Further similar pottery finds were found during the later development of the site **IPS 450**.

At **IPS 375 (IAS 6003/6102/6103)** a sewer trench to the new Salvation Army hostel revealed a brick tomb with burials inside, possibly Victorian.

At **IAS 6105** machining to create a large basement, revealed deposits c.1-1.2m deep, with severe 19th/20th century disturbance, but no finds were recovered.

IAS 3802, during the digging out of trenches for underpinning, deposits c.3m deep were revealed, down to natural.

IPS 526 was an evaluation to the east of the PDA on the opposite side of Grimwade Street. No archaeological features were encountered on this site.

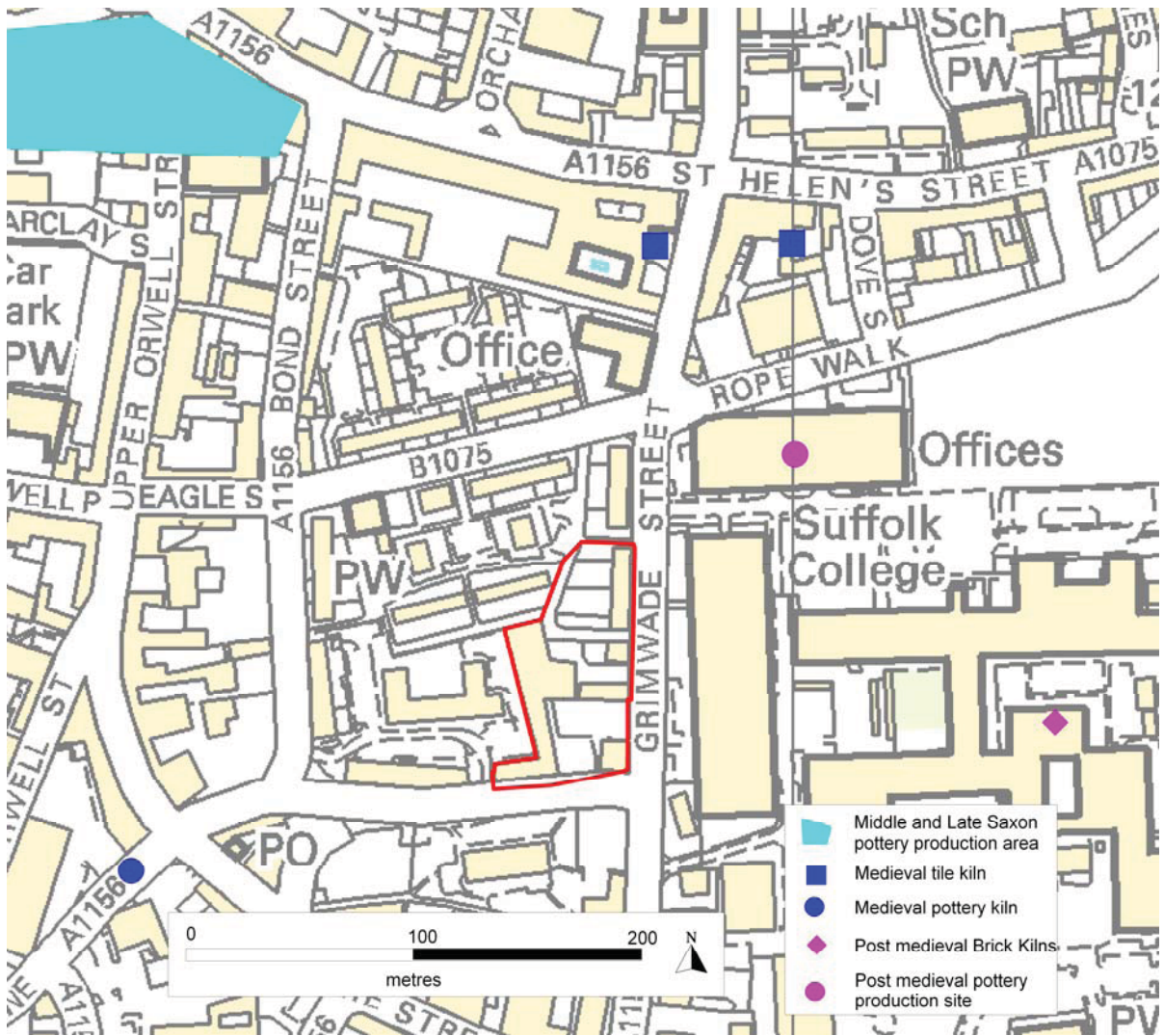


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Figure 3. HER entries within 150m of the PDA

The Ceramic industry

Various documentary sources and archaeological investigations of this area of Ipswich have revealed a concentration of ceramic (pottery, brick and tile) manufacturing sites (Fig. 4). The earliest of these are the Middle Saxon Ipswich ware production sites to the north west of the PDA. Medieval pottery production has been discovered to the south west of the PDA and two medieval tile production sites have been recently excavated to the north of the PDA (just outside of the search area). Post-medieval pottery and brick production is known to the east of the PDA.



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Figure 4. Ceramic industries close to the PDA

Historic map search (Tony Breen)

On the third edition of the Ordnance Survey map published in 1926 (Fig. 5) Grimwade Street is named as 'Borough Road' and stretched from Rope Walk to join Church Street to the south. The present Star Lane was then known as Waterworks Street. At the junction of the two streets a small close running north from Waterworks Street is marked on the map as 'Fairlight Street'. To the west of the PDA and beyond the boundary of this study the site and buildings of a 'Lawn Mower Works' is shown on the map. The street immediately to the north of this site and joining Borough Road to the east was then known as Woodhouse Street and behind the row of houses on the southern side of Woodhouse Street and another road was then known as Albert Street. The details shown on the second edition published in 1904 (Fig.6) are very similar except for in the area to the west of Fairlight Street a second close of houses is marked on the map as 'Stanley Place'. On the first edition published in 1882 (Fig. 7) and based on a survey of 1880, Fairlight Street is named as 'Orford Place' and Stanley Place as 'Cook's Yard'. To the north of the Lawn Mower Works and later within its boundaries the site of Ipswich Waterworks Reservoir is shown on this edition of the map. On the first edition Ordnance Survey map of 1880's (Fig. 8) on the properties fronting Borough Road and Church Street can be seen small rectangles in front of each property, which are the chutes for coal cellars.

On White's 1867 Map of Ipswich (Fig. 9) (ref. MC4/57) Woodhouse Street is marked as 'Victoria Street' and below this road Albert Street is marked on the map. Waterworks Street at the point where it turned out of Back Street was then Church Street. Grimwade Street is again marked as 'Borough Road'. Ellis's 1839 map of Ipswich (Fig. 10) shows Church Street, the present Star Lane as 'Church Lane'. The waterworks are not shown on this 1839 map, but instead it is open ground. On the first edition of the Ordnance Survey map, White's and Ellis's maps all show that the entire site was within the ecclesiastical parish of St Clements Ipswich.

The line of Borough Road is not shown on Bransby's 1812 'Map of the Liberties of Ipswich' (ref. MC4/54) though the centre of the town is shown on a small scale and the streets are not named, and the area between St Clements and Rope Walk is marked as fields.

The area to the north of this site is shown as meadow and garden on Isaac Johnson's 1799 plan of 'The Rope Walk' then the property of Messrs Smart & Forsett (ref. HD 1208/2). The area to the south is only described on this plan as the property of 'Sundry Proprietors'. The map is of further importance as it shows that Borough Road did not exist at this date. The field boundary between the two meadows follows the line of the later road. The southern boundary of the meadow outlined on the right hand side of this plan follows the line of the later 'Dorkin Street'.

On Pennington's map (Fig. 11) the property of Messrs Smart & Forsett is marked as the property of Mr Gravenor. The only buildings shown are those along the northern side of Church Lane. The buildings on this site appear to have been extensive and stand at a right angle to the road. To the west of this site another field is marked as the property of 'Mr Bowell'.

Ogilby's 1674 map (Fig. 12) is of considerable interest. The upper part of Church Lane is marked with the double initial 'ff' and listed in the key to the map as 'Dunghill

Pound Lane'. At the turn of the line of this street to the south the road has the double initials 'hh' and is listed as 'St Clements Church Lane'. There appears to have been considerable rebuilding on this site between the date of this map and that of 1778 as the outline of each of the buildings as shown on Pennington's map are radically different to those shown on this map. The middle part of this site is marked on Ogilby's map, as 'Carpenter's Yard' and this appears to contain the name of the contemporary owner of the land. Part of this piece appears to have been used for the rebuilt and expanded range of buildings shown in 1778. At the southern end to this site a curving entrance is shown with a central gateway, only the eastern half of this entrance is shown on Pennington's map. The buildings are still shown at a right angle to the street. The map is of further interest in that the field boundaries to the north and east of this site have a rectangular appearance. There are more spaces between the houses along 'Dunghill Pound Lane' and in some instances there appear to be large separate gardens to the rear of the properties.

Dunghill Pound Lane appears as St Clement's Back Street on Pennington's map. The pound was on the north side of Rope Lane and at the corner of another lane named 'Dunghills'. An earlier name for the site of the Dunghills appears to have been Warwick pits. In 1541 the town's scavengers, collectors of refuse were ordered to carry muck to '4 severall places and not otherwise viz:Warwicks pitts ...'. In 1543 it was ordered that the 'sweeping of the streete may be laid on the common ground called 'Warwicks pitts'. In 1557 there is a reference to 'Part of the Donghill called 'Warwick pitts' and in 1567 a reference to 'the new pound at Warwicks pitts' though by 1570 the borough had allowed Henry Ashley and George Wilds '... to sett up tainters on Warwicks pitts' (Richardson 1884). There are earlier references to these pits in the borough records.

John Speede's 1610 map (Fig. 13) of Ipswich (ref. MC4/50) is the earliest complete geographic representation of the entire town. Though not entirely accurate it does show a building at the turn of Church Lane and possibly within the area of this site. To the south 'New Street' is not shown at all on this map. The main street within the parish appears to have been St Clement's Fore Street and this is constantly referred to in earlier records as the King's or Queen's Highway. The street frontage of St Clement's Back Street (1778) or Dunghill Pound Lane (1674) appears to have been complete and contemporary references again suggest that this was a public highway. Other streets in the area such as the line of the later Rope Walk are often referred to as lanes.

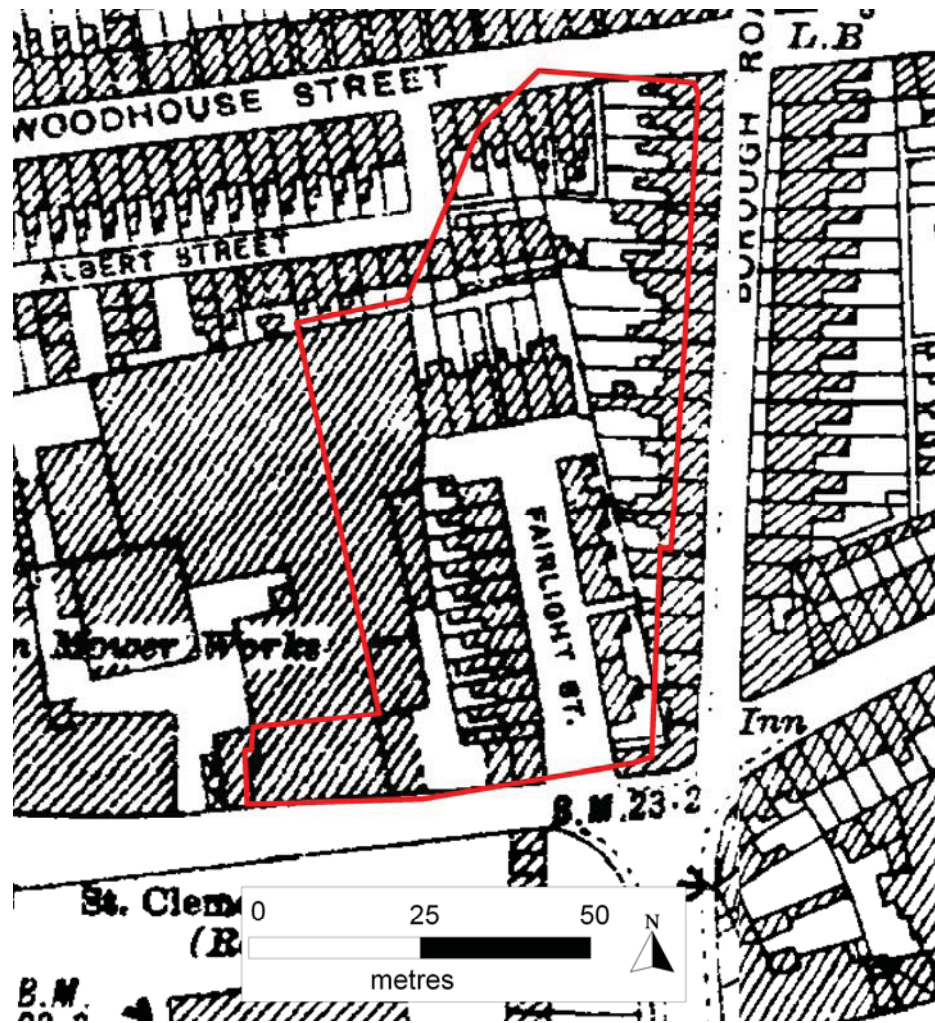


Figure 5. 1920's Ordnance Survey map

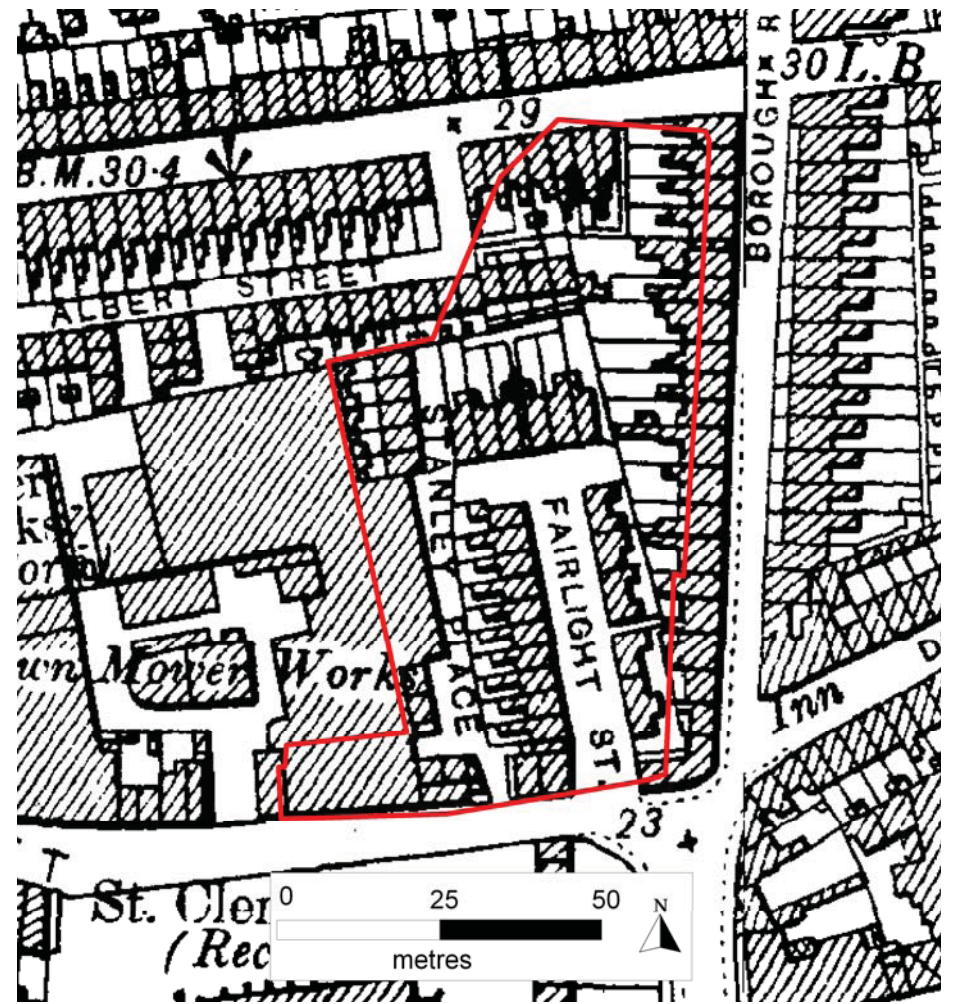


Figure 6. 1900's Ordnance Survey map

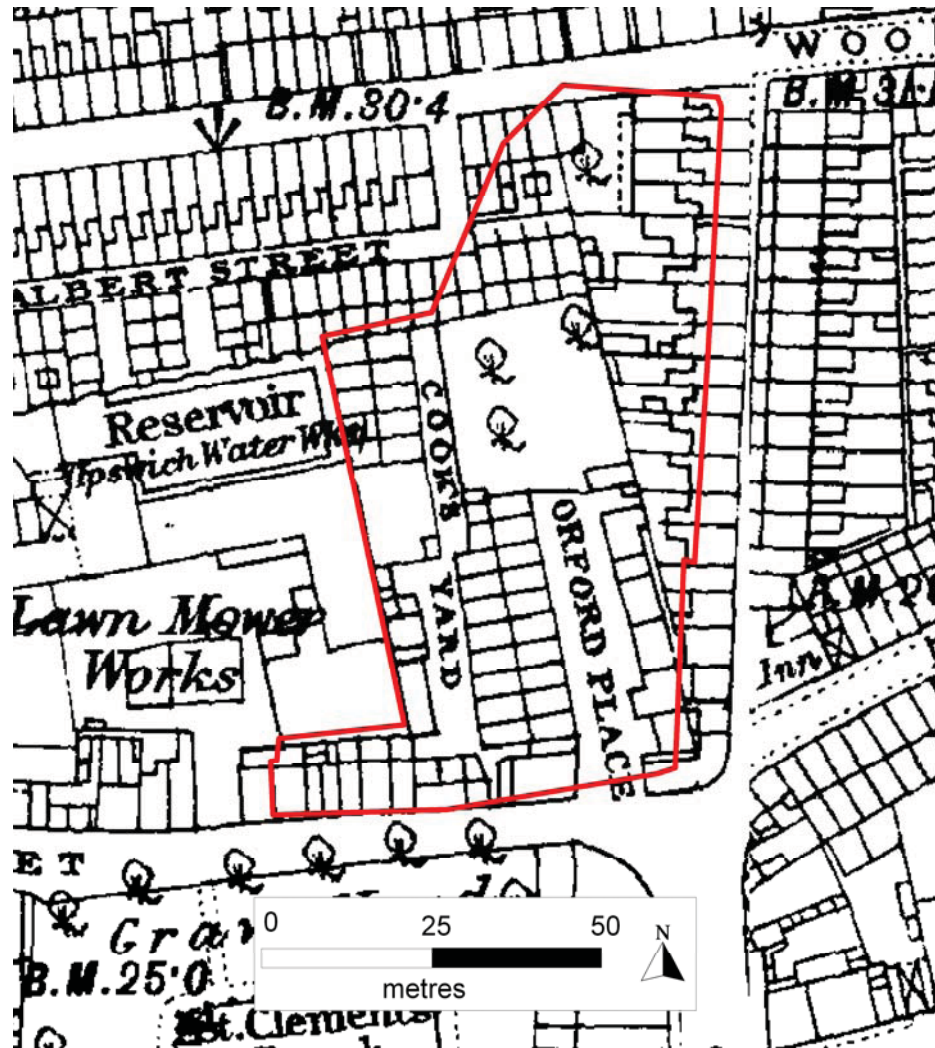


Figure 7. 1880's Ordnance Survey map

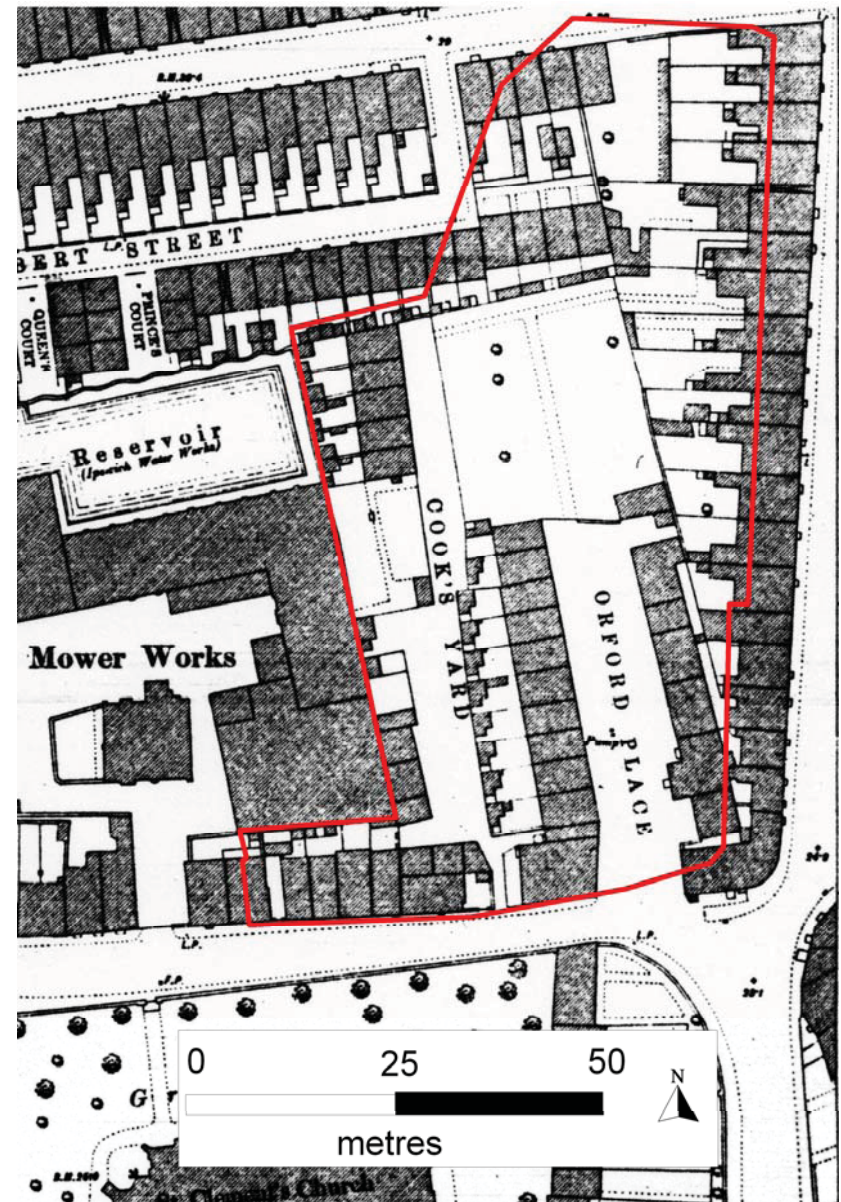


Figure 8. 1st edition Ordnance Survey map

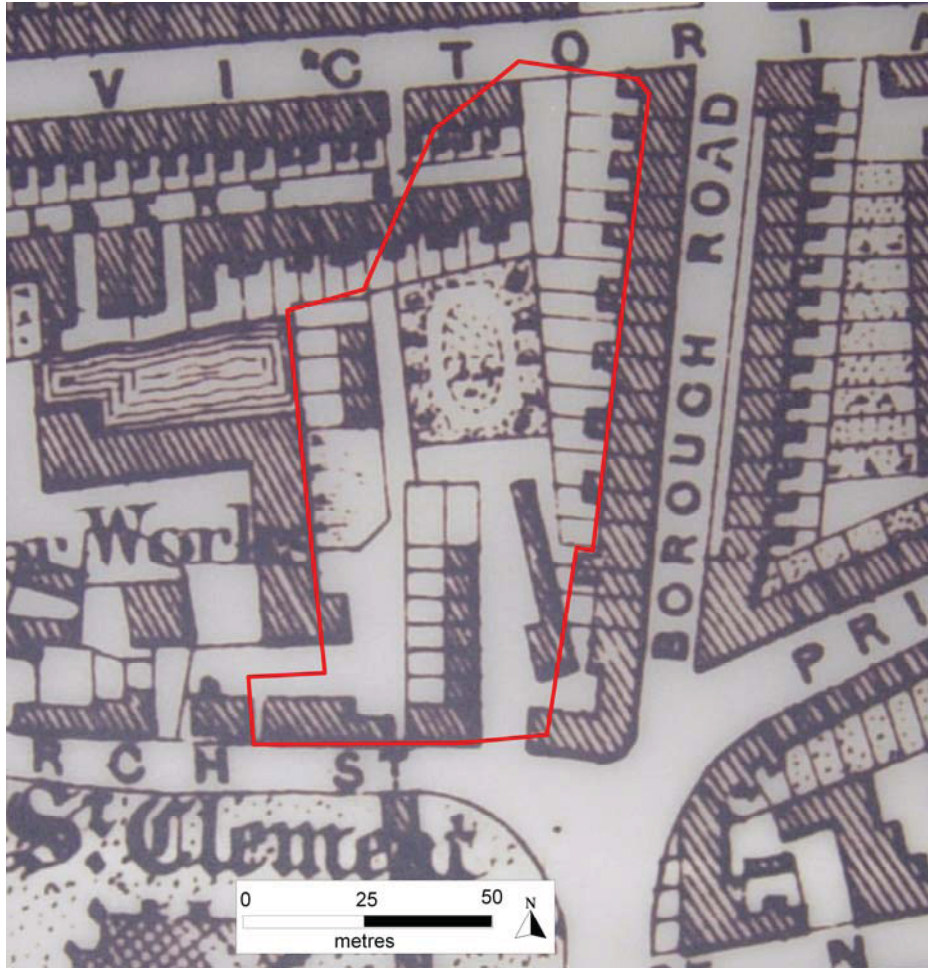


Figure 9. White's map of 1867

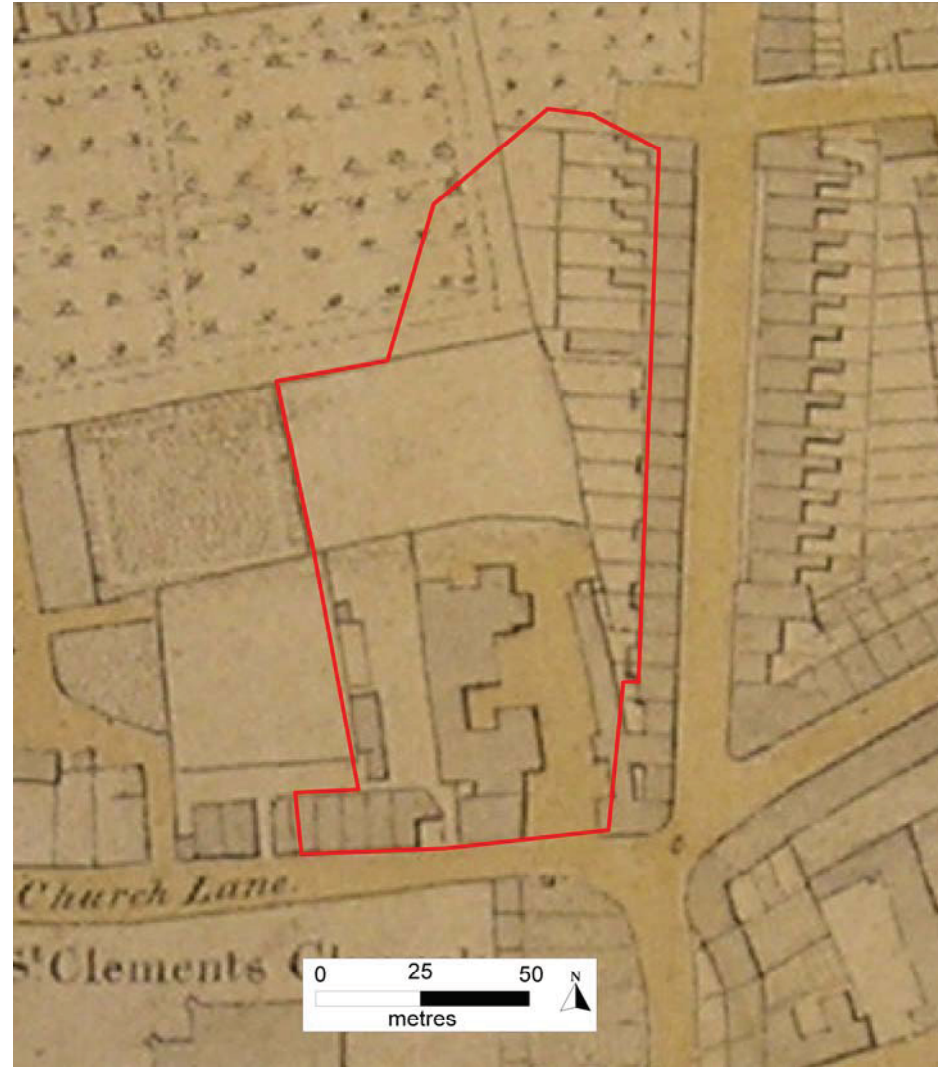


Figure 10. Ellis's map of 1839

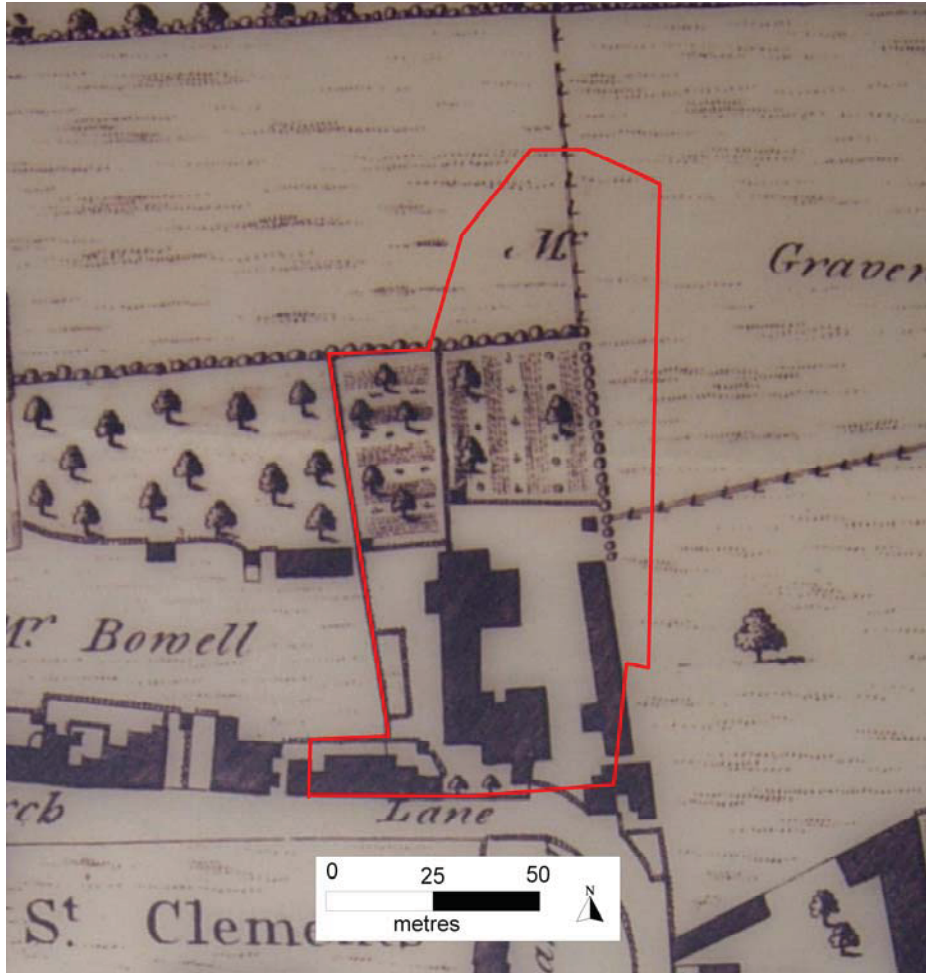


Figure 11. Pennington's map of 1778

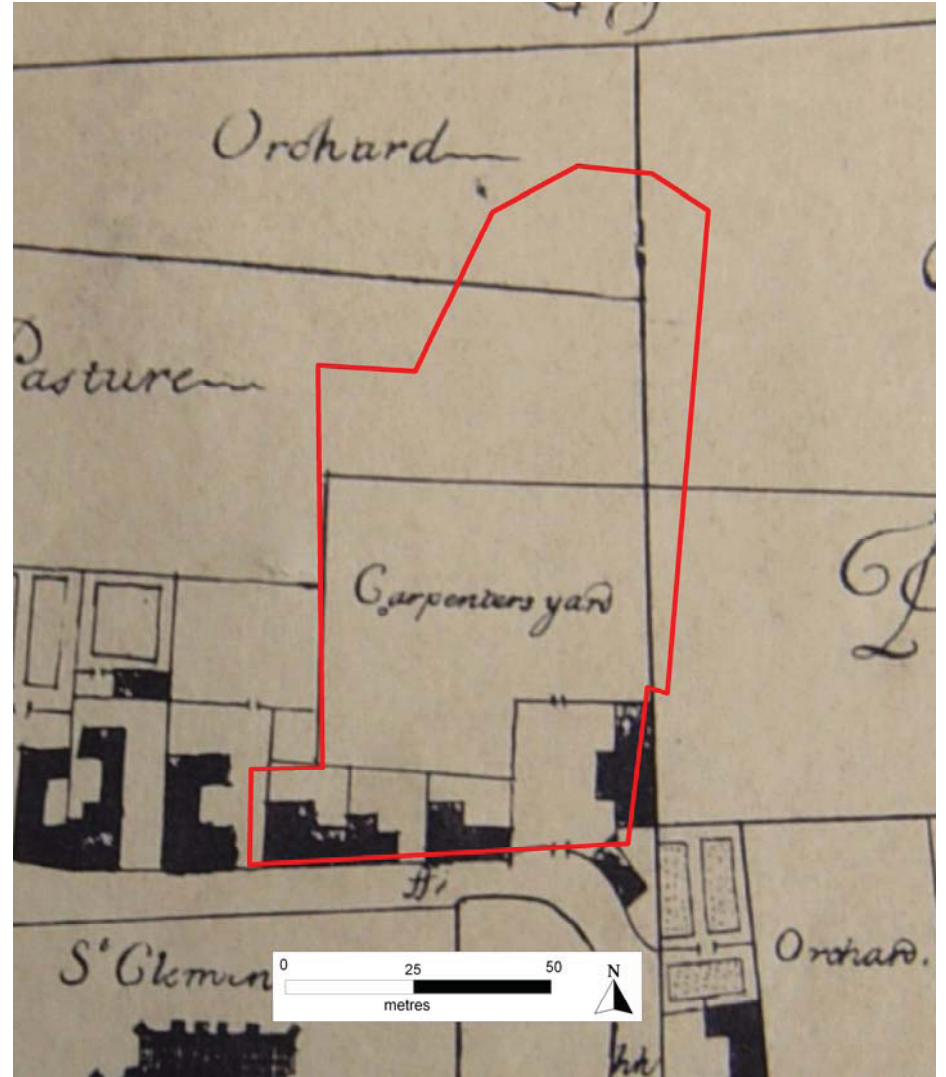


Figure 12. Ogilby's map of 1674

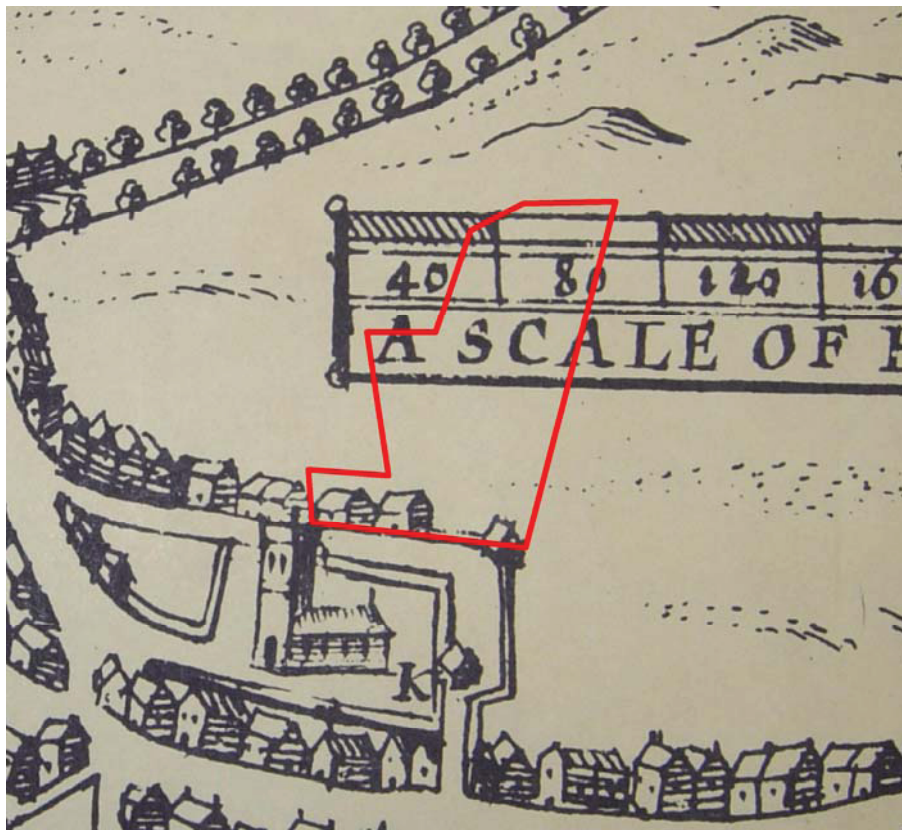


Figure 13. Speed's map of 1610 (scale in paces)

Documentary study summary

The full documentary report is presented in Appendix 1. Much of the development of the PDA and the general area has been traced through the use of historic maps. The first houses along Grimwade Street, formerly Borough Road were set out sometime in the period 1812-1839. The present building plots were set out post 1927 when the earlier houses were demolished and Grimwade Street was widened.

There were buildings on the southern end of the PDA possibly as early as 1610 and certainly from 1674. There are radical changes in both the buildings as shown on Ogilby's map of 1674 when compared with Pennington's map of 1778 and in the surrounding landscape. On Ogilby's map a possible owner of the site is named as Carpenter, though other evidence suggests that this may not have been a personal name but an occupation. Pennington names the owner of the adjoining land to the west as Mr Bowell and his property records are in the Ipswich Water Works records. Other land to the north was in the ownership of Mr Graveonor in 1778 and his property records have not been found. In the early 1830's the southern end of this site was owned by various members of the Cook family and the two small streets Cook's Yard and Orford Place were set out with various small working class houses. Unfortunately the property records appear to have been mislaid shortly afterwards and there are no references to deeds for the site earlier than 1803. Part of the land to north in the area of Rope Walk had passed to Smart and Forsett before 1799 though the earliest reference to the previous transfer is only 1793.

The deeds for Bowell's property suggest that the owner of the land to the east and within this site had been William Thorpe. He and his father John Thorpe were house carpenters, and as many of the frames of houses in the earlier eighteenth century

were still constructed of timber, this may suggest that they were builders. The Carpenter's Yard marked on Ogilby's map may have been their commercial premises and not a property owned by a Mr Carpenter. Surrounding Bowell's premises some of the properties appear to have been substantially occupied by families connected with the port and its shipping. Interspersed amongst the more substantial properties a number of smaller dwellings appear to have been in the occupation of various widows.

Only St Clements Street, later known as Fore Street and St Clement's Back Street, later Waterworks Street appear to have been highways in the late sixteenth century. Other streets were simply lanes. As late as 1744 one of William Thorpe's tenants was described as a husbandman, that is a small farmer and this may suggest the fields or small closes in and around this site were in agricultural use rather than industrial use.

Site walkover

A site visit was carried out on the 12/11/2008. Digital photographs and notes were taken. It was apparent from a visual inspection of the site that Grimwade Street was widened after the demolition of the houses visible on the 1920's Ordnance Survey map (Fig. 5) and earlier maps (Figs. 6,7,8,9 and 10).

3. Assessment of impacts and effects

The archaeological potential of the PDA

The PDA is outside of the Saxon town defences and probably beyond the Late Saxon suburbs although Saxon material has been recovered from Fore Street 100m to the south-west. The potential for encountering Saxon material within the PDA is low to moderate.

The PDA is opposite the medieval church of St Clements. This location therefore has a high potential for evidence of medieval settlement to be encountered. Within the PDA the Star Lane frontage possesses the greatest potential for encountering medieval building remains.

The PDA is surrounded by various ceramic production sites dating from the Saxon period through to the post medieval (Fig.4). Therefore, there is the potential that further evidence of the Ipswich ceramic industry could be found within the PDA.

One of the main findings of the documentary study is the presence of a carpenter's yard within the PDA (Fig. 12). There is the potential for evidence of this activity to be encountered, possibly in the form of a saw pit.

Potential of preserved archaeological remains within the PDA

There has been considerable building, demolition and rebuilding within the PDA. This could have had an adverse affect upon the survival of the archaeological resource present within the PDA. Also the construction of cellars noted on the first edition Ordnance Survey map (Fig. 8) would have negatively impact upon the survival of the archaeological resource. However, the majority of the cellars appear to at least partially fall outside of the PDA to the east, with a few along the Star Lane frontage. However, it is highly unlikely that all archaeological deposits within the PDA would have been completely destroyed.

Assessment of the impact of the development on the archaeological resource

Demolition of the present buildings including the grubbing out of foundations and the construction of a large multi-storied building will have a severe negative impact upon the potential archaeological resource. Serious damage and potentially total destruction could occur due to activities such as the excavation of building footings, service trenches, drains and any terracing / earth moving activities carried out within the PDA.

4. Mitigation measures

The type of archaeological mitigation will ultimately depend upon the exact nature of the development and construction methods used.

Due to the high archaeological potential of the PDA, any development that involves ground disturbance would need to have a programme of archaeological works specified by SCCAS/CT.

In the first instance trial trenching of the PDA would be required to identify and assess the character, density and depth of the archaeological deposits present.

The results of the evaluation can then be used to inform the decisions of the Council Planning Archaeologist to determine the need and scope for the next stage of archaeological works which could include full-scale excavation.

Archaeological evaluation

Applicants for planning consent are reminded that national guidance recommends that potential archaeological sites are evaluated (fieldwalking and/or geophysical survey and/or trenching) prior to the determination of any application and that refusal of consent is an option to ensure that nationally important sites are preserved *in situ* (PPG16 paragraphs 8, 27 and 28).

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

5. Conclusions / Recommendations

Through an examination of the Suffolk HER, a documentary and map study and a site walkover, this DBA has set the PDA within its immediate archaeological landscape.

The potential for medieval deposits to be preserved within the PDA is thought to be high, due to the location of the PDA opposite St Clement's Church. The potential for encountering Saxon deposits is low but cannot be entirely ruled out due to the close proximity of known Saxon remains to the south-west of the PDA. There is also the potential of discovering evidence of past craft/industrial activities (principally pottery and/or tile production) within the PDA.

The development will have a severe negative impact upon the archaeological resource within the PDA. Serious damage and potentially total destruction could occur due to building footings, service trenches, drains and terracing / earth moving.

It is recommended that trial trenching be carried out at the earliest possible opportunity, preferably after any above ground demolition has taken place. The

normally recommended density of 5% by area should be sufficient to adequately characterise the nature of the deposits and the extent of previous truncation.

Whilst it is recognised that final mitigation will be strongly dependant on final construction design it should be pointed out that the site has significant potential, and that the benefits of basic characterisation of the deposits at an early stage will likely far outweigh a more targeted but significantly delayed evaluation exercise carried in response to detailed design proposals. Adequate mitigation in such a case can be a lengthy process and this time factor could be significant.

6. List of contributors and Acknowledgements

This project was funded and commissioned by Luminous Student Accommodation. The desk based assessment was carried out by James Rolfe, of SCCAS, the documentary study by Anthony M. Breen, a freelance local history researcher. The project was managed by Rhodri Gardner of SCCAS and advice was given by Keith Wade, SCCAS/CT.

7. Bibliography

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

Disclaimer

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

Appendix 1

Documentary Report by Tony Breen.

The research for this report has been carried out at the Suffolk Record Office in Ipswich. This site is on the western side of Grimwade Street. The houses and other buildings including the former Peter's Ice Cream site extend from 28 Grimwade Street down to its junction with Star Lane and at the junction of Star Lane, the Transport and General Worker Union building with adjacent car park to the Portia Engineering Works. The present Grimwade Street running from St Helen's Street to the north to join Fore Street to the south is a relatively recent development. As late as 1884 the northern end of the street was part of H.M. Prison, Ipswich, and had formerly been part of the grounds of the Ipswich Borough House of Correction. In 1884 part of the land was sold and the former house of correction converted into the prison governor's residence. The prison was demolished in 1930 and the land divided between East Suffolk County Council and the Borough of Ipswich. The borough then demolished the former slum dwellings along Rope Walk to build new council housing at both Rope Walk and in Grimwade Street to the north of this site, however the name Grimwade did not apply to the road south of Rope Walk until the 1940's. The street name Star Lane is even more recent, dating from the development of the Star Lane traffic system of the late 1970's, though the road itself follows the line of an earlier street.

Maps

The Suffolk Archaeological Unit have supplied copies of the first three editions of the 1:2500 Ordnance Survey maps of this area together with copies of Pennington's 1778 map of Ipswich and Ogilby's 1674 map of Ipswich. On the third edition of the Ordnance Survey map published in 1926 Grimwade Street is named as 'Borough Road' and stretched from Rope Walk to join with Church Street to the south. The present Star Lane was then known as Waterworks Street. At the junction of the two streets a small close running north from Waterworks Street is marked on the map as 'Fairlight Street'. To the west and beyond the boundary of this study the site and buildings of a 'Lawn Mower Works' is shown on the map. The street immediately to the north of this site and joining Borough Road to the east was then known as Woodhouse Street and behind the row of houses on the southern side of Woodhouse Street and another road was then known as Albert Street. The details shown on the second edition published in 1904 are very similar except for in the area to the west of Fairlight Street a second close of houses is marked on the map as 'Stanley Place'. On the first edition published in 1882 and based on a survey of 1880, Fairlight Street is named as 'Orford Place' and Stanley Place as 'Cook's Yard'. To the north of the Lawn Mower Works and later within its boundaries the site of Ipswich Waterworks Reservoir is shown on this edition of the map.

On White's 1867 Map of Ipswich (ref. MC4/57) Woodhouse Street is marked as 'Victoria Street' and below this road Albert Street is marked on the map. Waterworks Street at the point where it turned out of Back Street was then Church Street. Grimwade Street is again marked as 'Borough Road'. The site of Lawn Mower Works is marked on this map as 'Water Works'. This map was produced at a scale of 12 inches to the mile and omits the names of the smaller closes. Monson's 1848 map of Ipswich (ref. MC4/56) shows the Church Street, the present Star Lane as 'Church Lane' though the southern end of the present Grimwade Street was then

known as 'Church Road'. The other street names remain the same as on the later maps. The waterworks are not shown on this 1848 map instead a paper mill is marked to the west of this site. Much of the area to the south of Albert Street was then still open ground. On the first edition of the Ordnance Survey map, White's and Monson's maps all show that the entire site was within the parish of the ecclesiastical parish of St Clement's Ipswich. The same street pattern is shown on the 1839 the parish map (ref. FB98/A12/1).

The line of Borough Road is not shown on Bransby's 1812 'Map of the Liberties of Ipswich' (ref. MC4/54) though the centre of the town is shown in small scale and the streets are not named, but the area between St Clement's and Rope Walk is marked as fields.

The area to the north of this site is shown as meadow and garden on Isaac Johnson's 1799 plan of 'The Rope Walk' then the property of Messrs Smart & Forsett (ref. HD 1208/2). The area to the south is only described on this plan as the property of 'Sundry Proprietors' The map is of further importance as it shows that Borough Road did not exist at this date. The field boundary between the two meadows follows the line of the later road. The southern boundary of the meadow outlined on the right hand side of this plan follows the line of the later 'Dorkin Street'.

On Pennington's map the property of Messrs Smart & Forsett is marked as the property of Mr Gravenor. All the northern half of this site was then a small enclosure or garden and the only buildings shown are those along the northern side of Church Lane. The buildings on this site appear to have been extensive and stand at a right angle to the road. To the west of this site another field is marked as the property of 'Mr Bowell'.

Ogilby's 1674 map is of considerable interest. The upper part of Church Lane is marked with the double initial 'ff' and listed in the key to the map as 'Dunghill Pound Lane'. At the turn of the line of this street to the south the road has the double initials 'hh' and is listed as 'St Clements Church Lane'. There appears to have been considerable rebuilding on this site between the date of this map and that of 1778 as the outline of each of the buildings as shown on Pennington's map are radically different to those shown on this map. The northern part of this site is marked on Ogilby's map, as 'Carpenter's Yard' and this appears to contain the name of the contemporary owner of the land. Part of this piece appears to have been used for the rebuilt and expanded range of buildings shown in 1778. At the southern end to this site a curving entrance is shown with a central gateway, only the eastern half of this entrance is shown on Pennington's map. The buildings are still shown at a right angle to the street. The map is of further interest in that the field boundaries to the north and east of this site have a rectangular appearance. There are more spaces between the houses along 'Dunghill Pound Lane' and in some instances there appear to be large separate gardens to the rear of the properties.

Dunghill Pound Lane appears as St Clement's Back Street on Pennington's map. The pound was on the north side of Rope Lane and at the corner of another lane named 'Dunghills'. An earlier name for the site of the Dunghills appears to have been Warwick pits. In 1541 the town's scavenger, collectors of refuse were ordered to carry muck to '4 severall places and not otherwise viz:Warwicks pitts ...'. In 1543 it was ordered that the 'sweeping of the streete may be laid on the common ground called 'Warwicks pitts'. In 1557 there is a reference to 'Part of the Donghill called

'Warwick pitts' and in 1567 a reference to 'the new pound at Warwicks pitts' though by 1570 the borough had allowed Henry Ashley and George Wilds ... to sett up tainters on Warwicks pitts' (Richardson 1884). There are earlier references to these pits in the borough records.

John Speede's 1610 map of Ipswich (ref. MC4/50) is the earliest complete geographic representation of the entire town. Though not entirely accurate it does show a building at the turn of Church Lane and possibly within the area of this site. To the south 'New Street' is not shown at all on this map. The main street within the parish appears to have been St Clement's Fore Street and this is constantly referred to in earlier records as the King's or Queen's Highway. The street frontage of St Clement's Back Street (1778) or Dunghill Pound Lane (1674) appears to have been complete and contemporary references again suggest that this was a public highway. Other streets in the area such as the line of the later Rope Walk are often referred to as lanes.

Ipswich Water Works Company: Property Deeds

Though not specifically relevant to this site, the property records for the Ipswich Water Works Company are extensive and include deeds relating to the area to the west of this site from 1696 onwards. The water source for St Clement's parish appears to have been a small plot of land at Bishop's Hill measured at just 12 square feet, originally granted from the common soil in 1619. In 1653 the water source and works were placed into the hands of eleven proprietors and many of the earlier deeds relating to eleventh part shares of the works. Unfortunately there has been no detailed study of these records. The deeds from 1696 to 1855 are listed under the heading 'The Ipswich Paper Mill property, later purchased by the Ipswich Water Works Company' (ref. DD2/5/50-118). This property was leased to the lawn mower manufacturers Messrs Ransomes & Jefferies in 1875. Attached to two mid nineteenth century deeds there are contemporary plans of the waterworks site with additional details naming some of the owners of the adjoining properties. The earlier plan is attached to a deed dated 3 July 1845 (ref. DD2/5/111). The vendors are named as 'Mr S. A. Notcutt junior and others' the property was sold to the 'Ipswich Paper Mills Company'. The deed is written on both sides of four full sheets of parchment and contains a very lengthy recital clause listing earlier deeds relevant to the sale of the property dating from 1799. The property as it was sold is described on the eighth side of the deed in the phrase beginning with the highlighted words 'All and Singular'. For brevity the years are transcribed here as numbers not as written text. The property was:

'The said several messuages or tenements and other buildings land and hereditaments hereinbefore described or mentioned and comprised in the said indentures of the sixth and seventh days of October 1799 ... the first and second days of December 1801, the eighth day of May 1820, the fifth and sixth days of April 1841, the first day of May 1841 (except the said messuage or tenement now occupied by the said Widow Clover and William Cockerill and the said strip of land) together with the said piece or parcel of land comprised in the said recited contract between Robert Gill Ranson and George Joseph Harmer, or as to such of the said messuages or tenements or other buildings as have been taken down, all and singular the sites thereof together with all and singular erections and buildings since erected on the said sites and on other parts of the said premises ... all which said several premises ... are laid down and delineated according to the present state and position thereof in the map or plan drawn on the last skin in which said map or plan such parts of the said premises as were late the estate of the said Robert Ranson deceased are coloured Yellow such parts ... as were late the estate

of the said Robert Gill Ranson deceased and were conveyed to him ... 5 & 6 1841 and 1 May 1841 are coloured Pink and such part of the premises as were late the estate of the said Robert Gill Ranson by virtue of the said recited contract with the said George Joseph Harmer are coloured Blue'.

The plan names the owners of the adjoining properties to the south only beginning at St Clement's Back Street and continuing along Church Lane. These were 'Hardy, Newson, St Clement's Parish, Planten, Chaplin' then the southern entrance to the site before 'The messuage not included in this conveyance'. This messuage was that in the occupation of the widow Clover and William Cockerill.

Robert Gill Ranson is named in an earlier deed of 29 April 1841 as a paper manufacturer (ref. DD2/5/107).

The next plan is attached to a deed dated 11 November 1851 (ref. DD2/5/116). This plan does not name any of the owners of the adjoining properties and the deed relates more to the machinery on the site than to the land.

Earlier deeds relating to this property include the conveyance of 1 May 1841 are in a single parcel of deeds (ref. DD2/5/87-108) simply labelled 'Deeds Property Late Cook'. The property description in the earliest of these deeds between Benjamin Laudham of Whitechapel the 'only son of Samuel Laudham of Ipswich' and John Mansur an Ipswich writing master is extremely vague and does not mention the name of the street or the names of any of the owners of the adjoining properties. In April 1800 (ref. DD2/5/99) two messuages were sold to Jonathon Cook a rope maker and Stephen Cook a coal meter. They are both mentioned in another collection of deeds (see Solicitors Records).

The deeds relating to Mr Bowell's property begin with a deed dated 3 April 1731 between Edward Cock a mariner and Daniel Bowell 'Master and mariner' (ref. DD2/5/58). The property is described at length as

'All that messuage or tenement and also one garden orchard or piece of ground to the said messuage or tenement belonging and next adjoining containing by estimation three quarters of an acre more or less together with all the outhouses ... now or of late had used or enjoyed as the said messuage or tenement ... are situated ... in the parish of Saint Clement ... and formerly were in the tenure or occupation of Walter Chapman since that of Richard Russell his assignee or assignes and now are in the tenure or occupation of the said Edward Cock ... which said garden orchard or piece of ground do abutt as followeth (that is to say) upon the yard of William Thorpe towards the east and upon the yard of Thomas Bradshaw formerly Cutlers towards the north and upon the brickwall belonging to the messuage and yards of Captain John Moor in part and upon the yards of the Widow Hornigold and Edmund Holland in part towards the west and upon the yards of John Shell and Henry Howes in part and upon some other small tenements in part and upon the aforesaid messuage of him the said Edward Cock intended to be hereby conveyed in part and upon the messuage and yard of the said William Thorpe in part towards the south and do contain in breadth from the southside to the northside at the east end thereof abutting upon the yard of the said William Thorpe one hundred and ninety two foot and in breadth at the west end thereof abutting the upon the widow Hornigold and Edmund Holland as aforesaid sixty eight foot and do contain in length from east to west on the north side thereof abutting upon the yard formerly Cutlers as aforesaid one hundred and sixty eight foot and in length on the south side thereof two hundred and forty foot'.

Thomas Caston and Mary his wife conveyed this property to Edward Cock in another deed dated 3 February 1715.

In his will dated 17 January 1763 Daniel Bowell bequeathed this property to his son also Daniel Bowell (ref. DD2/5/62). Daniel names the earlier owner as Edward Cook not Cock and at the time the premises were in the occupation of the 'widow Flood, Daniel Southgate & Mr Humphrey Anewille & others'. The surname 'Anewille' appears to be an English form of the Welsh surname Annwyl. In January 1788 Daniel Bowell sold the property to his nephew James Minter who had previously enjoyed an annuity from the rents of the property bequeathed to him under the terms of his grandfather Daniel Bowell's will. In the deed of 1788 the messuage is described as being 'since divided into two tenements' and instead of the widow Flood etc in this deed the tenants are named as 'Joseph Whitman, Robert Johnson Thomas Podd Thomas Tiddeman' (ref. DD2/5/64). In October of the same year James Minter sold the property to Thomas Tiddeman. Rebecca Tiddeman possibly Thomas' mother had acquired another property in St Clement's in March 1751.

The families of Thomas Caston and Edward Cock or Cook appear to be closely related. In his will of August 1696 William Clarke bequeathed four messuages in St Clements one was given to his widowed daughter Elizabeth Caston and another to Anne Cooke 'with the use of the pump and well in the office passage'. Another messuage was given to William Clarke's son also William whose own will is dated 13 January 1707. He gave 'all his messuages in St Clements' to his wife Anne and various sums of money to Anne Cock 'daughter of Edward Cock', to Anne Cock the wife of Edward Cock, to his cousin Mary Cooke and to Thomas Caston another cousin amongst others. Mary Hornigold may have been the same as Mary Haringold named in another deed of 1737 relating to 'part of a messuage ... together with the use of a backhouse and store yard'. She is described as the 'only daughter and heir of Ann Cooke, widow'.

Thorpe Family Records

The deeds of Daniel Bowell's property suggest that the owner of the lands to the east and within the area of this site was William Thorpe. There is a will for William Thorpe of Ipswich dated 28 January 1744 and proved at the Archdeaconry of Suffolk Court on 10 April 1746. William was a house carpenter who bequeathed his property in the parish of St Clement to his kinsman Robert Bond also a house carpenter after the death of his wife Bridget Thorpe. The property is desired as 'all and every my messuages or tenement, yards, gardens and appurtences whatsoever ... in the several tenures or occupations of Robert Bond himself and in the occupation of myself and Elizabeth Durle widow, John Cresey husbandman' (ref. IC/AA1/175/34). A husbandman was then another term for a small farmer.

There is also a will for John Thorpe dated 19 February 1719 and proved 23 July 1724 (ref. IC/AA1/153/92). He was again a house carpenter and lived in St Clement's. He bequeathed his property to his son William Thorpe, the property is described as 'all and every my messuages or tenements, yards, gardens ... situate & lying in the said parish of St Clement ... as are now or late were in the several occupations of Ann Brunning spinster, John Ellis, Mary Garwood widow and Elizabeth Walton widow'. He also mentions his daughter Elizabeth Bond and William's wife Bridget Thorpe.

Solicitors' Records

Shortly after the date of Isaac Johnson's plan of Rope Walk the land was subdivided and sold in smaller parcels. In 1801 William Smart and John Forsett both rope makers sold the pightle to Benjamin Palmer a butcher. The deed is of little interest to this study other than that it states the Smart and Forsett had purchased their property from John Barrett in March 1793 (ref. HB54/E54/22). They had also owned land on the north side of Rope Walk that was sold for housing. Six houses had been built by 1815 when the property was sold to Robert Fisk a bricklayer (ref. HB54/E54/23).

Another part of the property to the south of Rope Walk was sold in 1803 to John and Henry Ridley. The deeds for this property are now in the care of the Ipswich Building Society and are described as 'relating ... to freehold land and hereditaments situate in Woodhouse Street' (ref. FLS1849/3/2/242). The deeds cover the period 1803-1892 only.

The history of this area has recently been described in Frank Grace's 'Rag and Bones: A Social history of a working-class community in nineteenth century Ipswich'.

The names of various members of the Cook family appear in other deeds relating to property in St Clement's (ref. HB1/38A/1/1-8) deposited at the solicitors Jackaman, Smith and Mulley. Most of the original deeds were mislaid in the 1840's. In a letter dated 4 October but lacking the year a Mr Lawrance wrote to the solicitors expressing his 'great anxiety to discover the deeds ... I was at first told they were with Mr Orford this gentleman said no, they were with you, but on application, you said they were once, but you had given them up to Mr Grimsey. Mr G said, no you had them' (7). There is a brief abstract of title for the property possibly prepared in about 1855 that lists the deeds from 1803 onwards. In that year the interest in the property had been divided amongst the all the children of John and Alice Cook each receiving a seventh share. Amongst the details in the abstract there is a mention of a confirmation of a mortgage dated 3 April 1830 relating 'all those several messuages seven of which were lately built by John Cook upon the site of yards and gardens'. A further 4 houses had been built by the following year. The yard and gardens appear to have been separated from the original house or messuage as this is also mentioned in a separate transaction relating to Mr Joseph Grimsey. The original messuage itself had been subdivided into two properties before the date of the deeds. The further entries relate to various fractions of the inheritance.

Church Lane

Amongst the grants of common soil there is a deed of feoffment dated 31 October 1585 from the Bailiffs, burgesses and commonalty of a

'piece of ground or soile beinge of common soile of the towne of Ipswicke 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 ageinst the east and the other hed upon 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).

The adjoining tenements Rogman's and Ingram's had been granted from the common soil the 29 July 1585.

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 1845 the five tenements were in the occupation of 'Widow Lockwood, Elizabeth Simpson, Elizabeth Hewett, John Planten, Widow Taylor Daldry all poor persons'. This property appears to be the same as that shown on the 1845 plan of the paper mill site to the south of the mill. On the plan the tenement to the east is marked as 'Planten'.

There is a bundle of deeds relating to the St Clements parish workhouse 'formerly Purpetts, Ashley, Snow & Fishers' in the Ipswich Borough Collection (ref. C/3/9/1/2/1). The property descriptions in part appear to relate to the lands shown on the 1845 plan and not to the site of a later workhouse built in 1723 on lands given to the parish in 1698. The bundle includes a copy of the will of Henry Ashley dated 21 October 1592. This is the same Henry Ashley who was granted part of Warwick Pits. His house or capital messuage was in St Clements though the street is not named and to the rear of the property or 'at the back gate' he also owned another four tenements then in the occupation of 'Moore, Browne, Berker widow, Prettyman' together with a messuage or tenement called the Dye Howse' and other properties. The name of an earlier member of the Ashley family Thomas Asheley appears in another deed dated 10 November 1519 relating to a property formerly held by John Forgon 'that capital messuage with a curtilage ... formerly the curtilage called a *lyme pitte yerd* ... situate and lying ... between the tenement of Robert Barker in part and the garden late of Robert Atkenson senior in part on the part of the south and the tenement of Margaret Yowle widow in part and the garden of the said John Forgon in part and the garden of Cristofer Sherward late Peter Joye in part on the part of the north of which the east head abuts in the King's Highway and the west head abuts on the King's Street called Clementstrete and the aforesaid close lies between the close of John Pernell on the south and the lane called Roperslane in the north of which the east head abuts on the close called Le Blakefriers Closse and the west head abuts in the King's highway'. The description suggests that the house and curtilage were in separate locations.

In another deed granting property to 'John Purpet of Newborne senior' dated 20 December 1521, the land is described as 'all that messuage with curtilage and all appurtenances situate in the parish of St Clements in the suburbs of Ipswich namely between the tenement late William Hewe on the west and the king's highway on the east of which the north head abuts on the garden held by copy of the priory of Holy Trinity, Ipswich and the south head abuts on the king's highway'.

In the deed dated 10 March 1570 between John Purpett of Ipswich and Robert Moyses of Holbrook the property is described as

‘one messuage three curtilages one garden & two parcels of land ... in the paryshe of Saynt Clements ... late John Purpytts gent deceased whereof the sayd messuage one curtilage & garden lye together betwene the tenement of Henry Asheley in parte & the tenement of Thomas Rows in part of the north and the tenement of John Pye in parte & the curtilage of John Humfrey in part of the south parte whose est head abbutteth upon the Quenes Hyghe Waye & the west hed abbutteth uppon the strete called Clements Strete & the other twoe curtilages together lyen betwene the wall late the fryers prechers of the west parte & the Quenes Hyghe Waye on the est parte whose sowth hed abbutteth upon the curtilage of Edmond Talbott & the north hed abbutteth uppon the curtilage of the sayd Thomas Rowse and the sayd twoe parcels of lond together lyen betwene the lane leadyng by St Clements Chyrche yarde of the sowthe parte & the lane called Ropers Lane of the north parte whose east head abutteth upon the close called Fryers Close & the west head abutteth in the Queen’s Highway’.

This property is divided between three locations. The house appears to be between Fore Street and St Clements Back Street, described here not as a lane but as the Queen’s Highway. The two curtilages appear to have been on the western side of the road later known as Wash Lane. The two parcels of land appear to have been to the west of this site though extending from what is now Star Lane all the way to Rope Walk and then to the east and within this site the land was ‘Fryers Close’. According to the deed of 1521 this was copyhold land held of the manor of Holy Trinity. After the dissolution of the priory in 1528, the land and manor later became the site of Christchurch Mansion.

There is one further deed relating to the two parcels of land though not in the borough collection. The deed dated 15 May 1591 (ref. HA 93/2/172) is in the De Saumarez Collection and indexed under deeds relating to ‘St Clement, Ipswich (Greenwich Hamlet)’. It appears not to be related to other deeds in this collection. The parties to the deed were John Purpett of Newbourn, gentleman and John Humfrye of Ipswich clothier. The property is described in the Latin text as ‘those two pightles or pieces of land with their appurtenances lying and being in the parish of St Clements in Ipswich or elsewhere in Ipswich aforesaid late John Purpett my father deceased containing by estimation four acres of land more or less that is to say two pightles of separate land lying enclosed namely between the Queen’s Highway leading from the Coledunghill towards the late old quay called The Olde Kaye of aforesaid town of Ipswich on the part of the south and a certain lane called Ropers Lane on the part of the north of which one head abuts on the said Queen’s Highway towards the west and the other head of which abuts to the east on the close of land called Abbotts Close otherwise Fryers Close’

Holy Trinity Priory and Christchurch Mansion

The medieval possessions of this priory were extensive and two thirteenth century rentals have been published (Hunt 1847). One of these rentals is subdivided under the separate parish headings and these include the parish of St Clements where 14 tenants are listed. There is a further rental dated 1548 when the manor was known as Christchurch and this too is subdivided under parish headings. Under the copyhold rents there is a single reference to this parish ‘Henry Toolye for a garden lying by Saynt Clements chyrche yard xii d & a hen’ (ref. HD 1538/271/7). In the two surviving eighteenth century rentals recently deposited at the record office, there are no references to any lands attached to this manor in the parish of St Clement’s.

The name of Mr Gravenor an important member of Ipswich's council does appear in a number of eighteenth century records. His name also appears in the manorial court books for the manor of Christchurch but only in relation to land in the parish of St Margaret's. The deeds for his property in St Clements are not at the record office in Ipswich and may no longer be extant.

Trade Directories

The Transport and General Workers' Union offices at the corner of then Borough Road are listed for the first time in Kelly's 1928 'Ipswich Street Directory'. Borough Road was listed for the last time in the 1943 directory and in the next directory published in 1947 the road was known as Grimwade Street. Until 1924 a beer retailer is listed at 48 Grimwade Street at the junction of Grimwade Street and Waterworks Street.

In Steven's 1881 Directory of Ipswich the earliest directory for the town, Robert Dale is named as the publican of the Borough Tavern 48 Grimwade Street. Unlike the later directories a profession is given for some of the inhabitants of the street such as James King mariner at number 44. In Orford Place there were 10 dwellings though number 10 appears to have been a lodging house. The trades include soap maker, 2 corn metres, a baker, two mariners, a butcher, a laundress, a carpenter and a charwoman. Cook's Yard is not listed.

In general the area appears to have been working-class very similar to other parts of the town described in Frank Grace's recent study.

Conclusion

Much of the development of this site and the general area has been traced through the use of historic maps. The site of the houses along Grimwade Street formerly Borough Road were set out sometime in the period 1812-1839, the dates between Bransby map of the liberties of the Borough and the first accurate maps of the parish of St Clements.

There were buildings on the southern end of this site possibly as early as 1610 and certainly from 1674. There are radical changes in both the buildings as shown on Ogilby's map of 1674 when compared with Pennington's map of 1778 and in the surrounding landscape. On Ogilby's map a possible owner of the site is named as Carpenter, though other evidence suggests that this may not have been a personal name but an occupation. Pennington names the owner of the adjoining land to the west as Mr Bowell and his property records are in the Ipswich Water Works records. Other land to the north was in the ownership of Mr Graveonor in 1778 and his property records have not been found. In the early 1830's the southern end of this site was owned by various members of the Cook family and the two small streets Cook's Yard and Orford Place were set out with various small working class houses. Unfortunately the property records appear to have been mislaid shortly afterwards and there are no references to deeds for the site earlier than 1803. Part of the land to north in the area of Rope Walk had passed to Smart and Forsett before 1799 though the earliest reference to the previous transfer is only 1793.

The deeds for Bowell's property suggest that the owner of the land to the east and within this site had been William Thorpe. He and his father John Thorpe were house carpenters and as many of the frames of houses in the earlier eighteenth century were still constructed of timber this may suggest that they were builders. The Carpenter's Yard marked on Ogilby's map may have been their commercial premises and not a property owned by a Mr Carpenter. Surrounding Bowell's premises some of the properties appear to have been substantial occupied by families connected with the port and its shipping. Interspersed amongst the more substantial properties a number of smaller dwellings appear to have been in the occupation of various widows.

Outside the immediate area of this study and near to the present Richmond House three properties were constructed in the short period 1583-1585 on what had been common soil. These properties were to the south of land owned by John Purpett. This land is described in various deeds from 1521-1591 and covered ground stretching as far north as Rope Walk then known as Ropers Lane. To the east of his lands the land is described as Fryers Close and had formerly been copyhold land held of the manor of the priory of Holy Trinity. This land has not been traced in the later records of the Manor of Christchurch apart from a reference in 1548 to a garden lying by the churchyard.

Only St Clements Street later known as Fore Street and St Clement's Back Street later Waterworks Street appear to have been highways in the late sixteenth century. Other streets were simply lanes. As late as 1744 one of William Thorpe's tenants was described as a husbandman, that is a small farmer and this may suggest the fields or small closes in and around this site were in agricultural use and not industrial use.

Anthony M Breen October 2008

References

Maps

MC4/57 E.E. White's Map of Ipswich 1867

MC4/56 Monson's Map of Ipswich 1848

FB98/A12/1A Map of the Parish of St Clements, Ipswich March 1839, Surveyour H.J. Ellis

MC4/54 A Map of the Liberties of Ipswich John Bransby 1812

HD 1208/2 'The Rope Walk with the Meadows, Gardens, Yards and Buildings, thereto belonging, situate in St Clements, Ipswich, Suffolk The Property of Messrs Smart & Forsett Taken 8th July 1799 by Isaac Johnson, surveyor'.

MC4/50 John Speede Map of Ipswich 1610

Archdeaconry of Suffolk

IC/AA1/175/34 Will William Thorpe 1744

IC/AA1/153/34 Will John Thorpe 1724

Deeds

Ipswich Water Works Company

DD2/5/50-118 'The Ipswich Paper Mill property, later purchased by the Ipswich Water Works Company' including plans 1845 and 1851

Ipswich Borough Collections

C/3/8/1/6-8 Grants of Common Soil, Ipswich St Clements 1583-1585

C/3/9/1/2/1 St Clement's Workhouse 1444-1636 (34 documents)

Solicitors Collections

HB1/38A/1/1-8 'Premises in St Clements, Ipswich late John Cook's' 1803-1856

HB54/E54/22 & 23 Deeds lands at Rope Walk 1801-1815

De Saumarez Collection

HA93/2/172 Bargain and Sale John Purpett of New bourn to John Humfrye of Ipswich, 2 pightles late of John Purpett, deceased in St Clements, Ipswich 15 May 1591

Glebe Terriers

FF569/I16 Ipswich St Clements 1813 1827 & 1849

Manorial Records

HD1538/271/7 Rentals Manor of Christchurch, Ipswich 1548

HB8:12943 Rental No 2 Manors of Christchurch & Wicks Ufford 1734-1751

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