

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SCCAS REPORT No. 2009/002

Land adjacent to Risbygate Street and Nelson Road Bury St Edmunds

J.Rolfe
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Lucy Robinson, County Director of Environment and Transport
Endeavour House, Russel Road, Ipswich, IP1 2BX.

HER information

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Curatorial Officer: Dr Jess Tipper

Project Officer: James Rolfe

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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

The results of this DBA suggest that the PDA is in an area of high archaeological potential on the edge of the urban core of Bury St Edmunds. Although outside the town wall the PDA lays on the approach road to one of the medieval gates and is one of the major routes in and out of the town. Documentary and archaeological records show that Risbygate Street was a well established suburb by the early medieval period with dense residential and commercial occupation along the frontage and would be similar to the medieval streets within the urban core. There are reasonable grounds to suggest that preserved archaeological remains are present within PDA.

The PDA has the archaeological potential to lead to a greater understanding of the occupation, economy and development of this area of Bury St Edmunds.

Initial archaeological investigation would be through a trial trench evaluation to identify and assess the character, density and depth of the archaeological deposits present. The results of this evaluation would 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.

Consultation with the County Council Planning Archaeologist (SCCAS/CT) should be at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation will determine the actual program of archaeological works that would need to be carried out, which could include full-scale excavation.

1. Introduction

Project Background

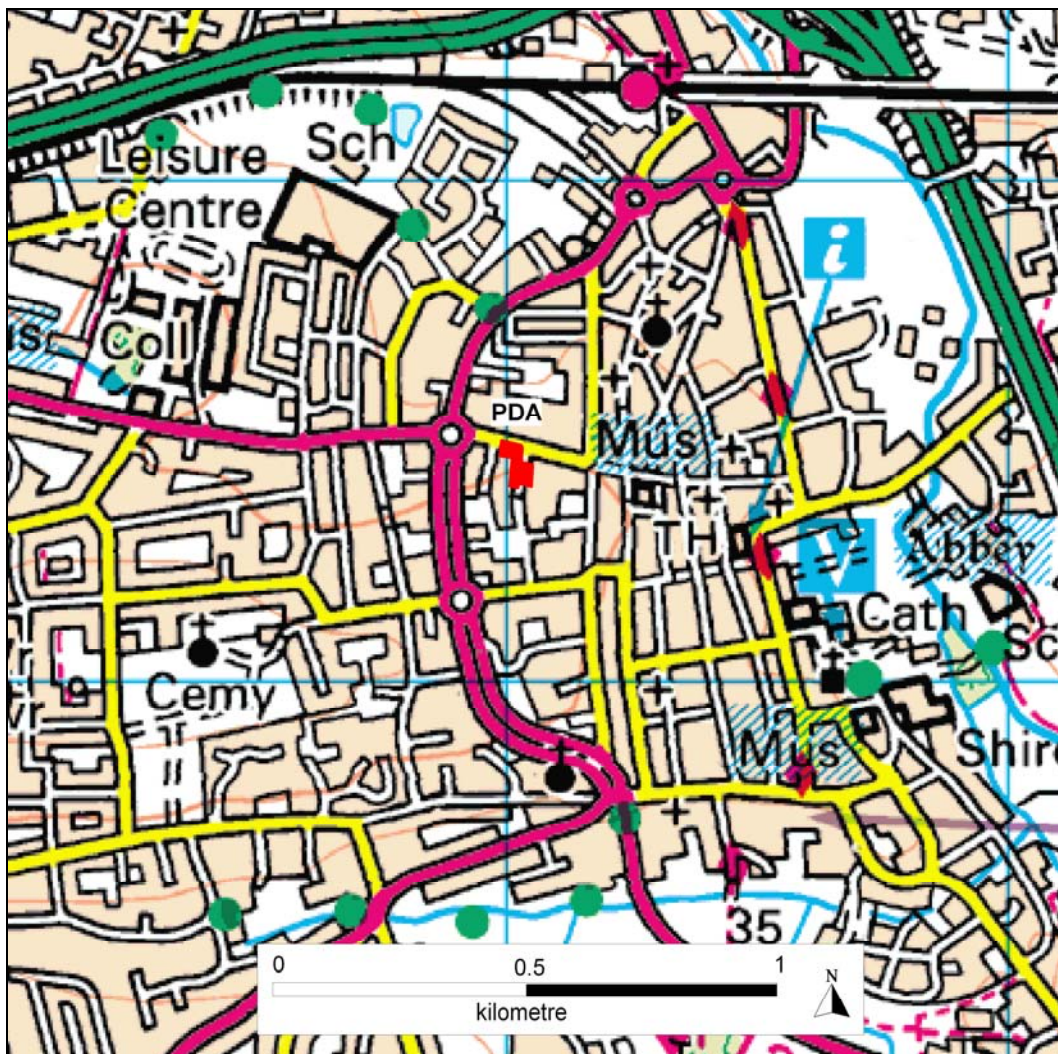
This archaeological DBA was commissioned by PDCM on behalf of Centros and has been prepared by James Rolfe of Suffolk County Council Archaeological Service.

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 0.3 ha centred at TL 8502/6442, in the parish of Bury St Edmunds (Fig. 1).

A site visit was made on 09/01/2009 to assess the present land-use. The majority of the PDA is an open air car-park, the southern part has temporary site offices on a concrete slab and the eastern part has storage containers resting on a tarmac surface.



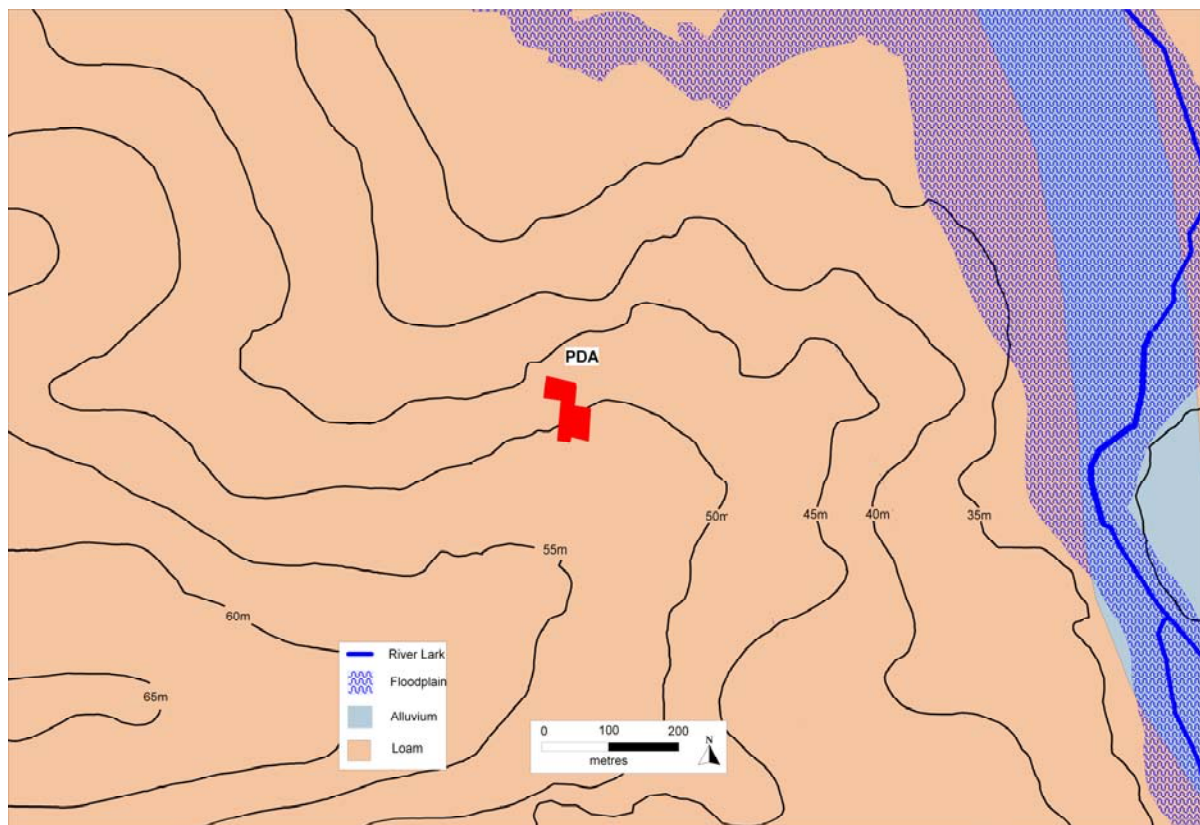
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Figure 1. Location of the PDA

Topography and geology

The PDA is located 750m to the west of the River Lark. It is high on the valley side at c. 45-50m above sea level. The localised topography of the PDA is high ground running roughly south-to-north, with the highest point being in the south (Fig. 2).

The PDA is on well drained calcareous coarse and fine loam over chalky drift and chalk (Ordnance Survey 1983) (Fig. 2).



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Figure 2. Topography and geology of the PDA and the surrounding area

Historical Background (Andrew Tester and Dave Gill)

The first reference to the town of Bury St. Edmunds is as 'Bedericsworth', a pre-existing settlement which attracted the attention of one of the Anglian kings, Sigebert, who 'retired' there in 633, founding a small religious community. Documents of the 10th century refer to it as having the status of 'villa regia' (King's or royal house) from the mid-Saxon period. It is thought that the Saxon town was centred towards St. Mary's Square and along the edge of the floodplain of the River Lark (Fig. 3A), but this remains unproven. The impetus for the growth of the settlement appears to have been related to the importance of the shrine of St. Edmund, who was martyred by the Danes in 869AD and whose body was brought to Bury in 903AD. The town is known to have had its own mint and market before the Norman Conquest. The name of the town was changed from Bedericsworth to Bury St. Edmunds during the 10th century (Statham 1988). In the early 11th century

the secular church or Minster was refounded by Cnut as a Benedictine monastery and the first stone church was built.

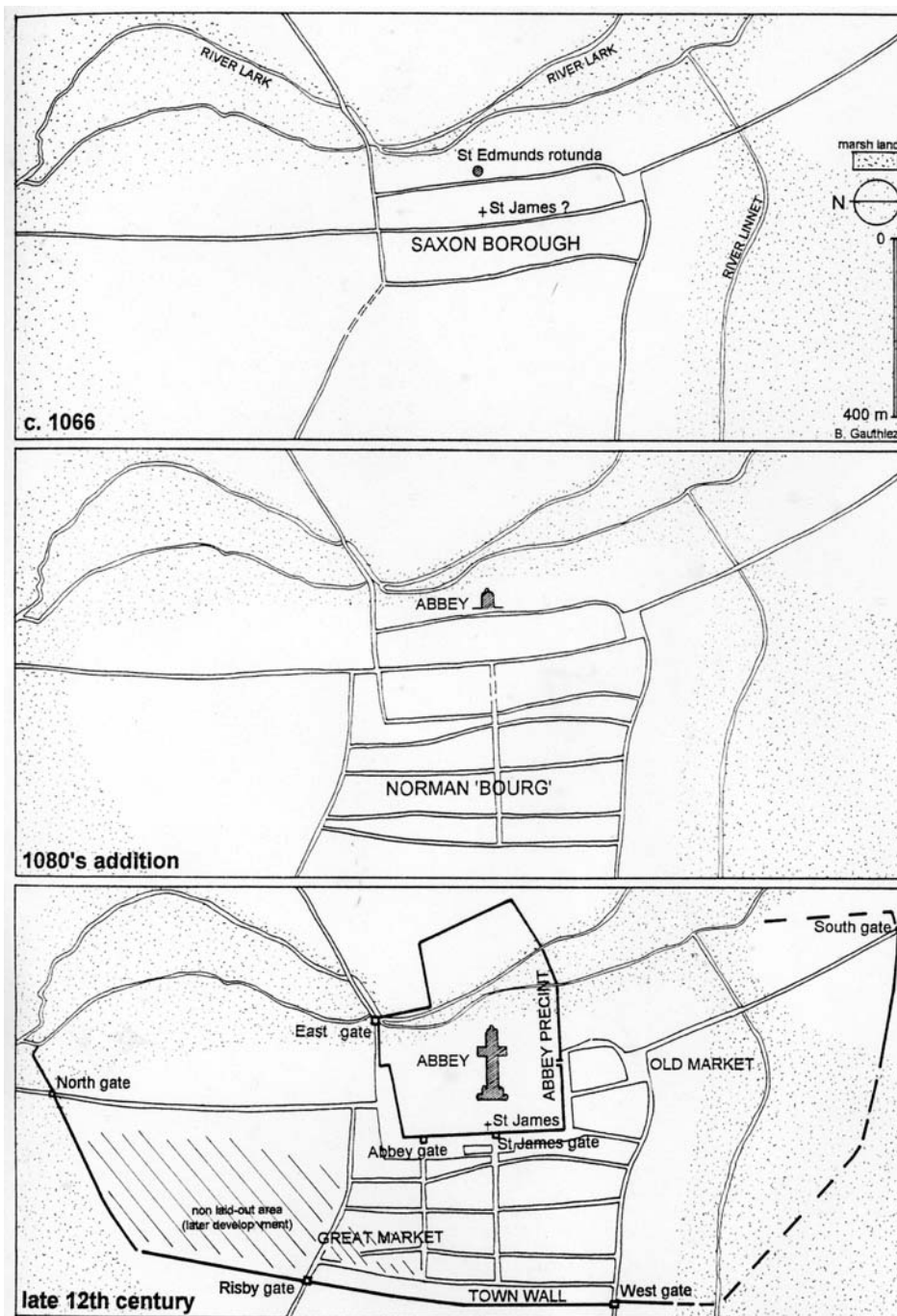


Figure 3. Hypothetical reconstructions of the historic development of Bury St Edmunds (Gauthiez, B 1998)

Following the Norman Conquest the shape of the town changed with the imposition of a plan which included a gridded pattern of streets over the rising ground in front of the Abbey Church, conceived and started by Abbot Baldwin during the 1070s (Fig. 3B). The Abbey precinct was later also enlarged over the grid in front of the Abbey, which can be seen in the interrupted alignment of Northgate Street and Southgate Street (Fig. 3C). In places, the street grid pattern is thought to have displaced earlier buildings.

In the 12th century a walled bank and ditch were constructed along the line of St Andrew's Street, linking with the rivers Linnet and Lark to completely enclose the town with access being restricted to five town gates. The present street pattern was established by the mid 13th century. During the medieval period the town remained a prominent regional economic centre and a destination for international pilgrims visiting the shrine of St Edmund.

The PDA is outside of the town's western defensive wall, 150m to the west of the Risby Gate. Risbygate Street is one of the main medieval routes into Bury St Edmunds and as such would have had settlement along it close to the town.

Scope of this report

In order to set the PDA in its archaeological context a study area of a 250m radius from its edge was selected for examination (Fig. 4).

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 land-use, 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 search of the Suffolk HER for any records within 250m 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 that may have a line of sight to the PDA was carried out. A summary is presented in the main report, Section 2.
- 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 2.
- A site walkover was conducted on the 09/01/2009, 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 500m of this PDA.

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 seven listed buildings with a line of sight to this PDA (Fig 5).

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

Suffolk HER search

The HER only represents the archaeological material that has been reported (Fig. 4), 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 250m of the PDA

Saxon (410-1065AD)

BSE 136 and **BSE 139** are the numbers given to the assumed line of the town's defensive ditch that is thought to run down St Andrews Street 150m to the east of the PDA.

Medieval (1066-1539AD)

BSE 017 is the site of St Peters Chapel.

BSE 067 is the site of the Risby Gate and the Chapel of the Blessed Mary.

BSE 093 is 'The Plague Stone', an octagonal moulded stone base with socket hole, probably the base of a medieval cross.

BSE 096 is the site of a leper hospital c.1494.

BSE 106, is the number given to a series of 14 assessment trenches prior to the construction of the bus station and car park. The trenches revealed medieval pits, a well, a flint and mortar wall footing and possible medieval occupation material.

BSE 136 and **BSE 139** are the numbers given to the assumed line of the town's defensive ditch that is thought to run down St Andrews Street 150m to the east of the PDA.

BSE 153 is surviving floor levels that were recorded in the rear ranges of two 16th century timber framed buildings.

BSE 161 is the number given to a monitoring that identified a medieval pit and pottery.

BSE 241 is the medieval urban core of Bury St Edmunds.

BSE 305, c.30m to the east of the PDA, was an evaluation that identified continuous activity on the site from the early medieval period to the present. The archaeology was indicative of back yard activity comprising large pits, ditches, a well and a kiln, with the density of features increasing towards the Risbygate Street frontage.

Post-medieval (1539-1900AD)

BSE 038 is the number given to a pair of restored 16th or 17th century timber framed buildings.

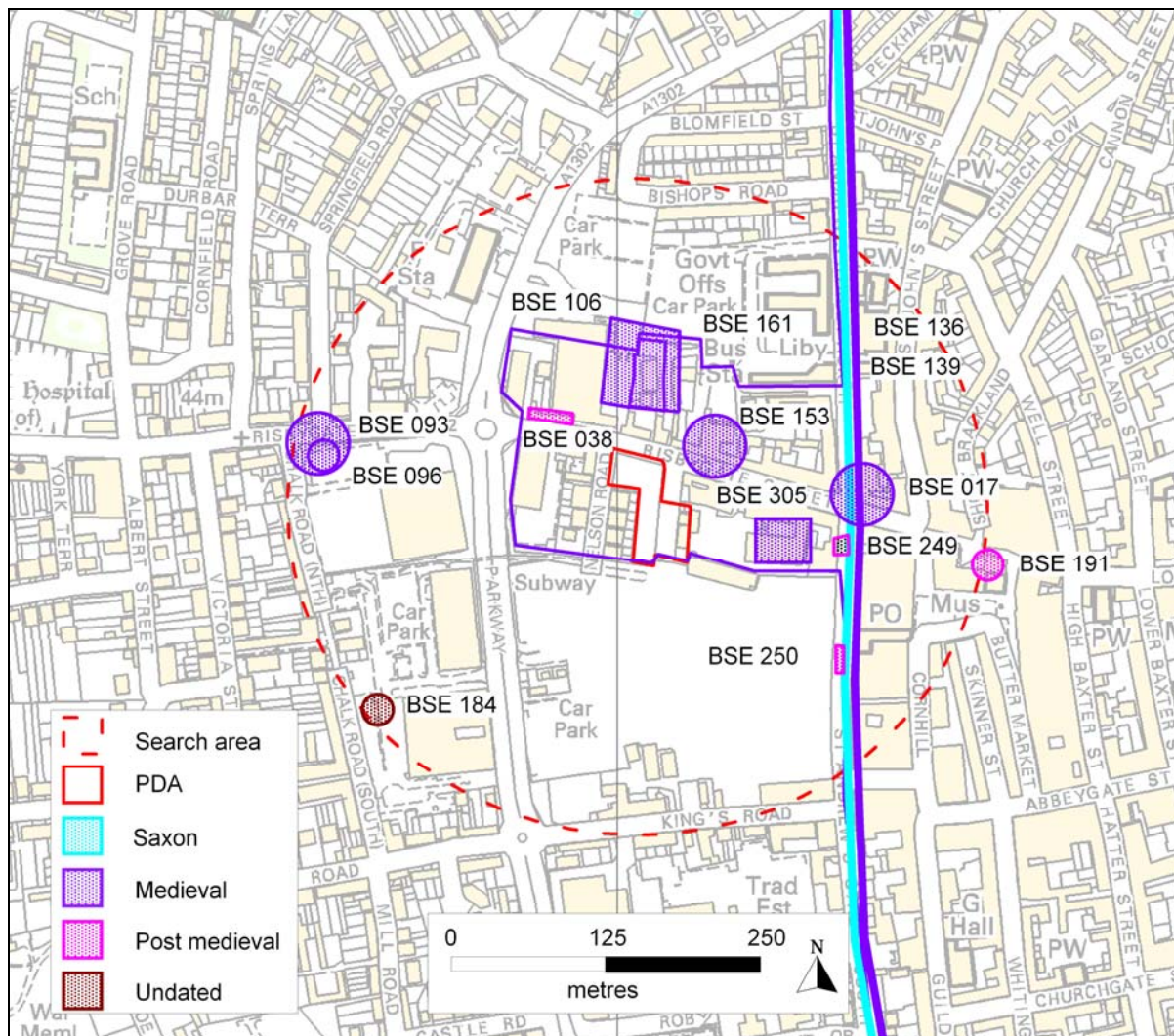
BSE 191 is a watching brief that revealed a post-medieval soil profile and a cobbled surface.

BSE 249 is a building depicted to the south west of the Risbygate on Downing's map of 1740.

BSE 250, is a building depicted to the south west of the Risbygate on Downing's map of 1740.

Undated

BSE 184 is the number given to large undated ventilation shafts for galleried chalk mines.



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Figure 4. HER results

Listed buildings

There are seven listed buildings with a direct line of sight to the PDA whose setting could be affected by this development (Fig. 5).



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Figure 5. Listed buildings with a direct line of sight to the PDA
(numbers referred to in the text)

1. The Rising Sun public house, (Grade II*) formerly a house with 15th, 16th and 17th century components, timber-framed, mainly rendered but with exposed timbers at the east end, with a plaintiled roof.
2. 93 and 95 Risbygate Street (Grade II*), originally a house now a shop and offices, 14th and 16th century interior with an early 19th century front. Timber-framed and jettied, apart from a single unjettied bay at the east end. The upper storey is rendered, the ground storey is white brick and has a plaintiled roof.

3. 96A and 96B Risbygate Street and attached wall (Grade II), an early 17th century timber-framed and rendered house with later alterations.
4. 16 and 17 Risbygate Street (Grade II), an early 18th century house later divided in two with a shop.
5. 90 Risbygate Street (Grade II), an early 19th century house, white brick; fully hipped slate roof.
6. 98A, 99 and 100 Risbygate Street (Grade II), a house and two cottages, early 19th century with a 17th century core, timber-framed with painted brick, rendered and slate roofs.
7. 24, 25 and 26 Risbygate Street (Grade II), an early to mid 16th century house, later divided into a row of three houses. Timber-framed and rendered with 20th century plaintiles.

Documentary study summary and historic map search

The properties situated along Risbygate Street frontage form a distant area of the historic occupation of Bury St Edmunds and were one of the medieval suburbs (an area outside of the town walls). Though it is known that medieval houses were built along both sides of the road the extent of this suburb is as yet unknown. There are difficulties in identifying individual properties on Risbygate Street in late medieval and post dissolution sources. The sacrist's rental of 1433 and the town rentals 1542-1547 all link the properties of Risbygate Street with those on Bury's Great Market under the same heading. The sacrist's rental of 1526 lists five properties and another five are mentioned in the property descriptions though these are incomplete and without any reference to the roads or the site of the former Risbygate.

The property description contained in the recital of the 1682 deed with its reference to 'two messuages lately built' and to the barn of Mr Challis may suggest that the site was just outside the area of the suburb and had been recently built upon.

There is an alternative suggestion. The names of the property owners and occupants as identified in the hearth tax returns of 1674 suggest that they may have occupied some of the more substantial dwellings in the street. In the same year there is the reference in the borough presentments to John Browne converting a 'large mansion' into 10 dwellings. There are also further suggestions of the subdivision of properties such as the 1740 reference to a 'messuage divided into three tenements or dwellings of old called or known by the name of Hunnes'. In later records there are references to gardeners having lived in and about this site, possibly in a separate dwelling attached to a larger property. The references may imply large late medieval properties subdivided in the late seventeenth and early eighteenth centuries.

The references to woolcombers, yarnmakers and 'taynters' all show a connection with the wool trade, though all these references are post medieval.

The detailed plans and agreement for the building of St James's School allow for the ready identification of areas of disturbances of the subsoil and destruction of archaeological deposits (Figs. 9 and 13). As part of the instruction for the building of

the school the excavator was to 'excavate privy vaults to a depth of ten feet from the surface of ground, cesspool to water closet to a depth of fifteen feet and four feet six inches clear diameter, and for drains, water courses air ducts, cesspools and all other parts so requiring'. A cellar was also to be dug under the north east corner of the school.

St James's School and the Hare and Hounds Inn were demolished in 1937 and the ground was levelled. The records are less clear as to the presence or not of cellars beneath the former Hare and Hounds Inn. It appears to be the case that the building was not originally built for the purpose of an inn and may have been adapted at a later date.

The earliest map of this area is Downing's map of 1740 (Fig. 6). Within the PDA it shows buildings along the street frontage with gardens to the rear. Warren's map of 1791 (Fig. 7) is slightly more detailed in that it shows separate properties along the street frontage and a couple of buildings to the rear in the gardens. The tithe map of 1845 (Fig. 8) shows further buildings to the rear of the Hare and Hounds Inn and to the rear of the building on the site of what would later become St James's school. On the Ordnance Survey map of 1886 (Fig. 10) the Hare and Hounds Inn is named and St James's School is now shown. Two wells are illustrated on this map, one in the north western part of the PDA and one at the south eastern corner. The line of the towns sewers are marked on this map and a 6" and a 9" pipe are shown, these were buried 3' 6" below the surface and are located to the east of St James's School, on the line of the present road. The 1900's Ordnance Survey map (Fig. 11) does not show anything that is not on the previous map. On the 1920's Ordnance Survey map (Fig. 12) Nelson Road has been constructed to the west of the PDA and a new building has been constructed just off this road within the PDA.

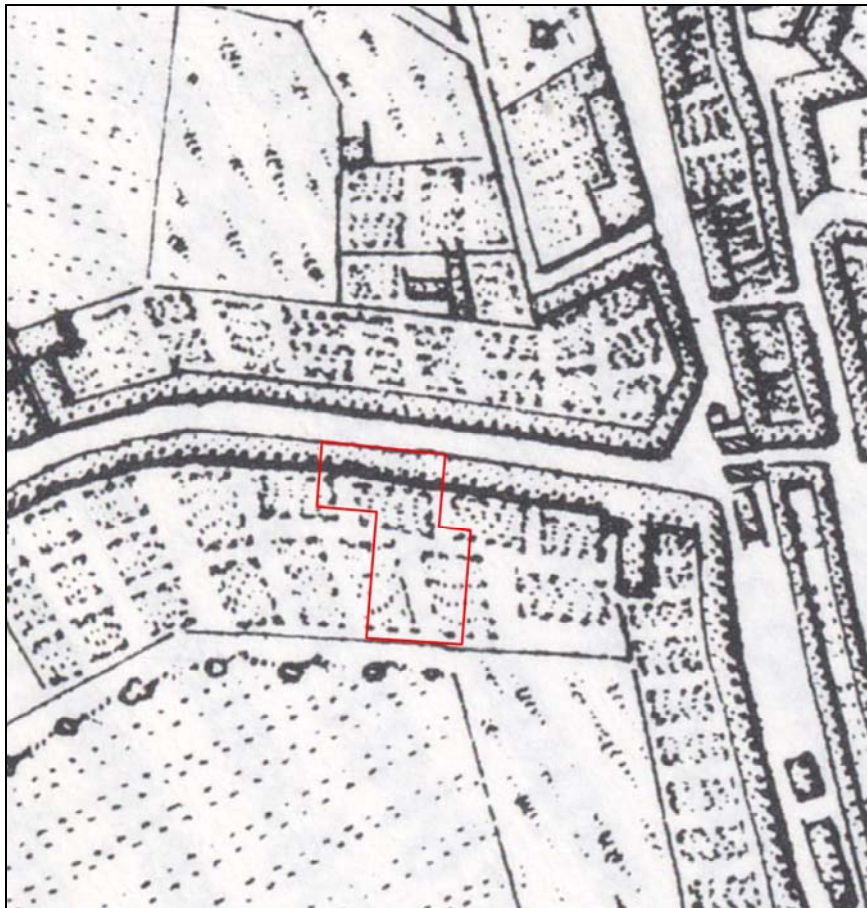


Figure 6. Downing's map of 1740 showing Risbygate Street (no scale)



Figure 7. Warren's map of 1791



Figure 8. 1845 tithe map

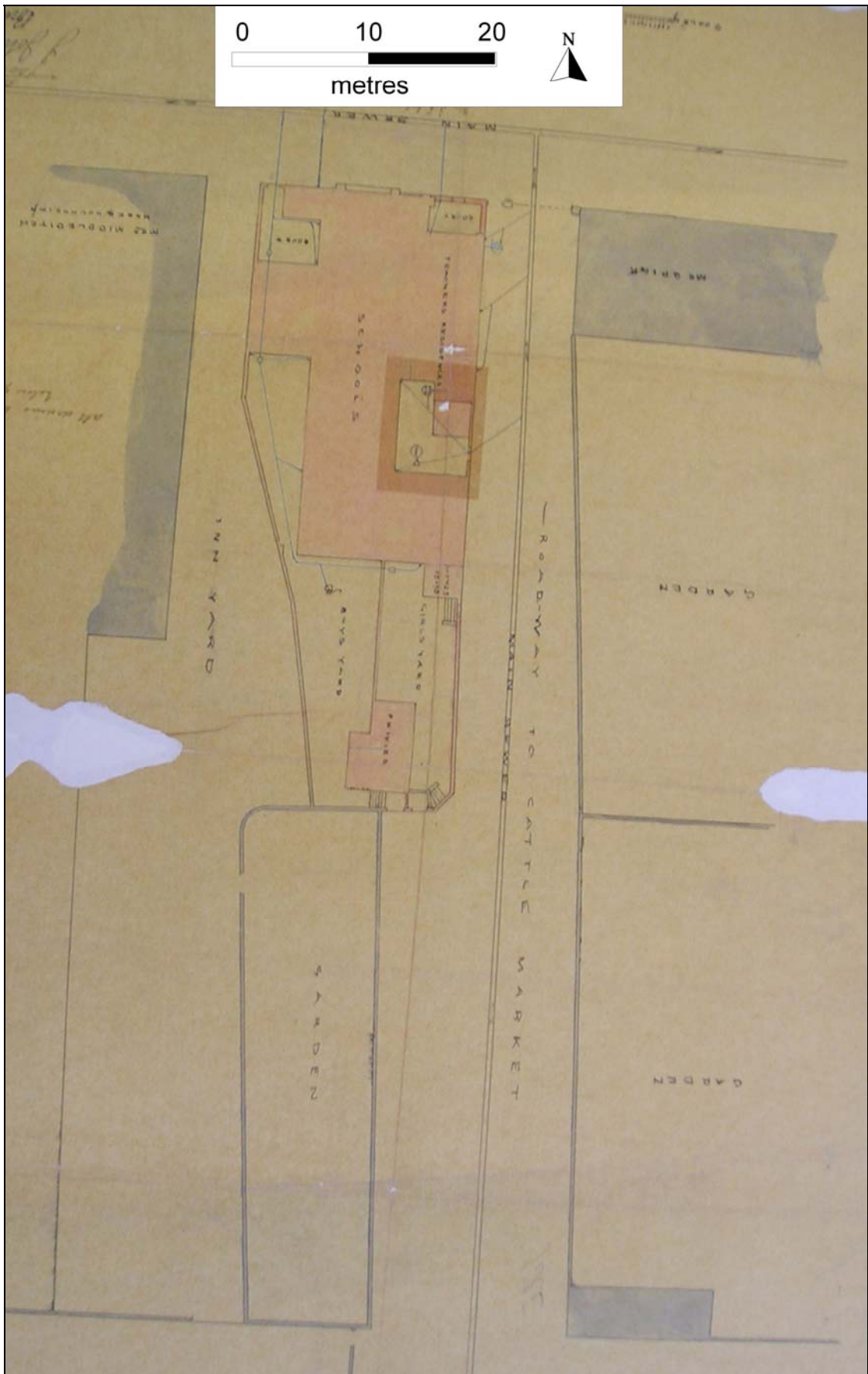


Figure 9. St James's School plan 1853

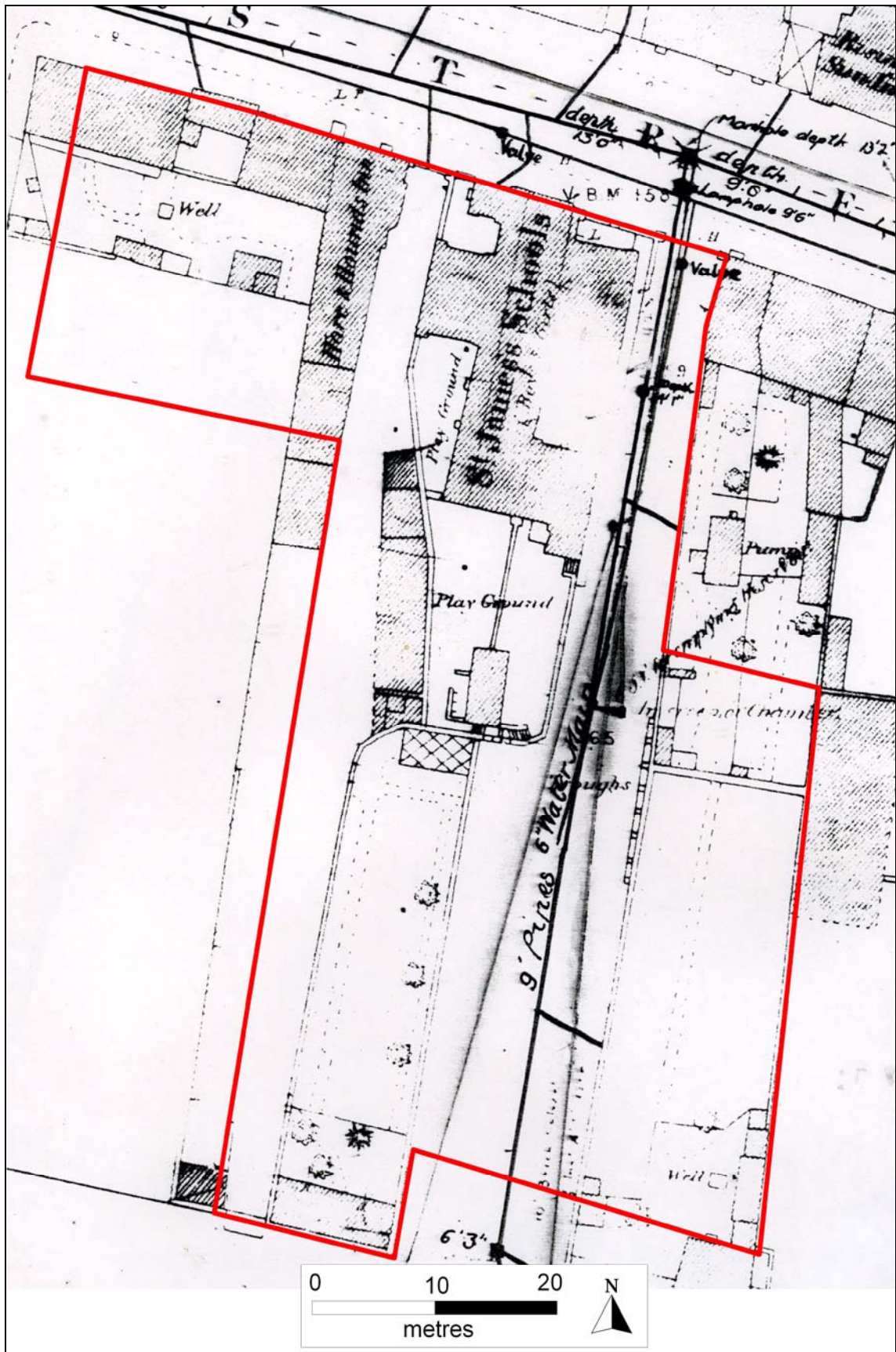


Figure 10. 1866 Ordnance Survey map

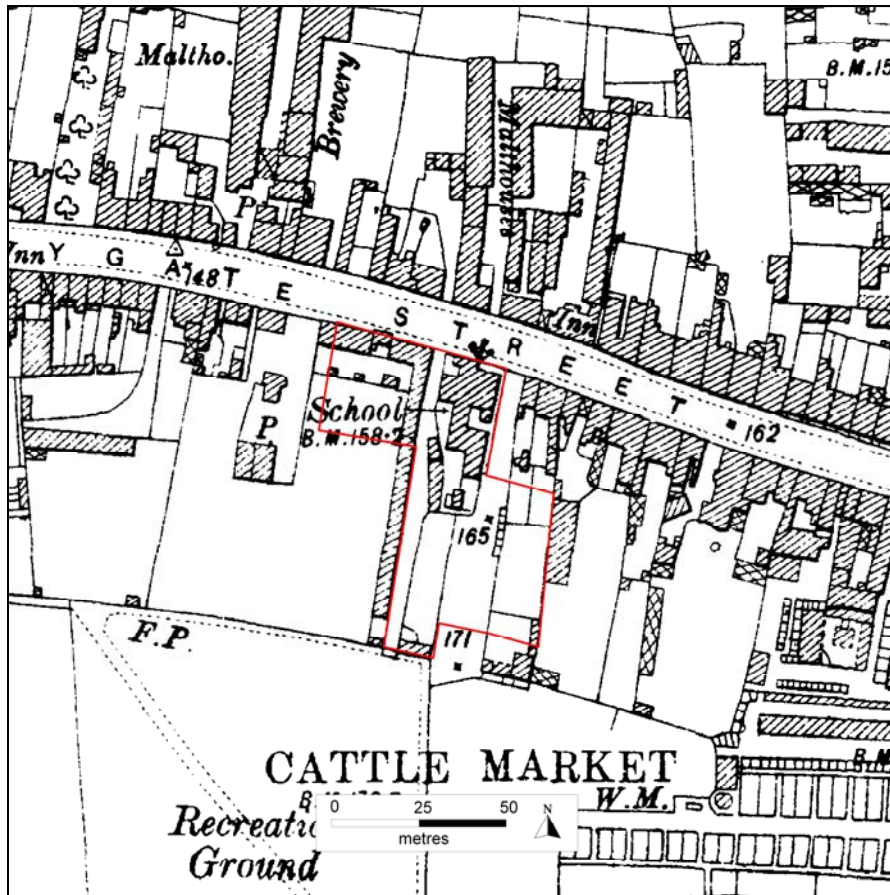


Figure 11. 1900's Ordnance Survey map

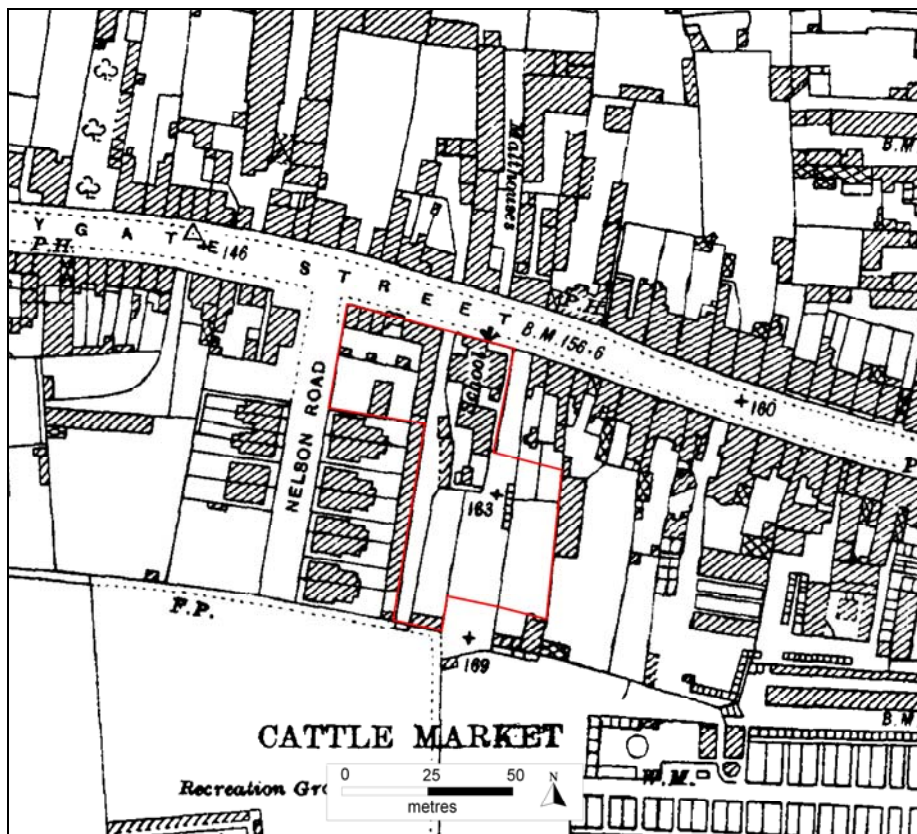


Figure 12. 1920's Ordnance Survey map

3. Assessment of impacts and effects

The archaeological potential of the PDA

The PDA is located just outside of the Saxon and medieval town defences, but is on one of the main roads leading into the Bury St Edmunds.

Within the PDA along the street frontage there is a high potential for encountering evidence of medieval settlement in the form of building remains or occupation deposits.

Behind the properties fronting onto Risbygate Street there is a high potential for encountering further archaeological remains. The high potential of the area behind the properties fronting Risbygate Street is demonstrated 150m to the east of the PDA at **BSE 305** where an evaluation and subsequent excavation identified many archaeological features including large pits, ditches, a well and a kiln. These features were located well back from the actual street frontage indicating that archaeological material is not restricted to occupation deposits along the street frontage.

The potential for preserved archaeological remains within the PDA

There will have been some general ground disturbance during the construction of St James's School and the demolition of the previous building on the site which could have damaged earlier archaeological deposits. There are two specific areas where archaeological deposits will have been seriously damaged, the school cellar and privies cess pit (Fig. 13). In 1937 St James's School and the Hare and Hounds Inn were demolished down to ground level and since then no buildings have been erected in this area of the PDA.

There is no evidence for the Hare and Hounds Inn having cellars and St James's School only had one small cellar (Fig. 13), therefore there is a moderate to high potential for any medieval building remains and occupation deposits to be preserved along the street frontage.

Generally there is a moderate to high potential for archaeological deposits to the rear of the properties fronting onto Risbygate Street to be well preserved as there has been no recent building development that would have damaged any existing archaeological deposits. The only area where archaeological deposits may have been more heavily disturbed is the south western corner of the PDA where some terracing was carried out prior to the laying of a concrete raft for the temporary construction of offices (Fig. 13), with material to a depth of c.1m being removed.



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Figure 13. Areas of known disturbed ground within the PDA

Assessment of the impact of the development on the archaeological resource

The impact on the archaeological resource of any development within PDA will depend upon the type of development and construction methods used. Any development that involves ground disturbance (foundations, piling, services, landscaping / earth moving) will have a negative effect on any below ground archaeological material and with there being a high potential for occupation evidence on most of the PDA, the impact would be considerable. Therefore any development of the PDA that disturbs the ground surface will need to be mitigated against.

4. Mitigation measures

The PDA

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

In the first instance trial trench evaluation 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.

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 program of archaeological works that will need to be carried out.

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

The results of this DBA suggest that the PDA is in an area of high archaeological potential on the edge of the urban core of Bury St Edmunds. Although outside the town wall the PDA lays on the approach road to one of the medieval gates and is one of the major routes in and out of the town. Documentary and archaeological records show that Risbygate Street was a well established suburb by the early medieval period with dense residential and commercial occupation along the frontage and would be similar to the medieval streets within the urban core. There are reasonable grounds to suggest that preserved archaeological remains are present within PDA.

The PDA has the archaeological potential to lead to a greater understanding of the occupation, economy and development of this area of Bury St Edmunds.

Initial archaeological investigation would be through a trial trench evaluation to identify and assess the character, density and depth of the archaeological deposits present. The results of this evaluation would 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

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 program of archaeological works that would need to be carried out, which could include full-scale excavation.

6. List of contributors and Acknowledgements

This project was commissioned by PDCM and funded by Centros.

The desk based assessment was carried out by James Rolfe, of Suffolk County Council Archaeological Service (SCCAS), the documentary study by Anthony M. Breen, a freelance local history researcher.

The project was managed by David Gill, Senior Project Officer of SCCAS and advice was given by Dr Jess Tipper, SCCAS Conservation Team

7. Bibliography

Ordnance Survey, 1983 'Soils of England and Wales': *Soil survey of England and Wales, sheet 4 Eastern England 1:250,000* Harpenden 1983

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

Brief and Specification for Desk-Based Assessment

LAND ADJACENT TO RISBYGATE STREET AND NELSON ROAD, BURY ST EDMUNDS, SUFFOLK

1. Background

- 1.1 A planning enquiry has been made for development of Land Adjacent to Risbygate Street and Nelson Road, Bury St Edmunds, Suffolk (TL 850 644) (see accompanying plan).
- 1.2 The proposed application area measures c. 0.30 ha., on the south side of the Risbygate Street (see accompanying plan). The site is located at approximately 46 - 52.00 m AOD, sloping from south to north. The underlying geology comprises cretaceous upper chalk overlain by sandy drift.
- 1.3 This enquiry affects an area of archaeological importance recorded in the County Historic Environment Record, within the medieval urban core and adjacent to the Abbey of St Edmunds (BSE 241). There is high potential for encountering archaeological occupation deposits from the medieval period at this location. However, the area of this major development has not been subject to systematic archaeological survey. Any development with significant ground disturbance has the potential to damage any archaeological deposit that exists.
- 1.4 A desk-based assessment of the known and potential archaeology for the application area is required as the first part of a programme of archaeological work. Further information concerning the location, extent, survival and significance of the known archaeological remains on the site, which includes standing buildings, as well as the potential for further archaeological remains to survive, is required. This brief sets out the requirement for an initial stage of work comprising an archaeological desk-based assessment and walk-over survey.
- 1.5 This initial stage of assessment will lead to a further programme of works, likely to consist of a general programme of archaeological evaluation (trial-trenching). **A further archaeological brief will be required for any subsequent stage of work from the desk-top assessment.**

2. Objectives

- 2.1 To collate and assess the existing information regarding archaeological and historical remains within and adjacent to the site shown in the accompanying plan. It is important that a sufficiently large area around the target area is studied in order to give adequate context; in this instance an area with boundaries 250m beyond the parcel boundaries will be the minimum appropriate.

- 2.2 To identify any known archaeological sites, including existing buildings, which are of sufficient potential importance to require an outright constraint on development (i.e. those that will need preservation *in situ*).
- 2.3 To assess the potential for unrecorded archaeological sites within the application area.
- 2.4 To assess the likely impact of past land uses and the potential quality of preservation of below ground deposits, and where possible to model those deposits.
- 2.5 To assess the potential for the use of particular investigative techniques in order to aid the formulation of any mitigation strategy.
- 2.6 The results will inform the location and method of subsequent stages of evaluation.
- 2.7 An outline specification, which defines certain minimum criteria, is set out below. In accordance with the standards and guidance produced by the Institute of Field Archaeologists this brief should not be considered sufficient to enable the total execution of the project. A Written Scheme of Investigation (WSI) based upon this brief and the accompanying outline specification of minimum requirements, is an essential requirement. This must be submitted by the developers, or their agent, to the Conservation Team of the Archaeological Service of Suffolk County Council (Shire Hall, Bury St Edmunds IP33 2AR; telephone/fax: 01284 352443) for approval. The work must not commence until this office has approved both the archaeological contractor as suitable to undertake the work, and the PD/WSI as satisfactory. The PD/WSI will provide the basis for measurable standards.

3. Specification

- 3.1 The assessment shall be undertaken by a professional team of field archaeologists. The archaeological contractor is expected to follow the Code of Conduct of the Institute of Field Archaeologists.
- 3.2 Collation and assessment of the County Historic Environment Record to identify known sites and to assess the potential of the application area.
- 3.3 Collation and assessment of all cartographic sources, both printed and manuscript, relevant to the site to identify historic landuse, the siting of old boundaries and any earlier buildings. Where possible, (high quality) copies should be included in the report. All materials used should be cited to the original records.
- 3.4 Collation and assessment of historic documentation relevant to the site that would contribute to the archaeological investigation of the site. All materials used should be cited to the original records.
- 3.5 Assess the historical significance of existing industrial buildings on the site.

- 3.6 Examination of available geotechnical information to assess the condition and status of buried deposits and to identify local geological conditions. Relevant geotechnical data should be included as appendices to the report.
- 3.7 Ascertain whether there are other constraints on the site (e.g. SSSI, County Wildlife Site, AONB, etc).
- 3.8 A site visit to determine any constraints to archaeological survival.

4. Report Requirements

- 4.1 The report shall be submitted within a length of time (but not exceeding 1 month) from the end of fieldwork, to be agreed between the developer and archaeological contractor, with a copy supplied to the County Historic Environment Record. A full digital copy of the report will be supplied to Suffolk County Council Archaeological Service Conservation Team (SCCAS/CT).
- 4.2 Assemble, summarise and order the available evidence.
- 4.3 Synthesise the evidence and place it in its local and/or regional context.
- 4.4 The Report must include a discussion and an assessment of the archaeological evidence within the regional context. The conclusions must include a clear statement of the archaeological potential of the site, highlighting any research priorities, and the significance of that potential in the context of the Regional Research Framework (*East Anglian Archaeology*, Occasional Papers 3 & 8, 1997 and 2000).
- 4.5 Comment on the reliability of the evidence and give an opinion on the necessity and scope for further assessment including field evaluation.
- 4.6 A comprehensive list of all sources consulted (with specific references) should be included.
- 4.7 A copy of the report should be deposited with the County Historic Environment Record within six months.
- 4.8 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms.
- 4.9 All parts of the OASIS online form must be completed for submission to the County Historic Environment Record. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

- 4.10 A digital copy of the air photographic evidence should be supplied with the report for inclusion in the County Historic Environment Record; AutoCAD files should be exported and saved into a format that can be imported into MapInfo (for example, as a Drawing Interchange File or .dxf) or already transferred to .TAB files and ArcView.
- 4.11 The IFA *Standard and Guidance for Archaeological Desk-Based Assessments* (1999) should be used for additional guidance in the execution of the project and in drawing up the report.
- 4.12 Publication of the results, at least to a summary level (i.e. round up of archaeology in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute for Archaeology*), shall be undertaken in the year following the archaeological field work. An allowance shall be made within the costs for full publication in an appropriate journal.
- 4.13 The involvement of SCCAS/CT shall be acknowledged in any report or publication generated by this project.

5. Monitoring

- 5.1 SCCAS/CT will be responsible for monitoring progress and standards throughout the project. This will include the fieldwork, post-excavation and publication stages.
- 5.2 Notification of the start of work shall be given to SCCAS/CT one week in advance of its commencement.
- 5.3 Any variations to the written scheme of investigation shall be agreed with SCCAS/CT prior to them being carried out.

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- | | |
|---------------------------------|---|
| Brown, N. and
Glazebrook, J. | 2000 <i>Research and Archaeology: A Framework for the Eastern Counties 2: research agenda and strategy</i> E. Anglian Archaeol. Occ. Pap. 8 |
| Glazebrook, J. | 1997 <i>Research and Archaeology: A Framework for the Eastern Counties 1: a resource assessment</i> . E. Anglian Archaeol. Occ. Pap. 3 |

Specification by: Dr Jess Tipper

Suffolk County Council
Archaeological Service Conservation Team
Environment and Transport Department
Shire Hall
Bury St Edmunds
Suffolk IP33 2AR

Tel: 01284 352197

Email: jess.tipper@et.suffolkcc.gov.uk

Date: 26 November 2008
BuryStEdmunds2008

Reference: /

RisbygateStreet-

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

Appendix 2

Documentary Study by A. M. Breen

Land Adjacent Risbygate Street and Nelson Road, Bury St Edmunds

Introduction

The area of this site includes properties added to the original Cattle Market Site. The acquisition of these properties was briefly mentioned in a documentary report completed in March 2006, 'In 1936 they (the Borough) purchased 19 Risbygate from "Messrs Greene King and sons Ltd", and in 1937 and 1938 they purchased St James Church School and three cottages adjoining in Nelson Road in order to improve the road entrance from Risbygate Street. There are copies of the deeds with plans for each of these properties in the epitome of title'. The developers Centros Miller prepared the epitome of title and this documentary source has not been revisited for this report.

The properties situated along the street frontage form a distant area of historic occupation and land use. They were one of Bury St Edmunds' medieval suburbs, that is an area outside of the town walls. Though it is known that medieval houses were built along both sides of the road the extent of this suburb is as yet unknown. There are difficulties in identifying individual properties in Risbygate Street in late medieval and post dissolution sources. The sacrist's rental of 1433, the town rentals 1542-1547 all link the properties in Risbygate Street with those on Bury's Great Market under the same heading, the sacrist's rental of 1526 lists five properties and another five are mentioned in the property descriptions though these are incomplete and without any reference to the roads itself or the site of the former Risbygate.

In addition to the main cartographic sources there are deeds for the main area of this site and these can be used to trace the site's history back to the late seventeenth century.

The National School, Risbygate Street

The main area of the site was the former National School of St James' Risbygate Street and the records relating to the construction of this school are held in the St James' Parish Collection at the Suffolk Record Office in Bury St Edmunds.

An agreement was made for the purchase of this site between the Revd Robert Plume Waller of Bagshot, Surrey and the Mayor, Aldermen and Burgesses of Bury St Edmunds on 21 June 1852. The property was then described as 'All that messuage or dwelling house with the yard and garden houses and buildings thereto belonging situate and being in Risbygate Street in Bury St Edmunds ... as part of the said premises is now in the tenure or occupation of Thomas Dear and the remainder thereof is unoccupied And also all that piece of pasture lying at the back of the said messuage & garden and adjoining the Cattle Market in Bury St Edmunds as the same is now in the occupation of Thomas Russell All which is leasehold for the two terms of 1000 years and 900 yards the former created in 1682 and the latter in 1713' (ref. FL 541/12/1). The property was sold for the sum of £550. The agreement stated that the vendor 'shall be at no further expence than the

preparation of the abstract of title and the perusal & execution of the conveyance to the purchasers. The vendor shall not be requested to produce any earlier title to the messuage & premises in Risbygate Street than the deeds of conveyance thereof to Mr Robert Waller dated 22nd & 23rd of March 1803 And as the late Mr Robert Pretymen Waller who was his only child entered upon the same at the death of his father in 1807 and remained possessed thereof for 30 years previously to his death in 1837 it shall be presumed that the same descended to him as heir at law of his father and no further proof shall be required of the intestacy of the said Robert Waller'.

There are further details in a separate abstract of title (ref. FL 541/12/2). These begin with the deeds of 22 & 23 March 1803 between 'Thomas Bradley then late of Hargrave and then of Lawshall, farmer (nephew and heir at law and devisee named in the last will and testament of Thomas Bradley then late of Bury St Edmunds, yarnmaker deceased)' and Robert Waller of Bury, yarnmaker and William Stevens of Bury St Edmunds aforesaid basket maker amongst others. The property had been offered for sale at a public auction held on 25 November 1802 and it was sold to Robert Waller for a sum of £435. The property was mortgaged and £100 of the purchase money was allocated to the repayment of the mortgage. The deed of sale described the property in general terms as 'All those messuages or tenements with outhouses barns stables edifices and buildings' and more specifically as 'the said premises are situate lying and being in or near a street or place there called the Risbygate Street fronting and abutting on the said street north and were formerly in the tenure or occupation of William Gue, Robert Banks and John Steel ... afterwards of Richard Nunn, the widow Steward and (blank) Caney late of the said Thomas Bradley deceased and the widow Steward and now of James Hailstone and William Jackson'. The property had come to Thomas Bradley through the will of his uncle 'Thomas Bradley deceased who in and by his last will and testament ... bearing date on or about the 26th day of September 1775 gave and devised the same in general words to his wife Ann Bradley (since deceased) for life'. Thomas had died without issue and in separate deeds dated 21 & 22 October 1795 made between two trustees appointed under the terms of the will and Thomas Bradley the nephew, the property passed to him.

The details of the sale from Robert Pretymen Waller begin with his will of 1829. Somewhat unusually for the period Robert appointed Maria his wife and Ann Raffe as his executrixes to sell his real estate after his death, normally such a role was given to at least one male trustee. The executrixes had the discretion to rent the property during the infancy of Robert's children. Robert Pretymen Waller died on 16 August 1837 and his will was proved in January 1838. His widow Maria died on 27 June 1848.

The remaining documents in the parish collection offer a very full account of the establishment of the school. These include the original agreement (ref. FL 541/12/4) between the builder, John Mills of Long Melford and the Rev Edward Pellew 'chairman ... of the committee appointed for the management and superintendence of the National Schools intended to be built for the parish of Saint James' dated 21 December 1853. At a cost of £1700, John Mills agreed to 'cause to be erected, built completed and finished A School, Teacher's House, Buildings and all and every the works required ... according to Plans, Elevations and other Drawings sanctioned upon the ground by the Lords Committee of the Privy Council on Education upon the ground and premises situate in the South Side of Risbygate

Street ... between the road leading to the Cattle Market on the East side and the Public House now called the Hare and Hounds on the west side thereof ... to the entire satisfaction of John Johnson of Bury Saint Edmunds aforesaid acting Architect for the said intended school house, buildings and works'. Mills was required to 'take down and clear away the present old buildings and carefully clean and stack part of the materials thereof as may be sound proper and of sufficient scantling and approved by the said architect to be reused'. The building work was set to be 'done during the winter months and shall commence operations as early in the spring of (1854) as the weather will permit and shall finally leave the said school house buildings and works ... finished before' 29 September 1854.

The articles to this agreement covering 28 pages are extremely detailed and list the 15 original working drawings. Ten of these all bearing the signature of the architect Thomas Denville Barry, are in a separate collection held at the record office (see 1733/26-36) together with an additional block plan (ref. 1733/28) bearing the signature of John Johnson who acted as Barry's assistant. These plans and others relating to schools in West Suffolk were deposited by the Department of Education at the record office. The original list included the following plans and their new references have been added:

Original List	New References
No1 A Plan of yards and upper floor of house	1733/26
No1 B Cellar Plan	1733/35
No 1 Ground Plan	1733/33
No 2 First Floor Plan	1733/27
No 3 Section C to D on Plans	1733/31
No 4 Section A to B on plans	1733/36
No 5 North Front Elevation	1733/34
No 6 East side Elevation	1733/29
No 7 South Back Elevation	1733/32
No 8 West Side Elevation	1733/30
No 9 Details of Turret	
No 10 Details of School Windows	
No 11 Details of Oriel & other windows	
No 12 Details of Doors windows copings &c	
No 13 Block Plan of Site	
No 14 Girls Desks & Benches	
No 15 Section of Yards	

The agreement specified the work of the excavator, bricklayer, mason, carpenter & joiner, slater, plasterer, plumber, painter, ironmonger & smith. The excavator was bound to 'take down the whole of the Old buildings and Brick walls on the site with the exception of the wall on the south marked A on plan, which is to be underpinned'. He also had to 'dig out the ground where shewn or required for the several footings to the heights and depths shewn on the drawings or necessary to obtain a sufficient foundation, excavate and level for yards and cellars as shewn, the back part of area under Boys School to a depth of twelve inches below the bond timber of joists so as to allow a free current of air under the floor'.

He was to 'excavate for privy vaults to a depth of ten feet from the surface of ground, cesspool to water closet to a depth of fifteen feet and four feet six inches

clear diameter, and for drains, water courses air ducts, cesspools and all other parts so requiring

To sink a spring water well to a depth of sixty feet and four feet six inches clear diameter, if required to be sunk to a greater depth to obtain a good supply of water'

He was to 'fill in the ground and well rammed about the foundations when so directed, all the ground where intended to be paved to be filled up and rammed in close, water being poured in from time to time in order to consolidate the same, make good the surface of roads, and properly level the surface of yards where intended to be gravelled and leave all even and clean'.

In a separate 'addenda to the foregoing schedule setting forth the alterations and omissions in the works for the purpose of reducing the amount of estimate to the sum stated in the Building contract', it states 'Excavator The spring well to be omitted'.

The bricklayer was to 'repair and make good the brick wall on the south which is to be carefully underpinned with new brick set in Roman cement' and 'to build the whole of the walls footings, foundations, piers for floor steps &c according to the drawings an directions of the architect'. In the addenda its states that 'the whole of the foundations to be of concrete instead of brickwork, and to be twelve inches in width than the respective thickness of the walls to be place thereon and to be fifteen inches in depth, the concrete to be composed of six parts by measure of clean small or broken flint stones and brick bats, to one part of fresh burnt stone lime, pounded and sifted and thoroughly mixed with a small quantity of water and thrown in the trenches from a stage not less than six feet in height.

The soil drain from water closet to be six inch glazed earthen socket pipe and trapped in cement &c instead of Staffordshire vitrified earthenware.

The rain water and sewage drains to be four inch earthen socket pipes set in cement &c instead of Staffordshire &c

The air pipes under the floors for ventilating the schools to be of similar pipes six inches diameter'.

Once again the addenda states 'the spring water well omitted'.

In terms of the building's external appearance the mason was instructed that 'The tower to be entirely omitted except the external entrance doorway and small one light window'. Also the 'stone specified to be Corsham Down to be best description of Caen Stone instead'.

The work of the other craftsmen is also described in detail and would have been apparent in the standing structure.

The work proceeded to the satisfaction of John Johnson 'acting architect' who reported in a letter dated 15 April 1854 'that the works in the erection of the above schools are progressing favourably and to my satisfaction, the joists are already laid on the walls of the teachers house and the walls of the school and class room are up to the proper height to receive the joists' (ref. FL 541/12/7).

The architect and surveyor John Johnson (1811-1891) had his offices in Whiting Street, Bury. In relation to the construction of this school he worked as assistant to Irish born architect, Thomas Denville Barry (1815-1905) who was at one time the 'City Surveyor of Norwich' (Brown, Haward & Kindred 1991). The ten plans bearing Barry's signature are the original plans that bearing the signature of John Johnson, an amended plan that took into account the changes in the overall design permitted in the addenda and intended as a means of reducing the costs.

Apart from minor repairs, the site remained unchanged until 1921 when the school board obtained from 'Greene, King & Sons Ltd, Brewers', 'the site of the "Hare & Hounds" Inn, Risbygate Street for the purpose of a playground for St James' Boys' School with exception of the portion facing the street on which the house stands the line of the boundary to be marked out' (ref. FL 541/12/35). The plans showing the revised site boundaries are not in the parish collection at the record office.

On 30 October 1937, the mayor, aldermen and burgesses of Bury St Edmunds signed a contract with John William Winwood 'trading as United Contracts' to 'pull down the buildings' the 'buildings known as "The Hare and Hounds Inn" and Saint James School'. The work was to be completed in three months and the buildings were 'in every case' to 'be taken down to the surrounding ground or yard levels except where fences or boundary walls abut upon the footpath of Risbygate Street ... or upon the approach to the Cattle Market ... and other such boundary walls as marked and shewn on the plan annexed' to the contract. The contractors were to 'become possessed of the whole of the material arising from the pulling down ... with the exception of brick work stone work flint work and the five steel or rolled iron girders supporting the first floor of the boys school ... which said reserved materials shall be stacked on the site'. The contractors were also bound to 'clear and level the site and shall not sell remove or dispose of any earth clay gravel or sand from the land'. The cost of the demolition was £58 (ref. EE 500/11/70).

An illustration of 'St James's National Schools, Risbygate Street' has been published (Statham 1988). This shows the buildings as it was first designed. It is likely that the tower was never constructed. A view of 'Risbygate Street, facing east 1907' (Halliday 2002) captures part of the northern façade of the building.

The Hare and Hounds

The contract to demolish both St James' Boys School and the Hare and Hounds is in a bundle of deeds relating to the site of the former inn. The earliest deed is dated 5 April 1797 and relates to a mortgage of £250. This is an extremely useful document as it contains a lengthy recital clause describing the earlier deeds for the property, each part of beginning with the word 'Whereas'. On 13 October 1682 Robert Stammers a carpenter sold to William Page a linen weaver both of Bury St Edmunds 'All those two messuages lately builded with all the yards gardens orchards timber yards grounds ... thereunto belonging then in the occupation of Francis Balls widow and the said Robert Stammers as the same are situate ... in or near the Risbygate Street between the Barn and Orchard late of John Challis gentleman on the west side and a messuage and yard of John Browne in part and the orchard late of Isaac Wragg clerk in part on the East one head abutteth upon the fields called Spinton Mill Field on the South and the other head abutteth upon the

tenement of John Browne in part and upon the said street towards the North'. The property was granted at leasehold though for a term of 1,000 years.

In the 1674 Hearth Tax returns for Bury St Edmunds under the sub-heading 'The High Ward, Risbygate Street' (Hervey 1905) Robert Stammers is listed as paying for 3 hearths, Mr Challis held 2 houses and paid the tax on a total of 9 hearths, a Miss Balls is listed as paying the tax on 7 hearths and Mr Wragg paid tax on 6 hearths. Their names do not appear in the returns in a sequence, though the number of hearths in each property suggests that they occupied some of the more substantial dwellings in the street. John Browne is mentioned in presentments to the borough's grand jury dated 15 January 1674 for 'convertinge a large mansion house beinge in the Risbygate Street formerly Mr Godfreys into twelve tenements or more whereby many inmeates are harboured' (ref. 558/1). The presentments are lists of those alleged to have infringed the borough's byelaws.

The recital clause in the 1797 deed continues with another indenture dated 20 May 1713. The parties were Mary Stammers of Bury St Edmunds, widow, 'relict and late wife of Robert Stammers ... who was eldest son and heir of the aforesaid Robert Stammers' and another Robert Stammers a clothier 'eldest son and heir at law of the said Robert Stammers' who sold their property, not fully described to Edward Green of Drinkstone, clerk. The property was again held at leasehold of property for a term of 900 years.

In 1797 James Hailstone mortgaged the property to John Canham and it was then described as 'All those aforesaid messuages or tenements one of which is now a common inn commonly called or known by the name or sign of the Hare and Hounds and formerly in the tenure or occupation of Thomas Oldman and the other of the said messuages or tenements adjoineth thereto and was also formerly in the tenure or occupation of Charles Steward with all the houses ... belonging or appertaining and now used occupied and enjoyed together with new erected shops or offices used for combing wool as the said premises are now in the several tenures or occupation of Edward Gooch and (blank)'. The remaining part of the property description had also changed to 'the foresaid field called Spinton Mill Field otherwise the Fourteen Acre Field towards the south and upon a piece of garden ground in the occupation of the said James Hailstone belonging to his dwelling house in part and upon the said dwelling house and yards in other part East'.

The remaining deeds relate to the assignments of the mortgage to other parties. In a deed dated 29 September 1808 that mentions a Martha Spilling and the children of her former marriages to William Adkin an Innholder the inn is further described as 'sometime since in the tenure or occupation of Thomas Oldman ... afterwards of Nathaniel Caney ... after that of Edward Gooch ... and now are in the tenure or occupation of Thomas Frost'. The other parts of the property are described as 'all those several wasted shops or offices formerly used as woolcombers shops erected and built in or upon the yards belonging to the said messuage or tenement and Inn ... and now converted into a garden ... and on part whereof a messuage or tenement formerly stood'. The property also included 'all that tenement or shop adjoining or near to the said ... Inn and now in the tenure or occupation of John Harrold ... situate ... in ... Risbygate Street and so front and abut upon the said street towards the north and upon a close or field or arable land formerly called Spittle Mill Close and now called the Fourteen Acre Close belonging to the Reverend John Barwick Sams clerk in part and upon a close of meadow or pasture

land belonging to Drewitt and now in the occupation of Mr Edmund Squire ... towards the south and upon a piece of garden ground now or late in the occupation of Robert Waller formerly part of the said messuage or common Inn in part and the messuage outhouses or yards now or late in the occupation of the said Robert Waller in other part towards the East and a Barn or Orchard of Thomas Bradley towards the west'. The names of William Drewitt and Revd Barwick Sams appear on Thomas Warren's 1791 'Survey of Bury Saint Edmunds'. A party to this 1808 deed were the brewers William Buck and Benjamin Greene.

The Hare and Hounds is not mentioned in the 1707 list of the then 46 public houses then in the parish of St James'. There were also another 30 public houses in the parish of St Mary's (ref. P 755/42).

Earlier Deeds

On Thomas Warren's 1791 'Survey' Thomas Bradley is named as the owner of the properties in Risbygate Street. He is mentioned in another set of deeds (ref. D 7/6/1). The deeds in this bundle are mainly in the form of leases and releases and begin with deeds dated 21 & 22 April 1735. In the release Edmund Simson a carpenter and Gilbert Miller a taylor sold to Richard Nunn a butcher 'All those messuages or tenements ... situate ... in or near the street or place there called the Risbygate Street fronting and abutting on the said street north now or late in the tenure of William Gue or Robert Banks or one of them'. These are the same occupiers who are mentioned in the deeds relating to the site of the late St James Boys School. In 1735 the property was in the occupation of Richard Nunn. Previously in March 1730 Thomas Browne, gentleman with Tobias Rustat had sold the property to Edmund Simson and Gilbert Miller with another property in Cook Row (now Abbeygate Street). In July 1740 Richard Nunn had raised a mortgage on this property and another 'messuage divided into three tenements or dwellings of old called or known by the name of Hunnes scituate and being in the aforesaid street... with the malting office and all other house, outhouses ... belonging ... and also all that orchard or piece of pasture ground sometimes called a Taynter Yard containing by estimacon one acre and one rood lying and being ... in or near to the Risbygate Street and to the said messuage or tenements next adjoining as ... the late menconed do lye together between the messuage and grounds late of the said Francis Dobb and now of Mary Alvis spinster on the west part and the messuage or tenement and yard now or late of William Stammers on the East part, the south head thereof doth abut upon the lands of Robert Cooke gent, and now of Benjamin Barwick and the north head thereof upon the said street ... in part and upon the barn lately belonging to the same premises (but now sold there from to John Siday) in other part'.

In June 1742 this mortgage was assigned to Revd Dr Gerard Neden of Rougham and Arthur Kynnesman of Bury, clerk. In deeds dated 18 & 19 February 1747 a house then in the occupation of Frank Fuller, cooper was sold to Richard Nunn. In a deed dated 24 December 1763 the messuages 'late in tenure or occupation of William Gue Robert Banks and John Steel ... after that the said Richard Nunn the widow Steward and (blank) Caney or one of them' were sold to Thomas Bradley. At the same time the mortgages were assigned to him. A copy of the will of Thomas Bradley, yarnmaker dated 26 September 1775 is in this bundle in which he left his property to his nephew also Thomas Bradley once he had reached the age of 24. Once Thomas Bradley reached the age of 24 he was free to sell his property to

Robert Waller. In August 1795 the property 'late in the tenure or occupation of William Gue, Robert Banks and John Steel' was sold together with another messuage or tenement 'wherein Francis Webb gardener did formerly dwell lately used as two dwellings and now divided into and used as four dwellings or habitations' and 'a piece of ground thereunto adjoining' all 'between the orchard and ground formerly of the said Francis Webb afterwards of William Nunn butcher and late of the said Thomas Bradley deceased in part and a small piece of ground or yard formerly of the said Francis Webb afterwards of William Coe gardener and late in the occupation of William Miller in other part towards the east and the garden or orchard sometime Isaac Johnson and since Robert Fiske clerk late in the occupation of William Seagon in part and a small piece of ground used as a barn yard sometime of the said Isaac Johnson and since the said Robert Fiske late in the occupation of Henry Wenlock in other parts towards the west on head of the said premises abuts upon the Risbygate Street in part and upon ... piece of ground in the occupation of the said William Miller in other part and upon the yard late of the said William Nunn in the occupation of diverse persons in other part towards the north and the other head thereof abuts upon a piece of land formerly Thomas Folkes esquire afterwards of Robert Cooke and now of John Barwick Sans clerk towards the south'.

Maps

It is easy to identify this site on earlier maps of Bury St Edmunds as the western property boundary of the former school at its southern end does not run parallel to the street frontage. The same property boundary is evident on Warren's 1776 map of Bury (ref. P 569). The later survey of 1791 (ref. M 555/938) names the property owner of the lands immediately to the rear of the properties as Thomas Bradley and his property deeds have been described above. The eastern boundary of his properties joins the 'market path' between 'Browns Close' and 'Barwick's Close'.

The Suffolk Archaeological Unit have annotated copies of the 1886 1:1250 Ordnance Survey plans of Bury St Edmunds showing the lines of the town's sewers. St James's School is shown divided between a boys and girls school with the Hare and Hounds Inn to the west. The buildings to the rear of the inn were those demolished in 1921 when the land was sold to the school to increase the area of the playground. In the adjoining property to the west of the inn a well is marked within the garden. To the east of the school one of the entrances to the Cattle Market is shown with the lines of the 6" and 9" pipes. These were buried 3' 6" below the street surface.

Other maps are not as detailed.

Conclusion

It is not possible to determine whether or not this area was part of the medieval suburb of Risbygate. The property description contained in the recital of the 1682 deed with its reference to 'two messuages lately built' and to the barn of Mr Challis may suggest that the site was just outside the area of the suburb and had been recently built upon. The deed of 1682 and that of 1735 mention the carpenters Robert Stammers and Edward Simson and both may have built houses as the buildings of that period were formed around a wooden frame.

There is an alternative suggestion. The names of the property owners and occupants as identified in the hearth tax returns of 1674 suggest that they may have occupied some of the more substantial dwellings in the street. In the same year there is the reference in the borough presentments to John Browne converting a 'large mansion' into 10 dwellings. There are also further suggestions of the subdivision of properties such as the 1740 reference to a 'messuage divided into three tenements or dwellings of old called or known by the name of Hunnes'. In later records there are references to gardeners having lived in and about this site possibly in a separate dwelling attached to a larger property. The references may imply large late medieval properties subdivided in the late seventeenth and early eighteenth centuries.

The references to woolcombers, yarnmakers and 'taynters' all shown a connection with the wool trade, though all these references are post-medieval.

The detailed plans and agreement for the building of St James's Schools allow for the ready identification of areas of disturbances of the subsoil and destruction of archaeological deposits. When the buildings were demolished these areas were simply levelled. The records are less clear as to the presence or not of cellars beneath the former Hare and Hounds Inn. It appears to be the case that the building was not originally built for the purpose of an inn and may have been adapted at a later date.

Anthony M Breen

December 2008

References

Suffolk Record Office

Maps

P 569 Thomas Warren's Map of Bury St Edmunds 1776

M 555/938 Thomas Warren's Survey of Bury St Edmunds 1791

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D7/6/1 Borough Property: Miscellaneous Papers 1577-1935

EE 500/11/70 Hare and Hounds, Risbygate Street 1797-1937

Miscellaneous Collections

558/1 Presentments of the Grand Jury for Bury St Edmunds Quarter Sessions 15 January 1674

P755/42 Photocopy of List of Public Houses in Bury St Edmunds 1707 Egerton Papers

Department of Education: School Plans, West Suffolk

1733/26-36 Bury St Edmunds St James's National School

St James's Parish Collection:

Records St James's National Schools, Risbygate

FL 541/12/1 Copy of an agreement for the purchase of premises in Risbygate Street
21 June 1852

FL 541/12/2 Abstract of title to messuage and premises in Risbygate Street 1853

FL 541/12/4 Agreement and bond for the contract to build the National School 21
December 1853

FL 541/12/7 Progress Report on building works by John Johnson of Bury St
Edmunds, architect

FL 541/12/35 Miscellaneous Correspondence gift of site of Hare and Hounds Inn,
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