

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SCCAS REPORT No. 2010/026

Chapel Cottage, Bury St Edmunds, Suffolk



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www.suffolkcc.gov.uk/e-and-t/archaeology

HER information

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Grid Reference: TL 8639 6485

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Funding Body: E E Mortimer, James

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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/FT	Suffolk County Council Archaeological Service / Field Team
SCCAS/CT	Suffolk County Council Archaeological Service / Curatorial Team
SSSI	Site of Special Scientific Interest

Periods

Prehistoric	500,000BC - 42AD
Palaeolithic	500,000BC – 10,001BC
Mesolithic	10,000BC – 4,001BC
Neolithic	4,00BC – 2,351BC
Bronze Age	2,350BC – 701BC
Iron Age	800BC – 42AD
Roman	43AD – 409AD
Anglo-Saxon	410AD – 1065AD
Medieval	1066AD – 1539AD
Post-medieval	1539AD – 1900AD
Modern	1900AD -

Summary

This archaeological desk based assessment (DBA) has been undertaken as a result of a proposal by E E Mortimer, James to erect three houses and associated amenities. This DBA includes an examination of the Suffolk Historic Environment Record (HER) and a historic map and documentary search.

Although outside of Bury St Edmunds town wall the PDA lies on one of the major routes in and out of the town.

The results of this DBA suggest that the PDA is in an area of high archaeological potential within the precinct of St Nicholas Hospital. These remains could include buildings, evidence of domestic activity, burials and the northern part of the PDA covers the possible northern boundary of St Nicholas's Hospital precinct.

The PDA has the archaeological potential to lead to a greater understanding of the occupation and development of St Nicholas Hospital.

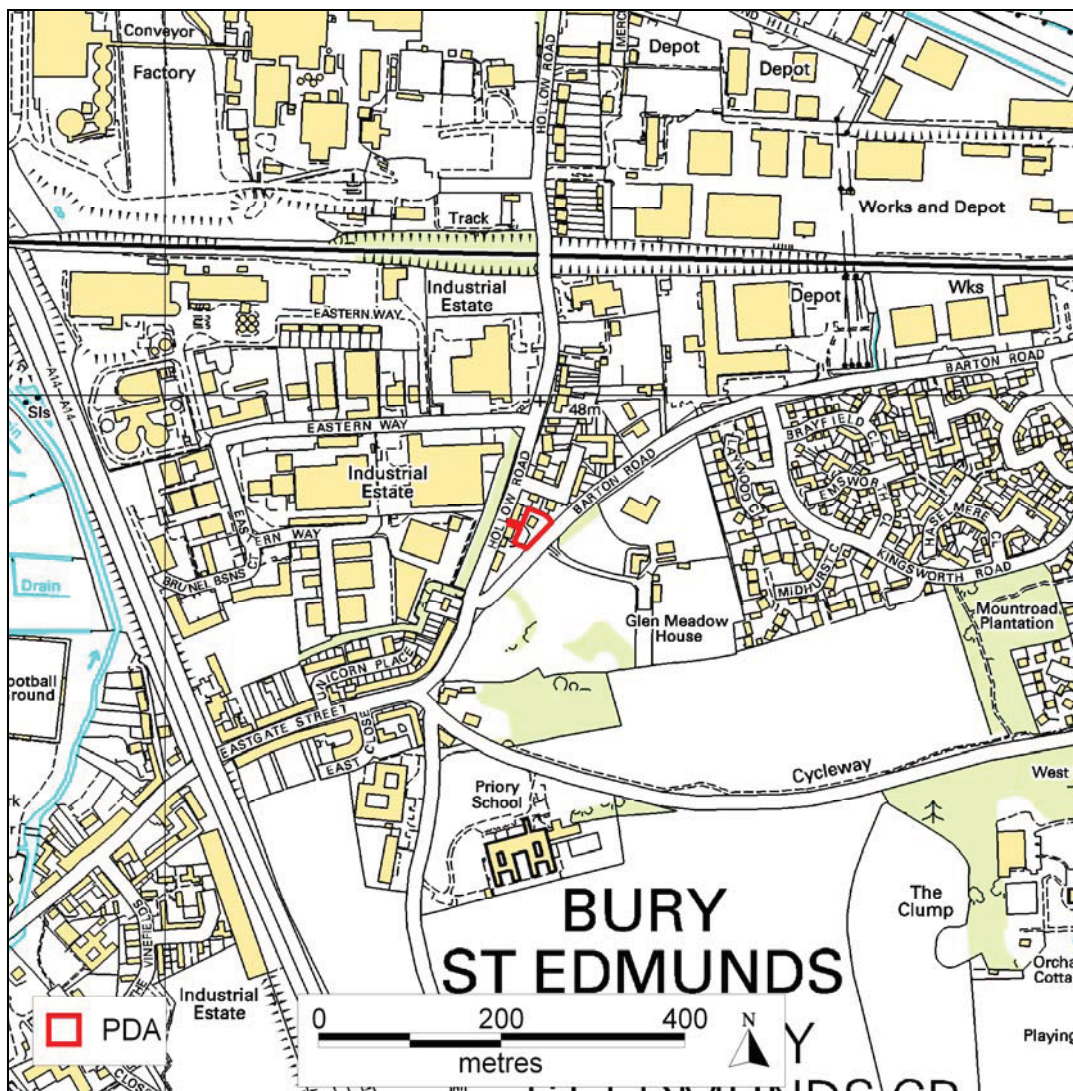
Initial archaeological investigation would be through a trial trench evaluation to identify and assess the character, density and depth of any archaeological deposits present. The results of this evaluation would inform the decisions of the Council Planning Archaeologist to determine the need and scope for the next stage of archaeological works which could include full-scale excavation.

1. Introduction

Project Background

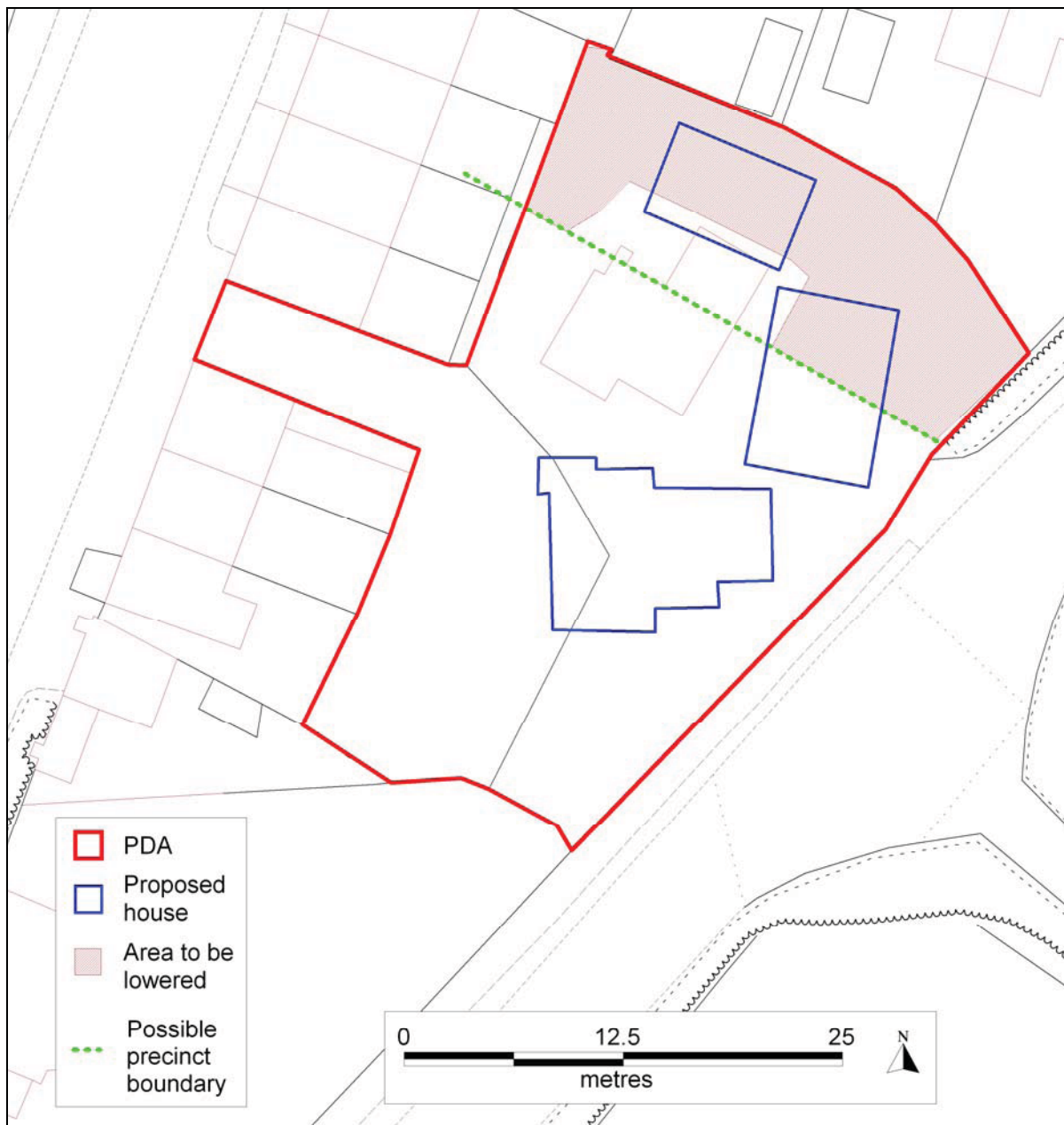
This archaeological DBA has been prepared by James Rolfe of Suffolk County Council Archaeological Service / Field Team for E E Mortimer, James.

This DBA is the first stage of a programme of archaeological works to access the archaeological potential of the PDA. The proposed development is for the erection of three houses and associated amenities.



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Figure 1. Location of the development



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Figure 2. Detailed development plan

Site description

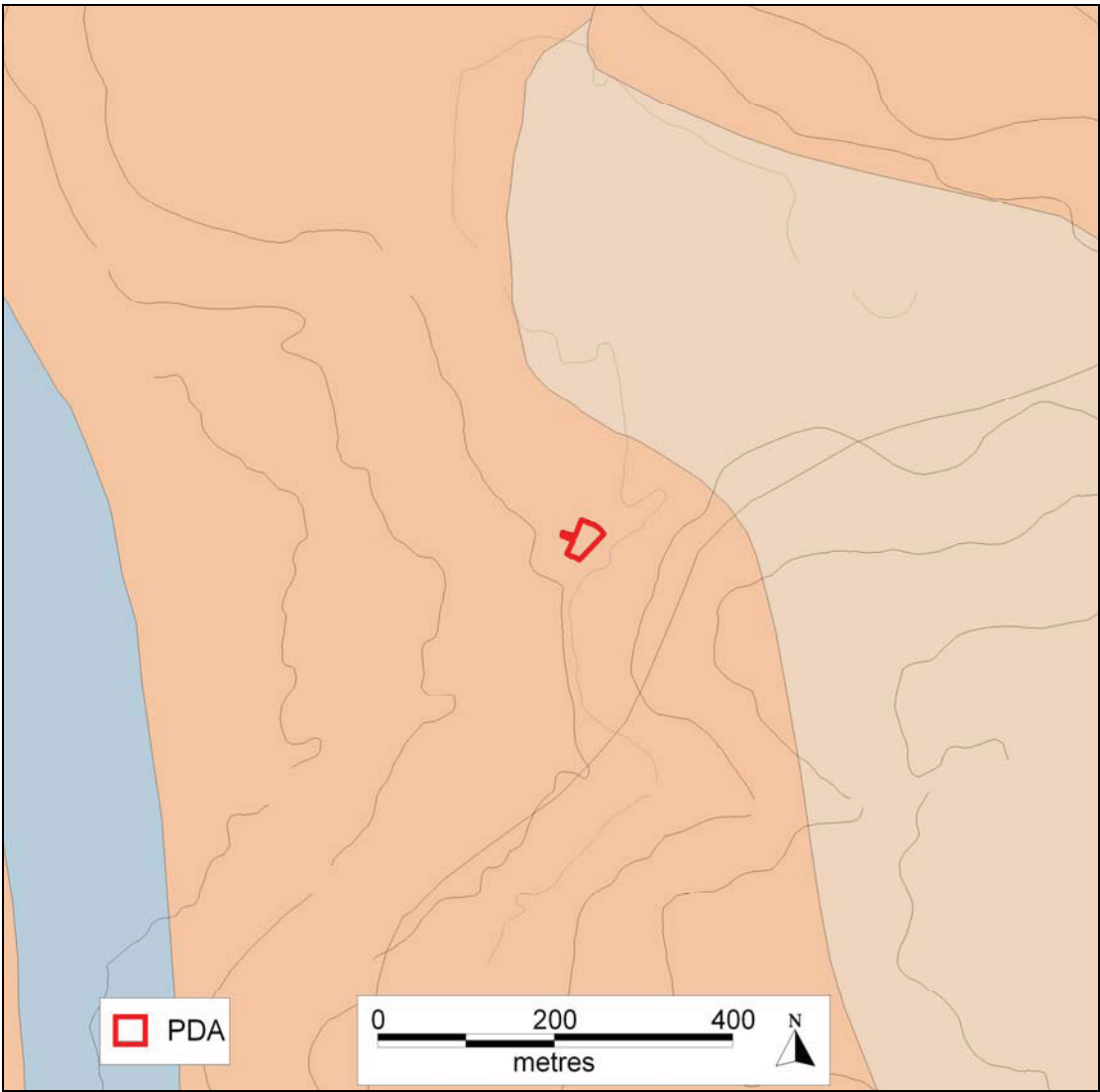
The subject of this DBA covers an area of approximately 0.1ha centred at TL86406485, in the parish of Bury St Edmunds (Figs. 1 & 2).

A site visit was made on 9/02/2010, to determine the presence of any factors likely to impact on the overall assessment of the archaeological potential of the PDA.

Topography and geology of the PDA

The PDA is located between *circa* 45– 50m above sea level. The natural topography of the PDA and its immediate surroundings slopes down from the north-east to the south-west (Fig. 2). However, at some point in the past the natural soil profile has been altered either side of a property boundary by either terracing (to the south) or soil build-up (to the north) by 1.5-1.8m. This change in the soil profile corresponds to the proposed northern extent of St Nicholas's Hospital precinct (Fig. 3), possibly indicated by the long standing property boundary visible on the earliest available map (Fig. 8).

The PDA is on a well-drained calcareous coarse and fine loamy soil over chalk rubble (0511e) (Fig. 3).



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Figure 3. Topography and geology of the PDA

Historical background of Bury St Edmunds

General (Andrew Tester, 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. 4A), 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 AD869 and whose body was brought to Bury in AD903. 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.

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, by Abbot Baldwin during the 1070s (Fig. 4B). 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. 4C). In places, the street grid pattern is thought to have displaced earlier buildings.

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 to the shrine of St Edmund.

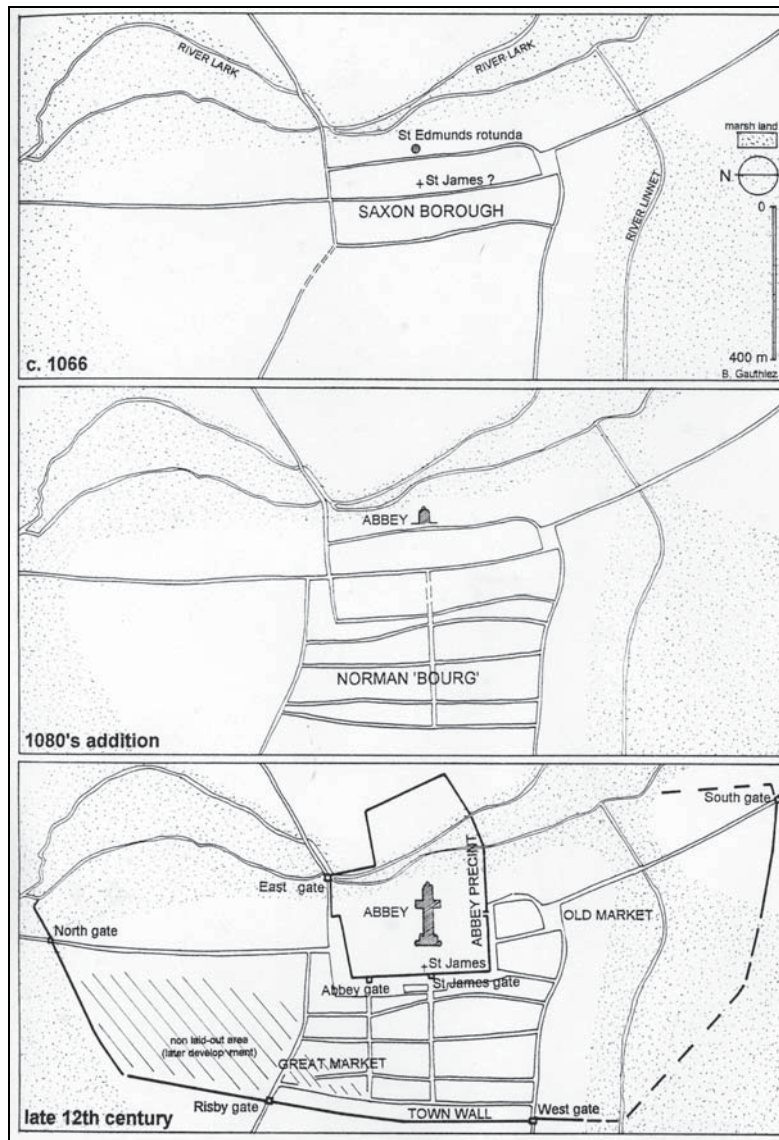


Figure 4. Hypothetical reconstructions of the historic development of Bury St Edmunds (Gauthiez, B 1998)

Scope of this report

In order to set the PDA in its archaeological context a HER search area of 500m from the edge of the PDA was selected for examination (Fig. 5).

In accordance with PPG16, the Government's guidance on archaeology and planning, (www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance9) and a brief and specification provided by SCCAS/CT (Appendix 2), this assessment examines the available archaeological sources. These include the Suffolk HER, all readily available cartographic and documentary sources.

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 search of the Suffolk HER for any records within a minimum of 500m from the edge of the PDA. A synthesis of these results are described and mapped in the main body of the report, Section 2.
- A search for all listed buildings within 500m of the edge of the PDA. A summary is presented in the main report, Section 2.
- An assessment of all cartographic sources relevant to the PDA to identify historic landuse, 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.

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 the 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. The PDA is within the Bury St Edmunds town centre conservation area (Fig. 7). There are eleven Listed Buildings within 500m of the PDA (Fig. 6).

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 two SSSI's within 500m of the PDA (Fig. 7).

2. Results

Suffolk HER search

The HER only represents the archaeological material that has been reported (Fig. 5), 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 500m of the PDA

There are thirteen HER entries recorded within 500m of the PDA (Fig. 5).

Prehistoric (10000BC-42AD)

An assessment excavation at **BSE 026**, identified a prehistoric gully containing three sherds of Bronze Age/Iron Age pottery and sixty-three unstratified worked flints.

Roman (43-409AD)

Twenty-one sherds of redeposited Roman pottery were found at **BSE 026**.

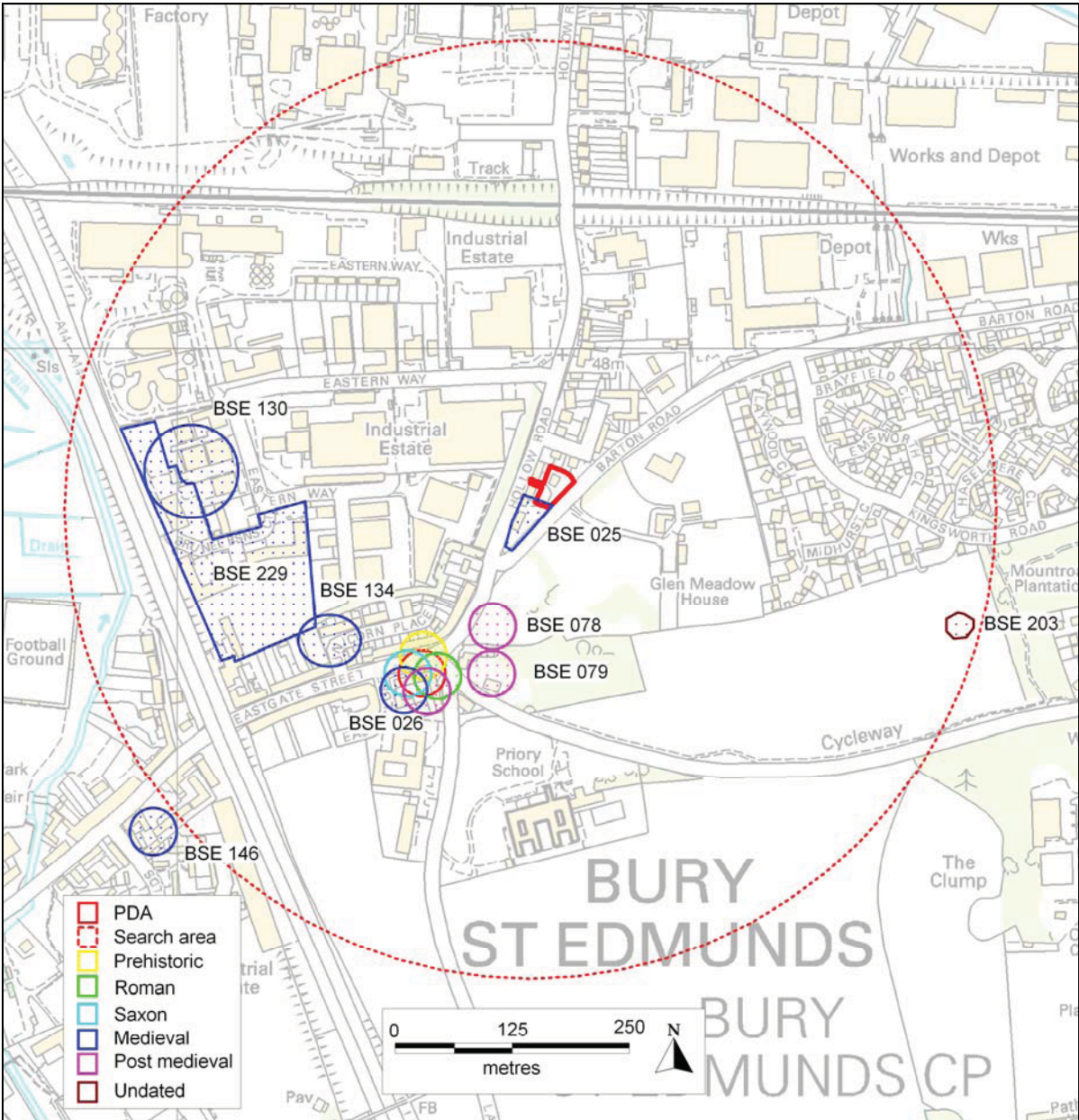
Anglo-Saxon (410-1066AD)

At **BSE 026** nine sherds of redeposited Anglo-Saxon pottery were found.

Medieval (1066-1500AD)

Adjacent to the southern boundary of the PDA is **BSE 025**, the site and remains of St Nicolas's Hospital. The hospital was founded in 1215 by Abbot Hugh of Northwold and was suppressed in 1539. In 1804 this building was said to consist of the original entrance and one blocked window on the north side, with extensive remains of the chapel to the west. The latter had seven buttresses on each side and was in use as a barn or a stable (Anderson 1996). The large window at the western end of the hospital was originally from St Petronilla's Hospital and was moved to its

current location between 1811 and 1821. **BSE 134** is the possible site of St Stephen's Hospital, a dependency of Bury Abbey that is thought to have flourished in the 12th and 13th centuries but had collapsed due to lack of funds in the 14th or 15th century (Anderson 1996). **BSE 130** is the site of a monastic grange owned by Bury Abbey and is known to have existed from the 14th century if not before. **BSE 229** are archaeological excavations at **BSE 130** that did find evidence of part of the grange complex. **BSE 146** is the site St Mary's Chapel marked to rear of 'Eastgate House' on 1886 Ordnance Survey map. Archaeological excavations at **BSE 026** discovered one building with a dwarf flint rubble wall, pits and artefacts.



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Figure 5. HER entries within 500m of the PDA

Post-medieval (AD1500-1900)

BSE 078 and **BSE 079** are both lime kilns shown on Warren's map of 1776.

Excavations at **BSE 026** identified a building, a well, an oven, pits and numerous artefacts.

Undated

At **BSE 203** cropmarks visible on aerial photographs show an oval enclosure.

Listed Buildings, Conservation Areas and Sites of Special Scientific Interest (SSSI)

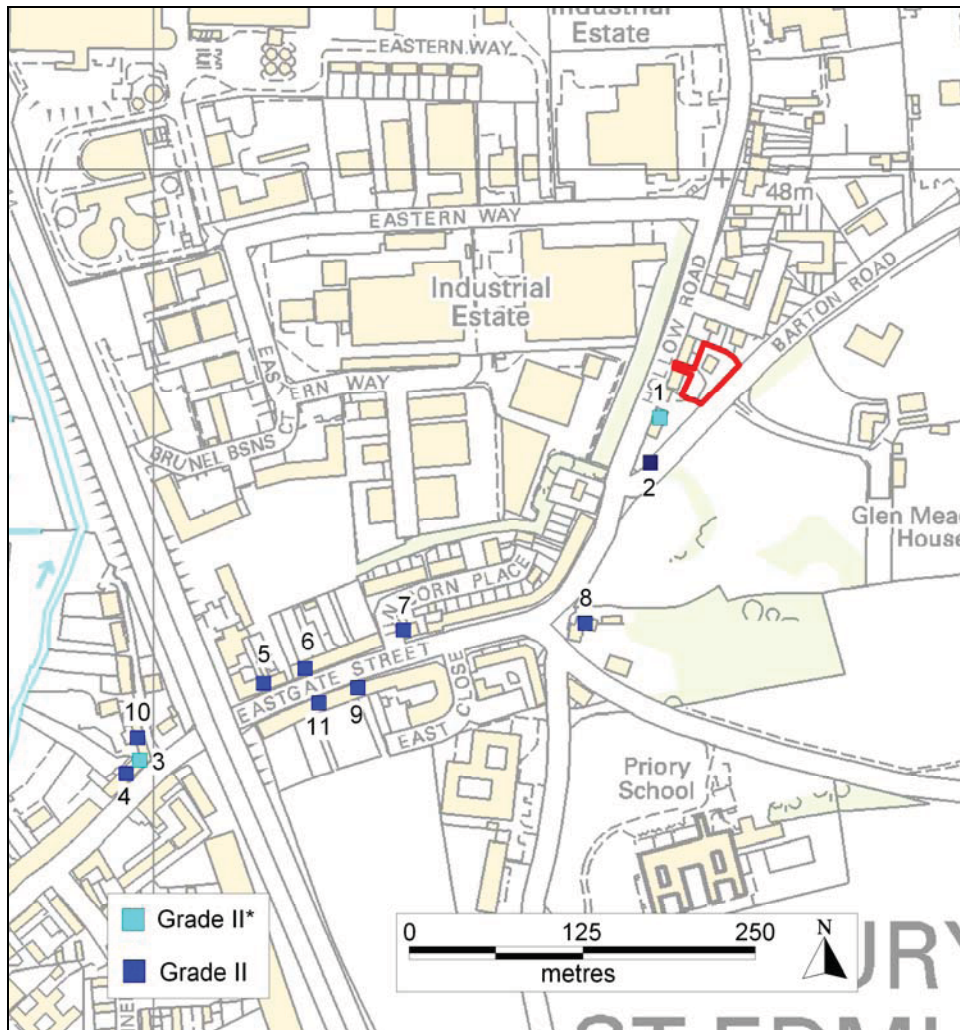
Listed Buildings

A search was carried out on the Suffolk HER and on the listed building web site <http://lbonline.english-heritage.org.uk>. There are eleven Listed Buildings within the 500m search area. One is Grade II* and the remaining ten are Grade II (Fig. 6). The setting of two Listed buildings will be affected by this development, numbers one and two in this report (see below and Fig. 6).

1. St Nicholas (Grade II*), is a house, built on the site of the former Hospital of St Nicholas and incorporating fragments of it. It is partly late 15th century, but mainly 17th, 18th and 19th century in date. It is part timber-framed and rendered, part with exposed timbering and brick nogging, part red brick with a plain tile roof.
2. Boundary walls to St Nicholas and Chapel Cottage (Grade II), are high boundary walls to the gardens of St Nicholas and Chapel Cottage, extending round the corner of Hollow Road and Barton Road. Formerly in part the walling of the medieval Hospital of St Nicholas which stood on this site. In part, 14th century but mainly 18th and 19th century reconstruction, in random flint with an admixture of red brick and stone. The only part which seems to relate to the Hospital of St Nicholas is a buttressed stretch along Hollow Road adjoining the house that has a moulded stone base, stone

facings to the end buttress and stone jambs outlining a former large west window.

3. Ancient House and Oak House (Grade II*), originally a single house, but now divided into two. 15th century in date, refronted in the 18th century, timber-framed, with some timbering exposed, but mainly rendered; with a plain tile roof.
4. House (Grade II), 16th century timber-framed and rendered with a plain tile roof.
5. A row of three houses (Grade II), originally one house of early 18th century date with 19th century alterations. Timber-framed, faced in red brick with white brick dressings; old plain tiles on Nos 37, 38 and slates on No.39.
6. House (Grade II), late 15th / early 16th century with a mid 19th century front. Timber-framed; fronted in red brick; with a 20th century plain tiled roof.
7. Unicorn House (Grade II), a former public house, now a house. Late 15th / early 16th century in date with a late 20th century modernised exterior and rear extensions. Timber-framed and rendered with a pantile roof
8. The Glen (Grade II) House, late 18th century and early 19th century with a painted brick front, painted flint to sides; mansard roof, slated on the front slopes, pantiles to rear.
9. A pair of houses (Grade II), probably originally one house. Mid 17th century with late 18th / early 19th century alterations. Timber-framed and rendered above a high brick and flint plinth; with 20th century Roman tile roof.
10. A pair of cottages (Grade II), formerly one building of 16th century date, timber-framed and rendered with a brick rear wall and plain tiled roofs.
11. A row of three houses (Grade II), later 17th century in date, with 19th century fronts. Timber-framed and rendered; with Roman tile roofs.



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Figure 6. Listed Buildings within 500m of the PDA

Conservation Areas

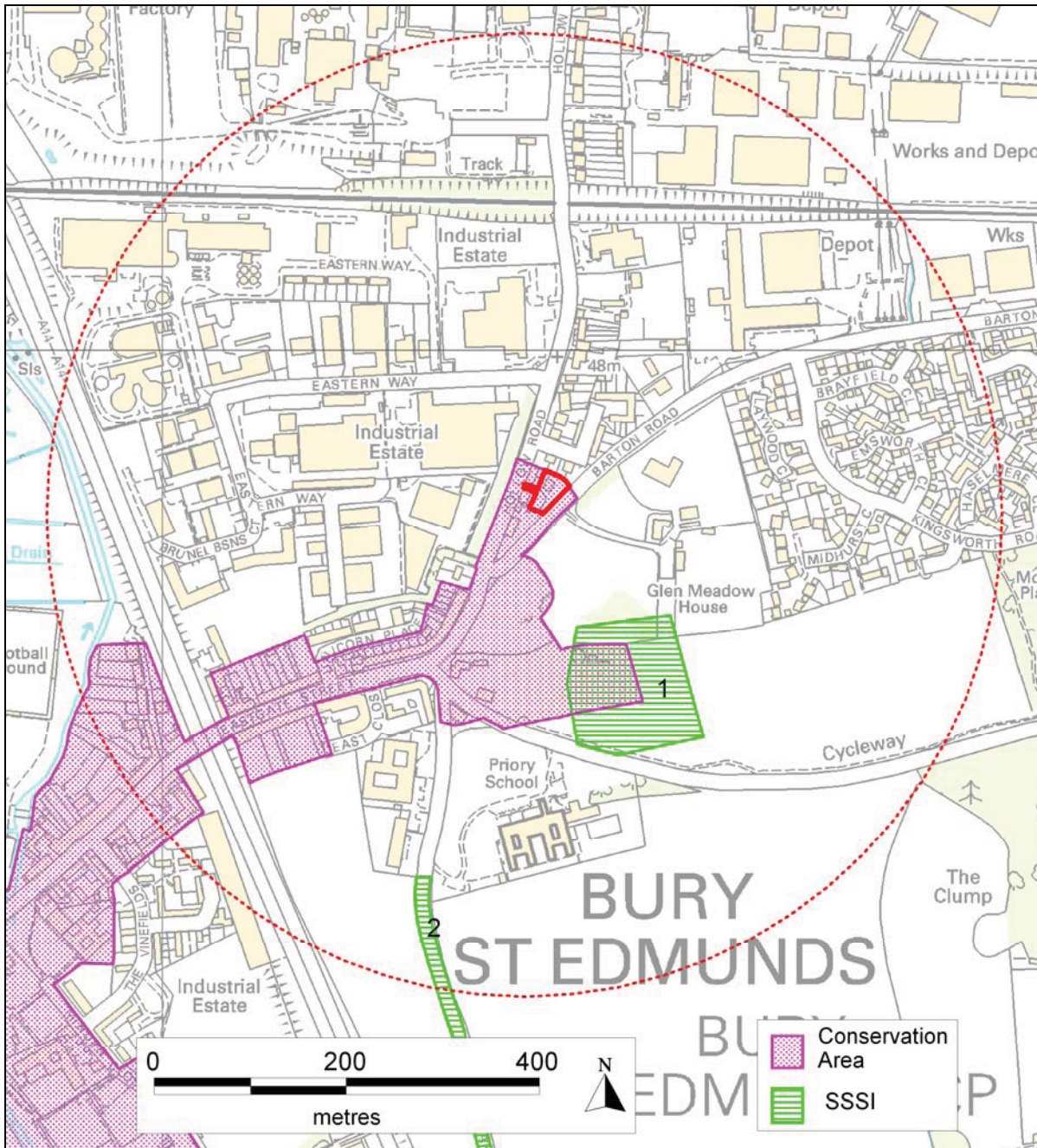
The PDA is in the Bury St Edmunds town centre conservation area (Fig. 7).

SSSI

There are two SSSI's within 500m of the PDA (Fig. 7).

1. The Glen Chalk Caves. The site consists of a series of tunnels excavated horizontally in chalk, and totalling about 200m in length. The tunnels radiate outwards from a pit which also contains a disused lime-kiln. Five species of bats regularly use the tunnels and the lime-kiln for hibernation between September and April. The bat population has been continuously monitored since 1947 and is the subject of continuing detailed scientific studies.

2. Shaker's Lane. 2009 report by butterfly conservation confirms Barberry carpet moth has not been found on this site since 1995. A further fire damaged the site in July 2006.



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Figure 7. Conservation areas and SSSIs within 500m of the PDA

Documentary and historic map study summary

It is not possible to trace the history of this site and the relationship between Chapel Cottage and the site of the former hospital of St Nicholas through documentary research. The medieval sources are limited and the post-medieval records apart from later maps non-existent. There should be documents produced by the court and later office of Augmentation during the brief period when the hospital was part of the possessions of the crown. These records are now held at the National Archives but there are no specific references to the hospital in the existing catalogue.

The medieval hospital consisted of a chapel and some accommodation for the chaplain and possibly the master and brethren. The site may have included a burial ground for lepers. All the hospital buildings would have been located within the precinct. The lands attached to the hospital were used to provide income to support the chantry and its chaplain and possibly at an earlier time the income from this source may have also supported the care of leprous patients, though this is not apparent from the surviving documentary sources.

The earliest map showing the PDA in any detail is Warren's map of 1791 (Fig. 8) and shows 'Chapel Farmhouse' just to the west of the PDA with an outbuilding in the south-east corner of the PDA. The next map is Payne's map of 1833 (Fig. 9) and this map shows an additional outbuilding on the western side of the PDA. The tithe map of 1845 (Fig. 10) shows a building in the northern part of the PDA, possibly 'Chapel Cottage'. On the Ordnance survey map of 1885 (Fig. 11) 'Chapel Farm' is no longer shown and in its place is a row of three houses and a detached house. On this map 'Chapel Cottage' is shown as are a number of outbuildings and a greenhouse, but the outbuilding in the south-eastern corner is no longer shown. The only difference in the 1904 Ordnance Survey map (Fig. 12) is that the greenhouse is no longer shown in the centre of the PDA. On the 1926 Ordnance Survey map (Fig. 13) there are less outbuildings in the centre of the PDA.

The precinct was enclosed with a wall and fragments of this wall have survived. The possible evidence of a return of the precinct wall from Hollow Road along the north wall of Chapel Cottage to Barton Road (Fig. 11) may suggest that Chapel Cottage was within the precinct.

The watercolour and drawing dating to sometime after 1811 (front cover and Fig. 14) show the tracery of the window salvaged from St Petronilla's Hospital (of little interest for this report), but do illustrate the large area of remaining precinct walls and may be of some value to the understanding of the relationship of the site of Chapel Cottage to Chapel Farm, the site of the former hospital.



Figure 8. Extract from Warren's map of 1791 (no scale)

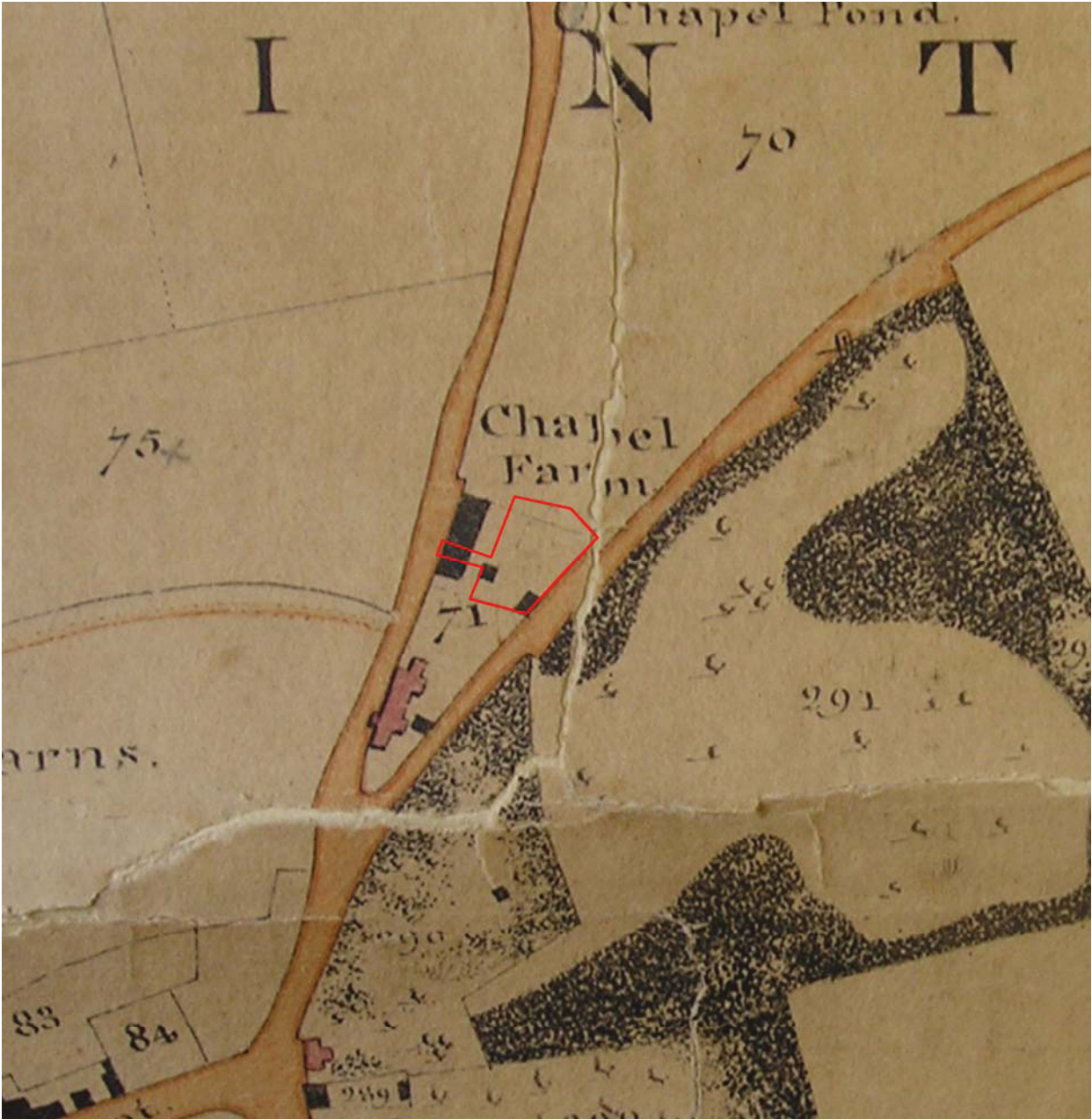


Figure 9. Extract from Payne's map of 1833 (no scale)

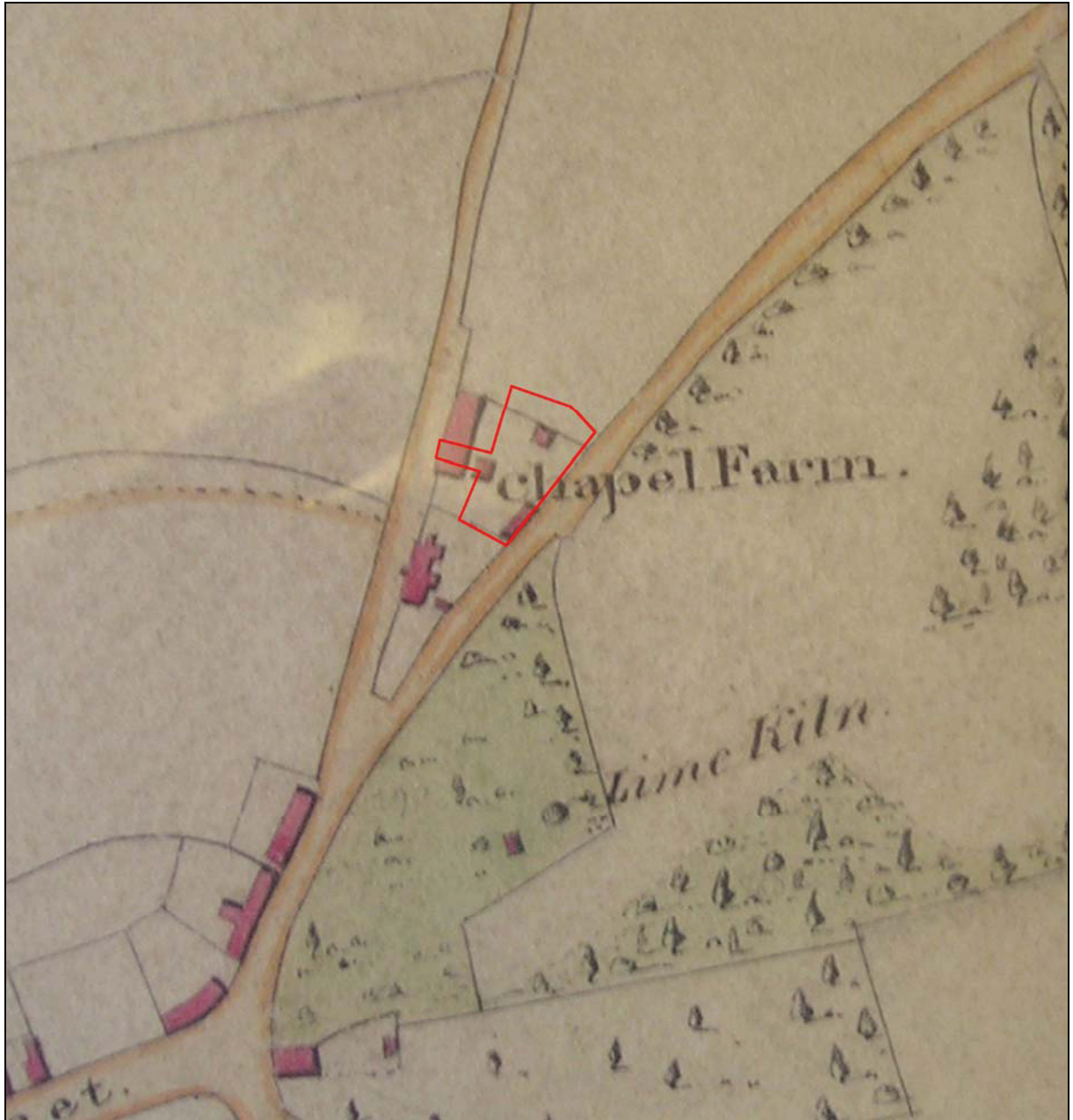


Figure 10. Extract from the 1845 tithe Map of Bury St Edmunds (no scale)

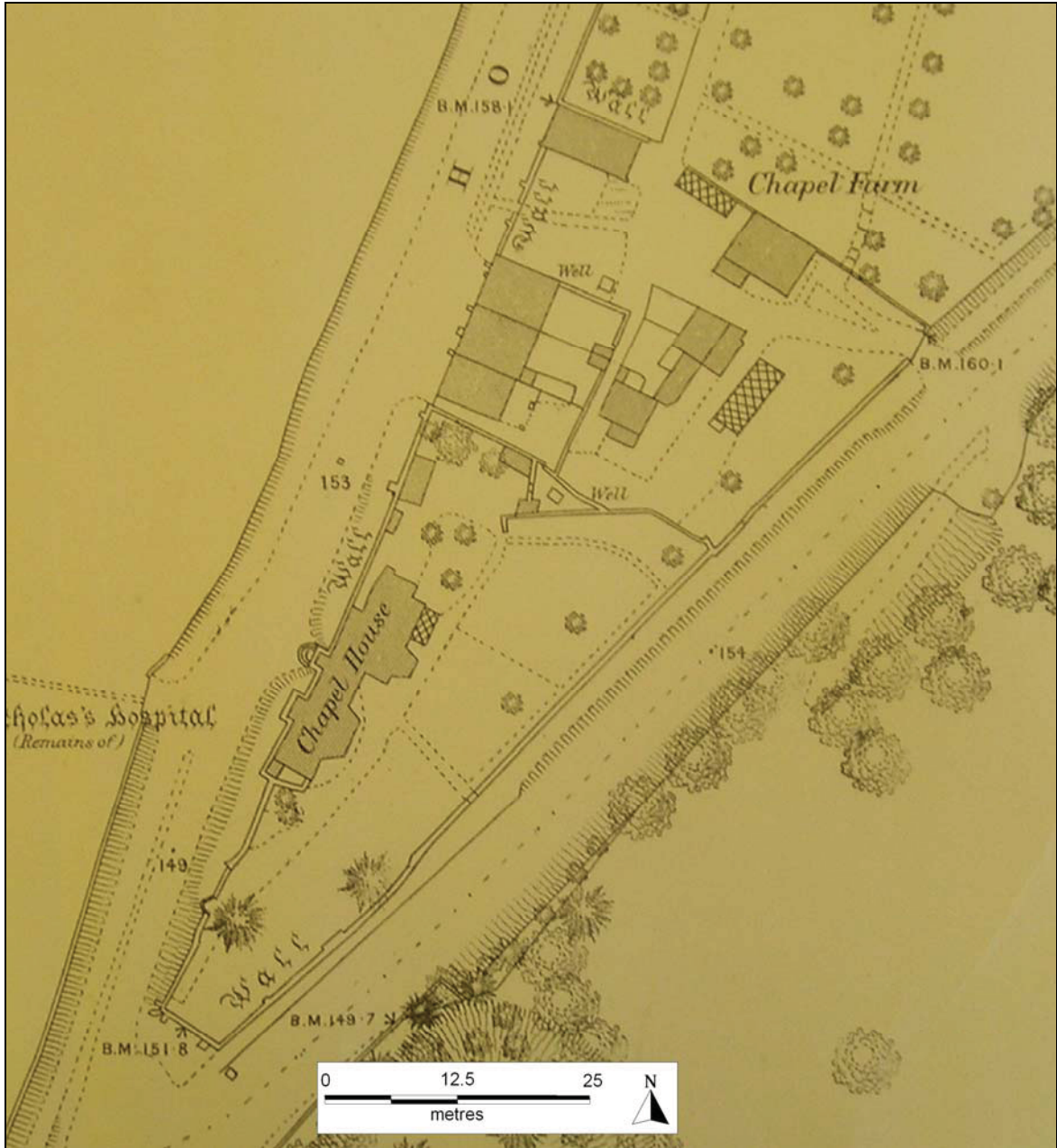


Figure 11. Ordnance Survey map of 1885

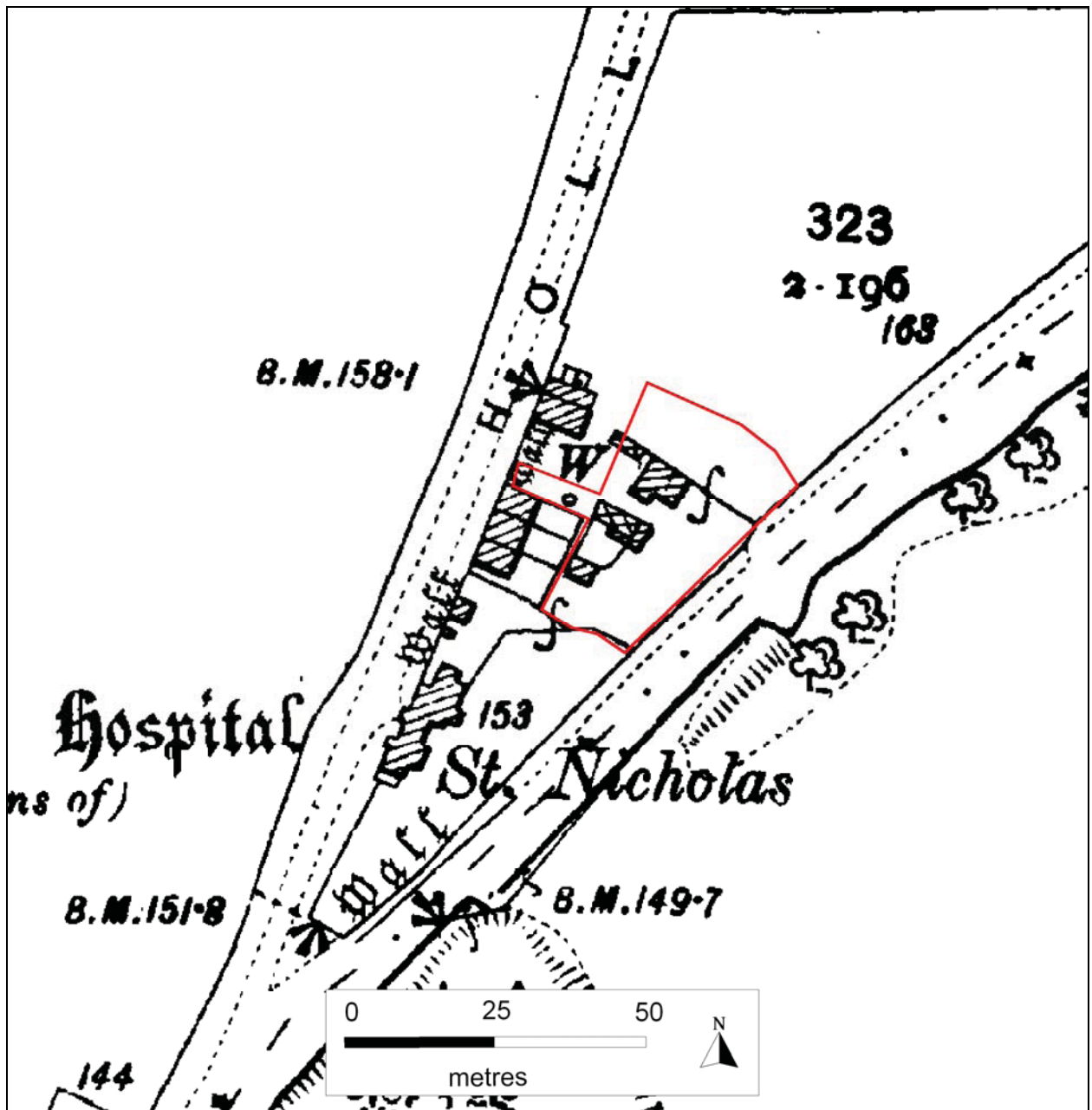


Figure 12. Ordnance Survey map of 1904

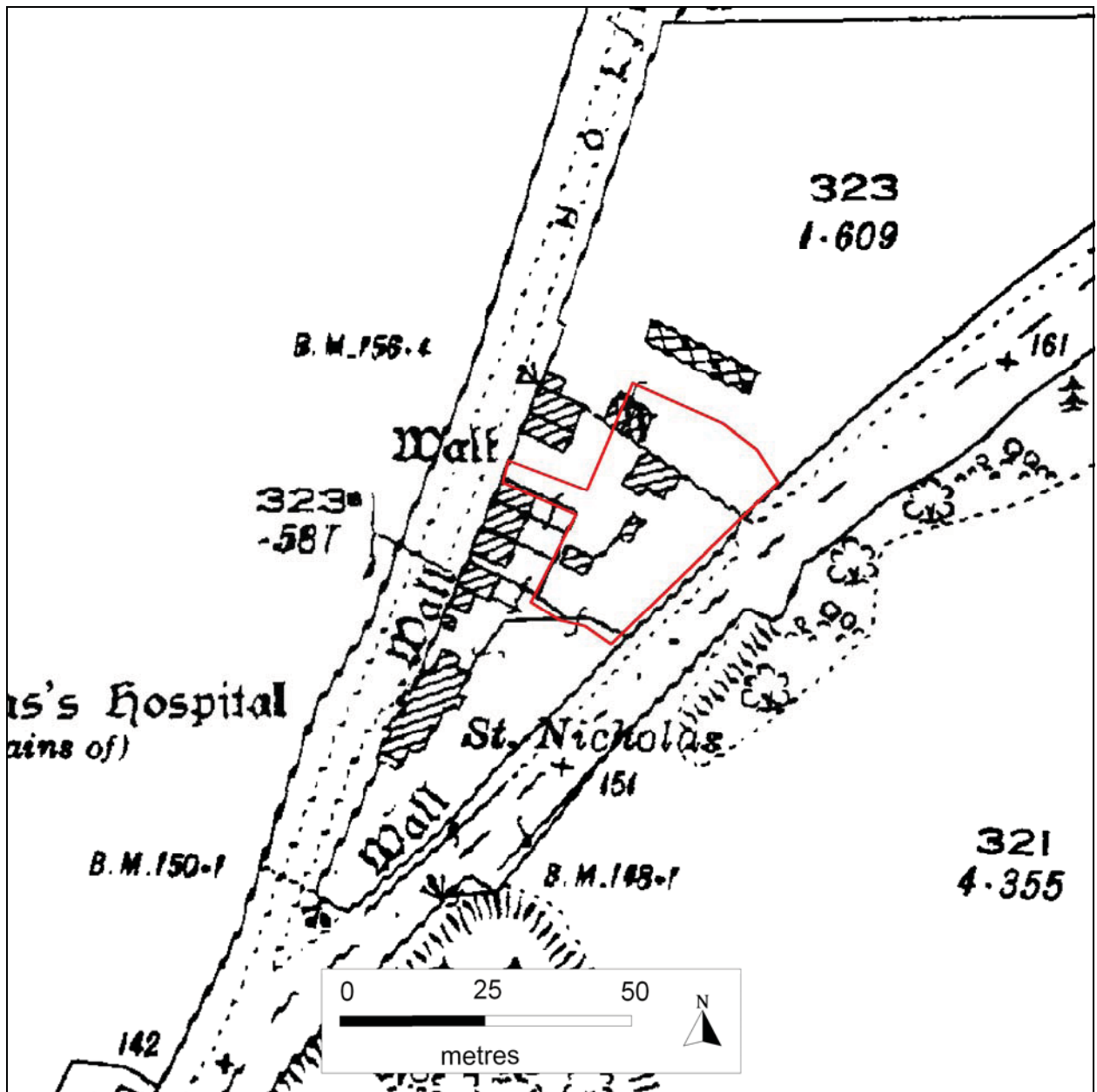


Figure 13. Ordnance Survey map of 1926



Figure 14. Drawing of St Nicholas's Hospital looking north sometime after 1811

3. Assessment of impacts and effects

The archaeological potential of the PDA

An examination of the Suffolk HER identified a small amount of evidence for activity from the prehistoric, Roman and Anglo-Saxon periods close to the PDA. This suggests that there is a low to moderate potential for encountering material from these periods within the PDA.

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

The PDA appears to be within the precinct of St Nicholas's Hospital, possibly indicated by the long standing property boundary visible on the earliest available map (Fig. 8) and as such there is a high potential for medieval material to be encountered. These remains could include buildings, evidence of domestic activity and burials.

Regional research framework

The potential archaeological information resulting from this project may offer the potential to address research priorities (Brown and Glazebrook 2000) relating to the church, its organisation, its role in society, its economic influence and the examination of any human skeletal material to identify evidence for diseases and diet.

Potential of preserved archaeological remains within the PDA

As discussed above the PDA has a moderate to high potential for archaeological material from the medieval period to be encountered. However, at some point in the past the natural soil profile has been altered either side of a property boundary by either terracing (to the south) or soil build-up (to the north) by 1.5-1.8m. This change in the soil profile corresponds to the proposed northern extent of St Nicholas's Hospital precinct (Fig. 3), possibly indicated by the long standing property boundary

visible on the earliest available map (Fig. 8). Depending upon which process has occurred it could affect the survival of any archaeological material that is present. Within the PDA some building activity has taken place in the last two-hundred years, but the extent to which this could have damaged any archaeological remains is not known. Further areas have seen no development and any archaeology present in these areas could be well preserved.

Assessment of the impact of the development on the archaeological resource

The impact on the archaeological resource of any development within the PDA will depend upon the type of 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 moderate to high potential for medieval remains to be present on most of the PDA, the impact could be considerable. Therefore any development of the PDA that disturbs the ground surface will need to be mitigated against.

4. Mitigation measures

In the first instance a 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

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

Although outside of Bury St Edmunds town wall the PDA lies on one of the major routes in and out of the town

The results of this DBA suggest that the PDA is in an area of high archaeological potential within the precinct of St Nicholas Hospital. These remains could include buildings, evidence of domestic activity and burials and the northern part of the PDA covers the possible northern boundary of St Nicholas's Hospital precinct.

The PDA has the archaeological potential to lead to a greater understanding of the occupation and development of St Nicholas Hospital.

Initial archaeological investigation would be through a trial trench evaluation to identify and assess the character, density and depth of any 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 funded and commissioned by E E Mortimer, James. The desk based assessment was carried out by James Rolfe, of SCCAS/FT, the documentary study by Anthony M. Breen, a freelance historical documentary researcher. The project was managed by Andrew Tester, Senior Project Officer, of SCCAS/FT.

Cover painting: K511/531 Watercolour St Nicholas Hospital/Chapel Farm

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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 Study by A.M Breen

Introduction

The research for this report has been carried out at the Suffolk Record Office in Bury St Edmunds. The site of Chapel Cottage is to the northeast of and adjoins the site of the remains of St Nicholas Hospital. St Nicholas Hospital was one of the former medieval hospitals of Bury St Edmunds, though 'The origins of this hospital are obscure' and the former hospitals records are extremely limited as 'There is no cartulary, and very few original charters survive' (Dymond 1994). The subject of the physical remains of each of Bury's medieval hospitals in relation to their history, earlier antiquarian descriptions of their remains, archaeological finds and present status has been addressed in Sue Anderson's well researched 1996 report 'The Medieval Hospitals of Bury St Edmunds- Recent finds and Antiquarian Work' and in examining her work there appears to be very little that can be gained from the re-examination of her source material.

In the post-medieval period the hospital site was known as Chapel Farm and the site of the present Chapel Cottage was part of that farm. Despite searches of both the computerised catalogue system CALM and an extensive search of the existing card indexes held at the record office, there appears to be no post-medieval deeds for this property at Bury. On Thomas Warren's 1791 Survey of the Borough the site of both the farm and the present cottage are shown within a single parcel of land measured at 4 acres 0 roods and 9 perches 'with yards' described as 'Chapel Farm' and then in the ownership of John Bradbrook. A later owner of the site Philip Bennett or Bennet who is mentioned in the 1996 report apparently purchased stone from the site of St Petronilla's, another of Bury's medieval hospitals, and 'preserved it, for future admiration by placing it at the west end of his Chapel Farm'. Once again all of the record office's existing catalogues were searched for references to these owners without success apart from a single reference to some letters written by Philip Bennet to Nathaniel Barnardiston in the period 1815-1819. Following the dissolution of the Hospital at sometime after 1535, the site of the hospital and probably its former estate were granted to William Hunnyngs during the reign of Edward VI (1547-1554). The full details of this grant are yet to

appear in print see (Dymond 1994 and Redstone 1906). Once again there is no reference to William Hunnyngs in the record office's catalogues.

Further search of the National Archive's own catalogues and their Access to Archives indexes had been carried out to discover if there are any records relating to this site held at another record repository. Once again this search has been unsuccessful. During the period when the site of the hospital and its lands was the property of the Crown a period of no more than twenty years c. 1535-1554, the receipt of income from the site should appear in the various ministers' accounts prepared by the officials of the Court and later Office of Augmentation, the body charged with the administration of the former monastic estates. Unfortunately the account rolls for this period have not been indexed in detail in the online catalogues. These account rolls held at the National Archives in Kew may contain some brief further details relating to this site.

The lands attached to Chapel Farm appear to have been entirely freehold. The only significant manor within the borough of Bury St Edmunds that continued to function in the post-medieval period appears to have been Holderness or East Gates Barns. Before the dissolution this manor had formerly been part of the estates of abbey's cellarer. Each of the late court books of this manor, that record the copyhold property, contains a contemporary index and these indexes do not contain any reference to either Bradbrook or Bennett (ref. E7/21/2 – 4). The lands of East Gate Barns extended to the fields to the southwest of the former hospital.

Medieval Records

David Dymond's 'Charters of the Medieval Hospitals of Bury St Edmunds' lists and translates just 18 medieval documents relating to this hospital (see 106-121B). These include small grants of lands, the gift of the tithe arising from these lands, the grants of annual fairs held on the 'vigil and the feast of the translation of St Nicholas [8-9 May]' and on 'the vigil and the feast of St Mathew the apostle [20-21 Sept.]' and letters of protection. Most of the grants of land were intended to support the masses and other religious services said in the hospital's chapel, 'since the soul of a dead person is believed to achieve salvation through the performance of divine offices'. The hospital's chaplain was required to 'dwell in the hospital' and to celebrate services 'in the hospital' as mentioned in a document of 1324. The ordinances of the hospital were set out and

confirmed in 1354-1355. The ordnances state that the hospital had been 'founded long ago for lepers' and that apart from celebrating masses and other services the duties of the master and brethren included the 'burial of the dead'. One of the gifts of lands is of some interest as it relates to a gift of lands in 1337 of '3 ½ roods ... at 'Le Cleypit' towards 'Le Northle"', 6 acres 'at 'Le Dykeshend' and abut at one headland on the road leading to Barton'. The positions of these pieces of land appear to be the same as other parcels of land shown as the property of John Bradbrook on the 1791 map. In the absence of the later property deeds for the site of the hospital and Chapel Farm, the evidence of the 1337 charter suggests that the lands forming Chapel Farm had been in the main if not in there entirety the lands of the former hospital.

David Dymond's work is a great improvement on earlier studies. The Victoria County History remains the standard work for the history of the former religious houses of Suffolk. Its description of St Nicholas is brief though it does include references to two late bequests to the hospital of vestments and a chalice in 1506 and 1534. The value of the hospital's annual income is given from the 1535 Valor Ecclesiasticus, however there are no details of the land attached to this foundation in either work. The four documents identified in an earlier study Copinger's 'Suffolk Manuscripts' all appear in David Dymond's work.

The antiquarian Rev Richard Yates had intended to publish a history of Bury's former medieval hospitals in chapter 29 of the second volume of his 'Abbey of St Edmund's Bury' published in 1843. The contents of the proposed second volume are described as a 'Prospective Sketch of the intended Contents' at the end of the published volume. The contents of this chapter remained in manuscript form and this manuscript is now at the British Library (ref. Egerton 2377). A photostat copy of the manuscript is available in Bury (ref. P755/33). He begins his description of St Nicholas with 'At Eastgate was St Nicholas Hospital consisting of a master and several brethren'. He was able to name just three of the masters in the fourteenth century drawn for his studies of various sources. He also translated Henry III's letters of protection to the Hospital dated February 1267 but this document also appears in David Dymond's work. Yates does mention that the site of another former hospital St Stephen's, was in his day the property of Philip Bennett and records the observations of earlier antiquarians. Unfortunately 'Hardly anything is known of St Stephen's'.

It cannot be assumed that the master and brethren of the hospital lived within the bounds of the present site. In late medieval and post-medieval record sources, there are references to the master of the hospital holding tenements in East Gate Street (Breen 2000).

Illustrations and Maps

In the absence of any property records that might be used to describe any of the buildings that may have formerly stood on this site of Chapel and the adjoining site of Chapel Farm it necessary to examine both illustrations of the site and large-scale maps.

There are three illustrations of the former hospital. The undated printed engraving (ref. K511/823) showing the tracery of the window salvaged from St Petronilla's and the wall beneath is of little interest. The other two views (ref. K511/531 & 517) again have been made from the south and both show the window. They are of limited interest to this study but do illustrate a large area of remaining precinct walls and may be of some value to the understanding of the relationship of the site of Chapel Cottage to Chapel Farm, the site of the former hospital.

Of the historic maps of this site the Ordnance Survey's 1:1250 plan sheet number XLIV.7.9 shows the positions of Chapel Farm and a row of cottages to the north facing Hollow Road, together with the positions of a number of ancillary buildings. Of particular interest is the line of the precinct walls at the junction of Barton Road and Hollow Road but continuing along Hollow Road with a return to the east in the direction of Chapel Cottage. A projected continuation of the return may suggest that part of the grounds of the cottage were within the precinct.

The lands forming this site as shown on the 1845 tithe map (ref. T77/2) were not titheable. Again this may be an indication that both had formerly been part of the hospital's possessions as the hospital's exemption from the payment of tithes had been granted to them in the early thirteenth century.

Richard Payne's 1833 map of Bury St Edmunds shows the position of the farmhouse marked in red and three other buildings marked in black set within two enclosures (ref. 586/2). The positions of the farmhouse and three other buildings facing both Hollow

Road and Barton Road are shown Thomas Warren's 1791 survey of the borough. The land on the opposite side of Barton Road may well include the lands mentioned in the 1337 charter.

Conclusion

It is not possible to trace the history of this site and the relationship between Chapel Cottage and the site of the former hospital of St Nicholas through documentary research. The medieval sources are limited and the post-medieval records apart from later maps non-existent. There should be documents produced by the court and later office of Augmentation during the brief period when the hospital was part of the possessions of the Crown. These records are now held at the National Archives but there are no specific references to the hospital in the existing catalogue.

The medieval hospital consisted of a chapel and some accommodation for the chaplain and possibly the master and brethren. The site may have included a burial ground for lepers. All the hospital buildings would have been located within the precinct. The lands attached to the hospital were used to provide income to support the chantry and its chaplain, and possibly at an earlier time the income from this source may have also supported the care of leprosy patients, though this is not apparent from the surviving documentary sources. The precinct was enclosed with a wall and fragments of this wall have survived. The evidence of a return of the precinct wall from Hollow Road in the direction of the present Chapel Cottage and Barton Road may suggest that Chapel Cottage was within the precinct.

Anthony M Breen February 2010

References

Maps

1:1250 Ordnance Survey Plan sheet number XLIV.7.9 pub 1885
T77/2 Tithe Map Bury St Edmunds 1845
586/2 Richard Payne's Plan of Bury St Edmunds 1833
M555 Thomas Warren's Survey of the Borough of St Edmunds 1791

Illustrations

K511/531 Watercolour St Nicholas Hospital/Chapel Farm n d
K511/517 Drawing St Nicholas Hospital/Chapel Farm n d
K511/823 Print St Nicholas Hospital/Chapel Farm n d

Photocopies

P755/33 Richard Yates Notes on the History of Bury St Edmunds (BL Egerton MS 2377)

Published Sources

Anthony Breen 'The Bury Rentals 1526 & 1547' Suffolk Family History Society 2000

W. A. Copinger, 'Suffolk Records and Manuscripts' Volume 1, page 399, London 1904

David Dymond, 'Charters of the Medieval Hospitals of Bury St Edmunds', Suffolk Records Society 1994

William Page, editor 'The Victoria History of the County of Suffolk' Volume II, London 1907

V.B. Redstone, 'Chapels, Chantries and Gilds in Suffolk' PSIA xii 1906 1-87 (see page 40)

Rev Richard Yates, 'History and Antiquities of the Abbey of St Edmund's Bury', London 1843

Appendix 2.

Brief and Specification

Brief and Specification for Desk-Based Assessment

CHAPEL COTTAGE, HOLLOW ROAD, BURY ST EDMUNDS, SUFFOLK

1. Background

1.1 A planning enquiry has been for the development at Chapel Cottage, Hollow Road, Bury St Edmunds, Suffolk (TL 863 648). **(Please contact the developer for an accurate plan of the development).**

1.2 The proposed application area is located on the east side of Hollow Road at c. 45 - 50.00m AOD. The underlying geology comprises chalky drift and chalk (loam over chalk).

1.3 The proposed development is located in an area of high archaeological potential. It is within or adjacent to the area of a medieval hospital (St Nicholas' Hospital) recorded in the County Historic Environment Record (HER no. BSE 025). It is also on a historic routeway into the medieval town. The site has good potential for the discovery of important archaeological features in view of its proximity to known remains.

1.4 A detailed 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, 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 may lead to a further programme of works, likely to consist of a general programme of archaeological evaluation (field survey, geophysical survey and trial-trenching). **A further archaeological specification will be required for any subsequent stage of work from the desk-based 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 500m beyond the parcel boundaries will be the minimum appropriate.

2.2 To identify any known archaeological sites 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 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 WSI as satisfactory. The 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.

3.2 Collation and assessment of all cartographic sources relevant to the site to identify historic landuse, the siting of old boundaries and any earlier buildings. Where possible copies should be included in the report.

3.3 Assess the potential for historic documentation that would contribute to the archaeological investigation of the site.

3.4 Re-assessment of aerial photographic evidence and, where relevant, a replotting of archaeological and topographic information by a suitably qualified specialist with relevant experience at a scale of 1:2500. It should be possible to obtain residual errors of less than $\pm 2m$. Rectification of extant mapped features such as field boundaries and buildings shall be undertaken in order to give additional indication of accuracy of the transcription.

3.5 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.

3.6 Ascertain whether there are other constraints on the site (e.g. SSSI, County Wildlife Site, AONB, etc).

3.7 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.

4.2 Synthesise the evidence and place it in its local and/or regional context.

4.3 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).

4.4 Comment on the reliability of the evidence and give an opinion on the necessity and scope for further assessment including field evaluation.

4.5 A comprehensive list of all sources consulted (with specific references) should be included.

4.6 A copy of the report should be deposited with the County Historic Environment Record within six months.

4.7 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.

4.8 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).

4.9 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.

4.10 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.

4.11 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.

4.12 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.

References

Brown, N. and 2000 *Research and Archaeology: A Framework for the Eastern*
Glazebrook, J. *Counties 2: research agenda and strategy E. Anglian Archaeol. Occ. Pap. 8*

Glazebrook, J. 1997 *Research and Archaeology: A Framework for the Eastern Counties 1: a resource assessment. E. Anglian Archaeol. Occ. Pap.* 3

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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.