

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SCCAS REPORT No. 2010/037

9 – 11, Great Whip Street, Ipswich

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HER information

Planning application no:	07/00242/FUL
Grid Reference:	TM 1654 4383
Curatorial Officer:	n/a
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Documentary Study:	A. M. Breen
Funding Body:	Living Architects
Oasis reference:	suffolkc1-72933

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1. Documentary Study (A.M. Breen)

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
SM	Scheduled Monument
SCCAS	Suffolk County Council Archaeological Service
SCCAS/CT	Suffolk County Council Archaeological Service / Conservation Team
SSSI	Site of Special Scientific Interest

Summary

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

The site lies within an area of documented settlement activity from at least the 10th century onwards. Previous excavations and investigations undertaken in the area, including a small excavation within the PDA itself, confirm that substantial settlement of this area of Ipswich started in at least the 7th century.

Map and documentary evidence suggests that Great Whip Street, which forms the western boundary of the PDA, was once the main road from Ipswich to the south and was connected to the town centre via a ford across the river immediately north of the site.

Some documentary evidence indicates that the lost site of St Austin's Green may partially lie within the PDA. The former parish church of St Augustine/Austin and the medieval hospital of St Leonard, the sites of which are unknown, are documented as being on or adjacent the green and consequently could also lie within the PDA. 19th century references talk of substantial amounts of human bone having been located in the area of the St Austin's Green suggesting a possible cemetery associated with the church or the hospital.

The site lies close to the River Orwell and the precise nature of land reclamation and flood defences in the area are not entirely clear. It is possible that early defences could be located in the east of the PDA. The site of the King's Cooperage and a post-medieval shipyard may impinge on the northern end of the site

The proposed development will have a severe negative impact upon the potential archaeological resource within the PDA. The proposed construction of housing with associated roadways and buried services will cause serious damage and even destroy any buried remains that may be present.

Consultation with the County Council Planning Archaeologist should be at the earliest opportunity to avoid any potential delays to the project as any further archaeological investigations that may be deemed necessary by the County Conservation Team can have cost and time implications.

It is recommended that in order to identify and assess the extent, character, density and depth of any archaeological remains that may be present a trenched evaluation of the site be undertaken. The results of this work will inform the decisions of the County Archaeologist in determining the need and scope for the next stage of archaeological works.

1. Introduction

Project background

This archaeological DBA has been prepared by Rhodri Gardner and Mark Sommers of the Suffolk County Council Archaeological Service for Living Architects.

This DBA is the first stage of a programme of archaeological works to access the archaeological potential of the PDA and was undertaken in advance of a residential development (application No. 07/00242/FUL).

Site description

The subject of this DBA covers an area of approximately 1.2ha centred at TM 1654 4383 and lies within the urban area of the major Suffolk town of Ipswich (Fig. 1). The site is bounded to the north and east by Stoke Quay and the New Cut, to the south by a mix of residential and light industrial development and to the west by Great Whip Street.

It is presently occupied by a series of open yards and late 20th century industrial buildings.

Geology and topography

The PDA is located close to the edge of the flood plain of the River Orwell, which originally ran some 100m to the northeast. The river now flows through an artificial channel which is located adjacent the roadway that forms the northeast boundary of the site. This channel, named the 'New Cut', was excavated in the 1830s in association with the conversion of the former river channel into the enclosed Wet Dock.

The PDA lies on ground that slopes gently to the north-east, from c. 4.5m AOD in the south-western corner to c. 3.5m AOD along the northern part of the eastern boundary.

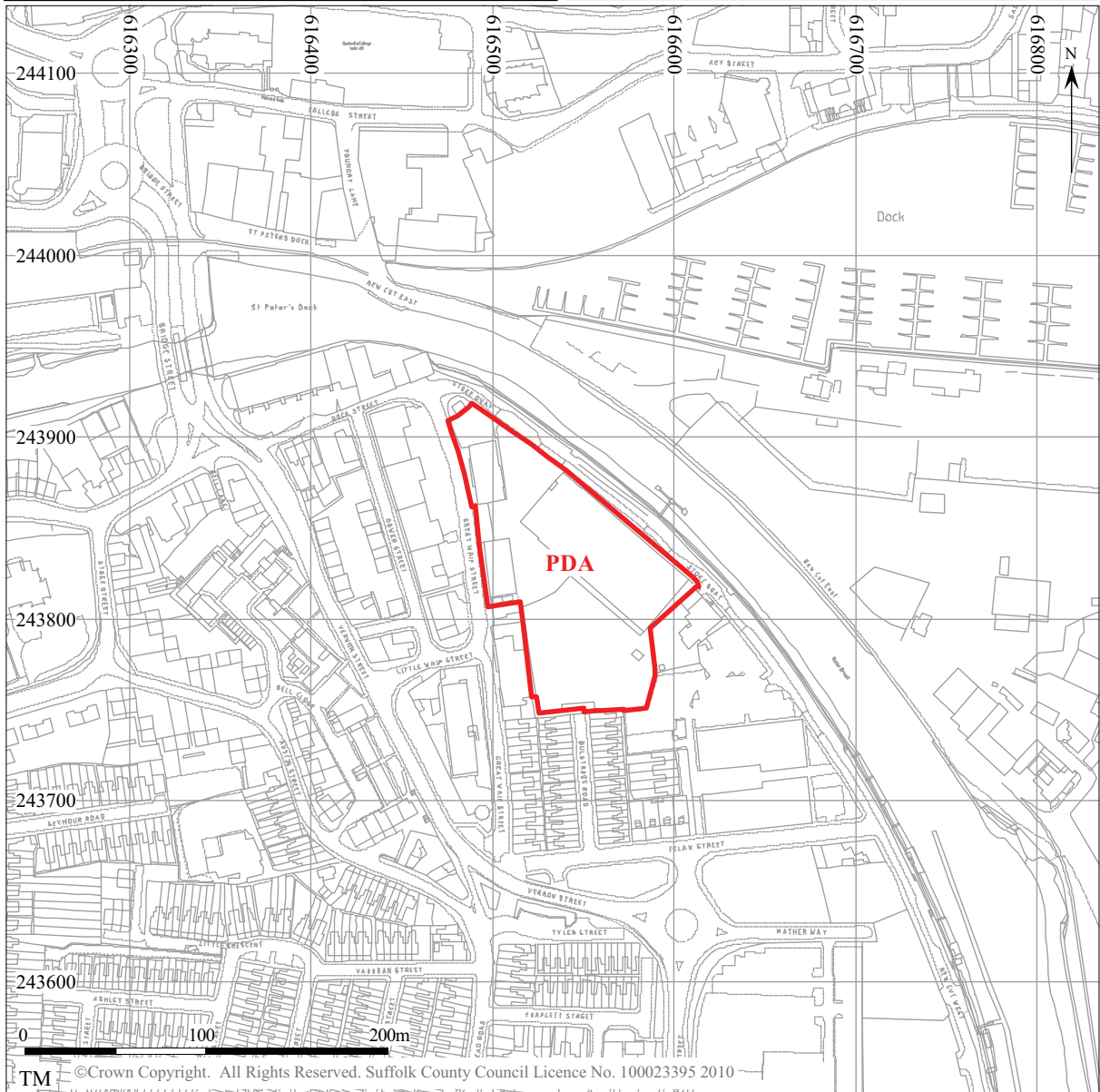
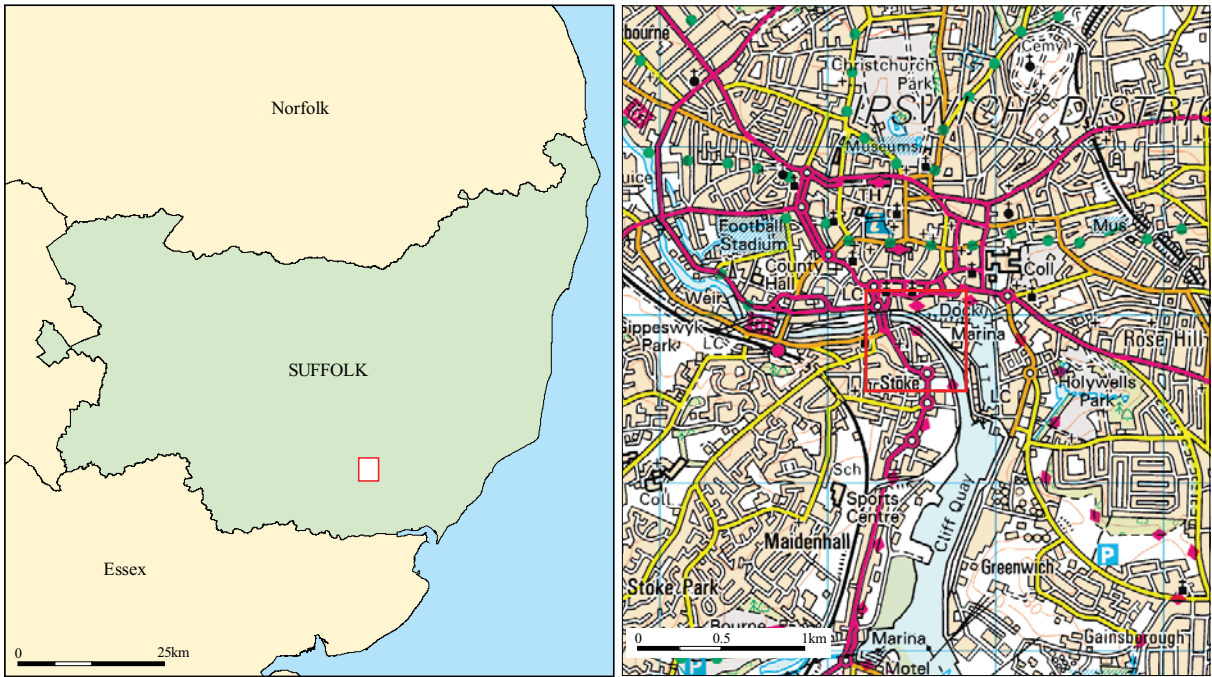


Figure 1. Site location plan

The underlying superficial geology in this part of Ipswich consists of sand and gravel drift deposits. Glaciofluvial in origin, these comprise a largely homogenous layer of sub-angular flints in a sand matrix. This deposit has been consistently identified in excavation throughout the southern two-thirds of the town. To the north beyond these gravels the surface geology is dominated by impermeable Boulder Till.

Borehole evidence in this part of the town is very sparse and consequently no detailed attempt at deposit modelling has been undertaken in this report.

Scope of this report

In order to set the PDA in its archaeological context a 250m diameter study area, centred on the centre of the PDA, was selected for examination.

This assessment examines the available archaeological sources. These include the Suffolk HER, reports of any archaeological investigations, all readily available cartographic and documentary sources and a site walkover.

Aims

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

Methods

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

- A search of the Suffolk HER for any records within 250m from the centre of the PDA. The results are described and mapped in the main body of the report.
- An examination of the literature with reference to archaeological excavations within the study area.

- A search for listed buildings within the study area, with particular reference to any that occur within the PDA. A summary is presented in the main report.
- An assessment of all cartographic sources relevant to the PDA to identify historic land-use, the siting of old boundaries and earlier buildings.
- A historical documentary; the results have been summarised in Section 2, with the full report presented in Appendix 1.
- A site walkover was conducted on the 23/02/2010, during 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 Monuments (SMs) and their settings as nationally important sites. There are no SMs within PDA and the development will not affect the setting of any SMs. The closest is the extant remains of Wolsey's Gate (SM No. SF31) located some 210m to the northwest. There are other SMs within Ipswich related to the Mid to Late Saxon town of 'Gippeswic', which forms the core of the present town, but all are located to the north of the river.

Listed buildings are protected under the Listed Buildings and Conservation Areas Act of 1990. This ensures that listed buildings are given statutory protection against

unauthorised demolition, alteration and extension. Buildings are listed because they are of special architectural importance, due to their architectural design, decoration and craftsmanship; also because they are of historical interest. This includes buildings that illustrate important aspects of the nation's social, economic, cultural or military history or have a close association with nationally important persons or events. There are no listed buildings within the PDA although three listed structures are present within the Study Area (Fig. 7).

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 the study area the closest being the Stoke Tunnel Cutting site (ID 1002329), located approximately 500m to the southwest. It comprises the Stoke deposits which consist of fossiliferous silts and clays forming part of a high level terrace of the River Orwell and are important in the correlations of Ipswichian interglacial sites in Britain.

2. Results

Suffolk HER search

The County Historic Environment Record (HER) only represents the archaeological material that has been reported, 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.

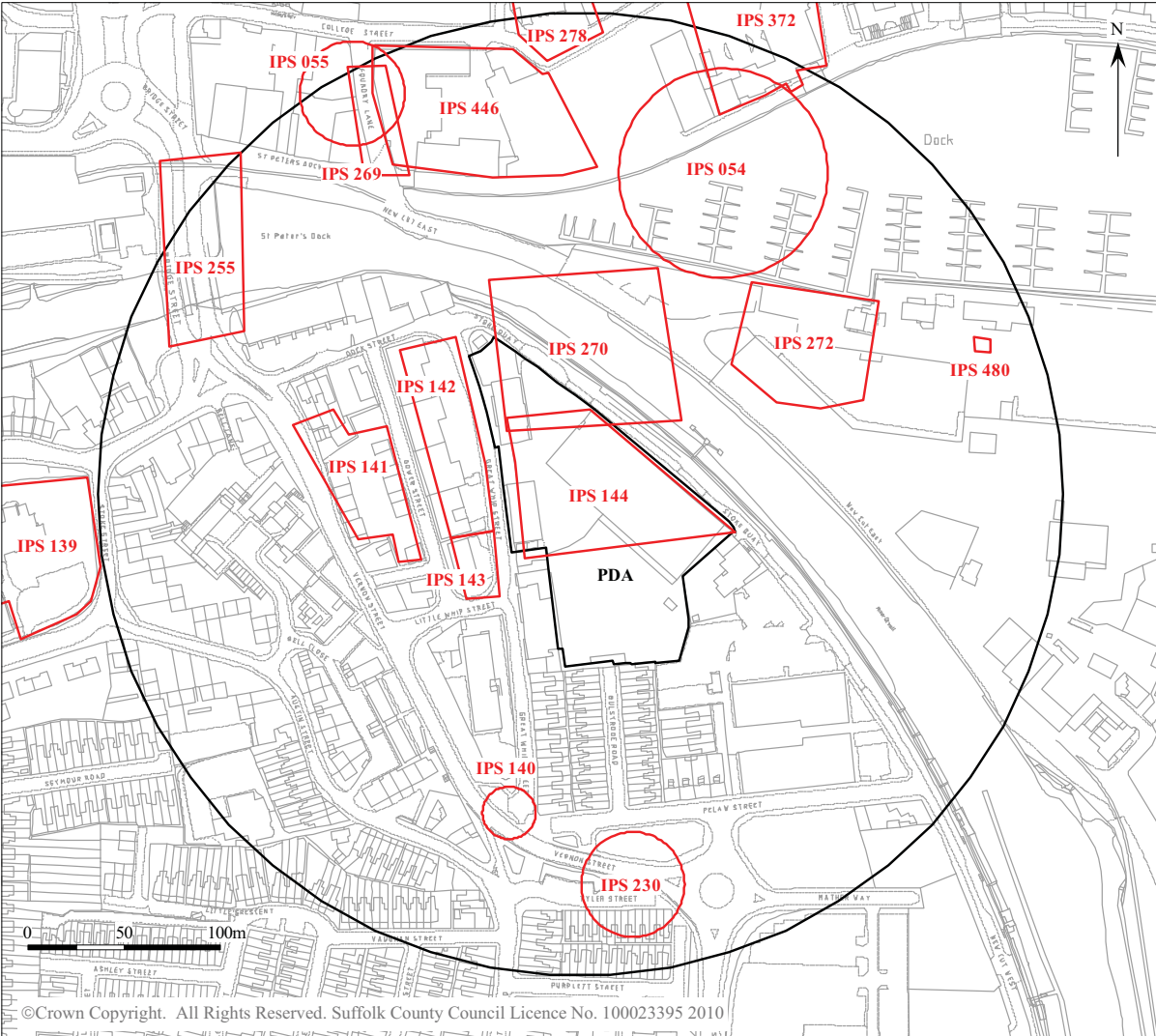


Figure 2. Sites recorded on the HER within 250m of the PDA

All known archaeological sites within the Study Area

A total of seventeen sites are recorded within 250m of the centre of the PDA. These are summarised in the table overleaf and their locations are plotted in Figure 2.

<u>HER ref.</u>	<u>Description</u>
IPS 054	Roman pottery findspot. Includes an urn and globular vessels, a fibula in the form of a bee and a dog shaped bronze lamp (TM 1660 4400).
IPS 055	Bones skates and the skeleton of a youth found at depth of 11 feet within the river mud deposits. Saxon in date (TM 1641 4404).
IPS 139	St Mary's Church. Extant medieval church and churchyard (TM 1624 4381).
IPS 140	Conjectured site of St Augustine's Church (TM 1649 4367). <i>See overleaf for further details.</i>
IPS 141	Excavation of complex multi-period deposits undertaken in 1975 (TM 1642 4384). <i>See overleaf for further details.</i>
IPS 142	Observation of construction work, 1978 (TM 1646 4385). <i>See overleaf for further details.</i>
IPS 143	Excavation of complex multi-period deposits undertaken in 1980 (TM 1648 4379). <i>See overleaf for further details.</i>
IPS 144	Excavation of complex multi-period deposits undertaken in 1974 (TM 1650 4384). <i>See overleaf for further details.</i>
IPS 230	Watching brief undertaken in 1989 which revealed heavy truncation and modern disturbance was recorded along with a single undated feature. A single sherd of Ipswich ware was recovered from the overburden (TM 1657 4363).
IPS 255	Documentary evidence for the existence of Stoke Bridge. Shown on Bowen's map of 1755 and Hodskinson's map of 1783. Actual construction date unknown but one of the two earliest bridges in Ipswich – first recorded in c. AD 970 (TM 1654 4392).
IPS 269	Narrow slipway shown on 1837 drawings of Ipswich Dock area by Edward Caley suggestive of a shipyard (TM 1642 4402).
IPS 270	Site of King's Cooperidge as shown on Ogilby's map of 1674. Later a shipyard as depicted on Pennington's map of 1778. Site largely destroyed by

	the New Cut but may isolated related features surviving on southern bank within the PDA (TM 1654 4392).
IPS 272	White's map (1867) shows a shipyard built on land reclaimed during the construction of the Wet Dock. Possibility of related features surviving on southern bank (TM 1667 4392).
IPS 278	St Mary at the Quay. Extant medieval church and churchyard (TM 1651 4409).
IPS 372	Three sherds of Thetford ware recovered during monitoring (TM 1662 4406).
IPS 413	PDA lies within area of the medieval town of Ipswich, defined as Area of Archaeological Importance in Local Plan.
IPS 446	Gravelly/silty layers containing Thetford type wares to west of medieval cellared building suggest deposition to raise ground level during Mid-Late Saxon period (TM 1648 4403).
IPS 480	Post-medieval lime kiln as shown on 1 st Edition Ordnance Survey map (1:2500 scale, c. 1880s) within Orwell Mills (TM 1674 4391).

Table 1: Summary of HER information held for the surrounding Study Area

Several of these sites require more detailed description. The following five sites (IPS 140, 141, 142, 143 and 144) have unfortunately yet to be published. Consequently the information below was compiled from original site files held in the County HER in Bury St Edmunds.

The excavation at IPS 140 (IAS 7401) was very small and its site plans are not worth reproducing here. Similarly, IPS 142 (IAS 7403) was only a Watching Brief, so no suitable plans can be reproduced here. However IPS 141, 143 and 144 yielded more complex results. The locations of the areas of excavation have been plotted in more detail (see Figure 3).

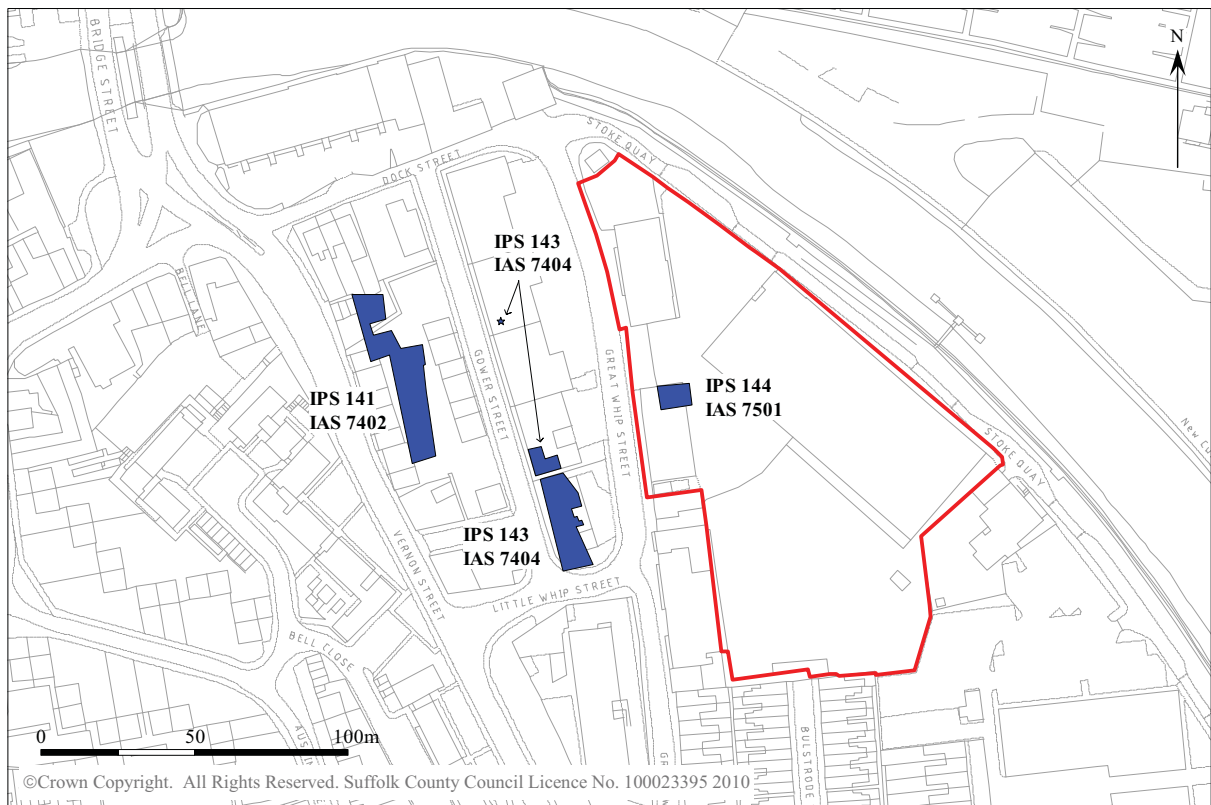


Figure 3. Previous excavations

IPS 140 (IAS 7401)

This area had long been suggested as the site of St Augustine’s church, which was in use until at least 1482. It has also been conjectured that any southern circuit of the Saxon or medieval town defences might be in this location, based partly on the past street alignments in the area. A very small excavation (totalling just 15m²) in 1974 did not yield any evidence for medieval features but it did record two Late Saxon pits containing Thetford type ware. A small quantity of unstratified Ipswich ware was also recovered, indicating Middle Saxon occupation in the vicinity, although no incised features of that date were observed.

IPS 141 (IAS 7402)

Approximately 500m² was excavated here in 1975. The site is most notable for the presence of a large Middle Saxon ditch (highlighted in Figure. 4). This was aligned approximately north-north-east to south-south-west and was some 4m wide and 1.65m deep. This was large enough to serve as a significant boundary feature and is similar in size to the Late Saxon ditch that formed the town defences north of the river. However, it is not thought that the Middle Saxon town was formally defended

with such a feature. Its alignment is also unsuited to such an interpretation. As such its function remains unknown. Other Middle Saxon features included four pits, several post-holes and a foundation trench. A partial phased plan was available for examination and this showed no Saxon features to the west of the ditch, so it is perhaps possible that the ditch marks a western boundary to an area of settlement largely confined to the river's edge to the east. All these were associated with Ipswich ware and Badorf ware pottery. Small finds included tweezers, a pin, a sheepbell, knives, shears, loomweights, jet fragments and bone combs and needles. Earlier occupation in the vicinity was attested to by the presence of residual worked flints and Roman roof tile. Later occupation was confirmed by the presence of at least two pits and a group of post-holes of late medieval date. A large number of post-medieval features were also recorded. The complexity of the archaeology is demonstrated by the site plan reproduced in Figure 4.

IPS 142 (IAS 7403)

Construction of a new warehouse in 1978 involved cutting into the existing slope by up to 2.5m. Only in the south-western corner of the site was natural subsoil exposed at this formation level. No incised archaeological features could be seen cutting the natural sands and gravels. Pottery of Saxon and medieval date was recovered from elsewhere on the site (Ipswich ware, Thetford ware and Early medieval coarsewares). Of particular note were contractor's comments relating to very deep (4m+) feature(s) in the central part of the site (denoted by the star in Figure 3) with preserved/waterlogged wooden remains. Unfortunately this was not observed by members of the SCCAS at the time.

IPS 143 (IAS 7404)

Excavation of c. 200m² was undertaken in 1980. Archaeological deposits were encountered across the site beneath 0.6m to 1.3m of overburden. The earliest evidence took the form of one possible Roman pit. Other residual finds included a 3rd century coin, shell gritted ware and a grey ware rim, also attesting to a Roman presence in the vicinity. Middle Saxon evidence comprised eight pits and one 'slot'. Associated finds included Ipswich ware, Tating ware and Badorf ware pottery, a bronze tweezers, a pin and fragments of lava quern. Unlike at IAS 7402 there was

clear continuity into the Late Saxon period. This comprised three pits and a post-hole associated with Thetford ware and St Neots ware pottery and a bone comb. Medieval features were also recorded. These included five pits of 11th to 12th century date, associated with early medieval coarsewares, and an oven and two pits of later medieval date. Other medieval finds included a bronze pin, ring and bone needle. Further monitoring of an extension to one of the buildings constructed after the original 1980 excavation was carried out in 1998. A single undated feature was observed beneath c. 1m of overburden. Again, the original site plan (see Figure 5) clearly demonstrates the complexity of the site.

IPS 144 (IAS 7501)

This site is of particular importance as it lies within the proposed development area. In 1974 a small (c. 70m²) excavation was carried out. The surface of the natural deposits (and therefore the top of incised archaeological features) was encountered between 1.28m AOD (in the north-eastern corner of the site) and 1.67m AOD (in the south-western corner). The depth of overburden varied slightly between 1m and 1.2m below the ground level at the time. The earliest features were two pits, a possible post-hole and a slot of Middle Saxon date. These were all associated with Ipswich ware. A single slot was attributed to the Late Saxon period (although this is not clearly differentiated in the phased plan reproduced in Figure 6). It is also worth noting that there is record in the County SMR of Ipswich ware and Thetford ware being recovered during building works somewhere within the site in 1956. Medieval features included three pits of 11th to 12th century date. A similarly dated ditch running parallel to Great Whip Street was also recorded. Two later medieval pits were also encountered. Finds included imported 11th to 12th century pottery and a 15th/16th century strap end.

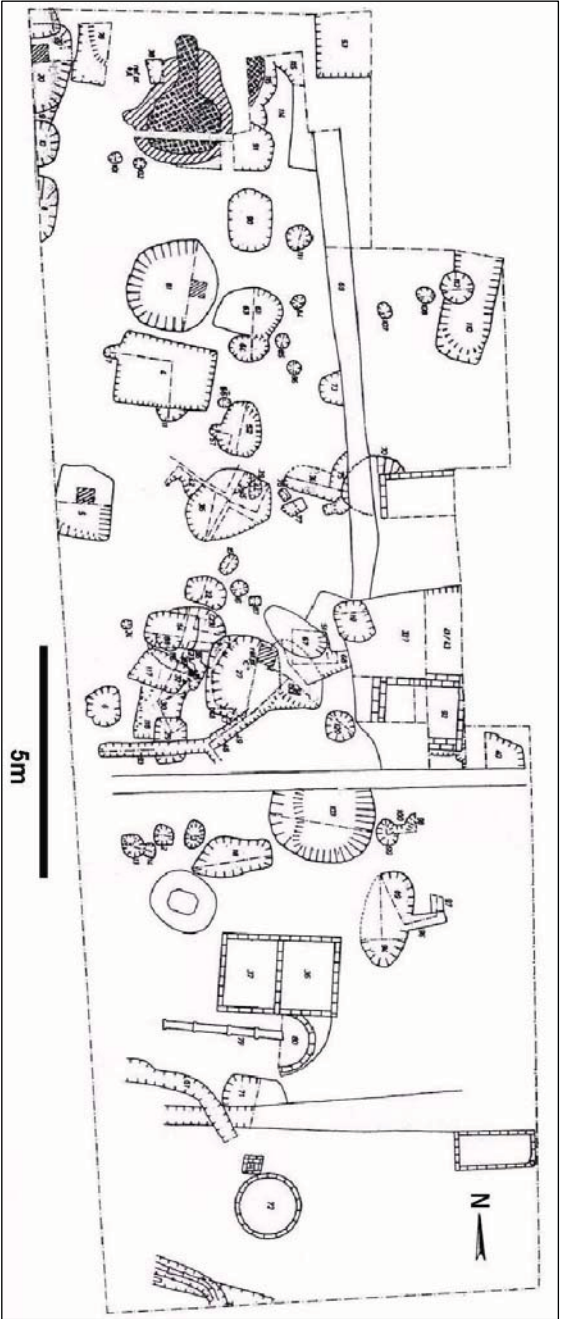


Figure 5. IPS 143 All features plan (unphased)

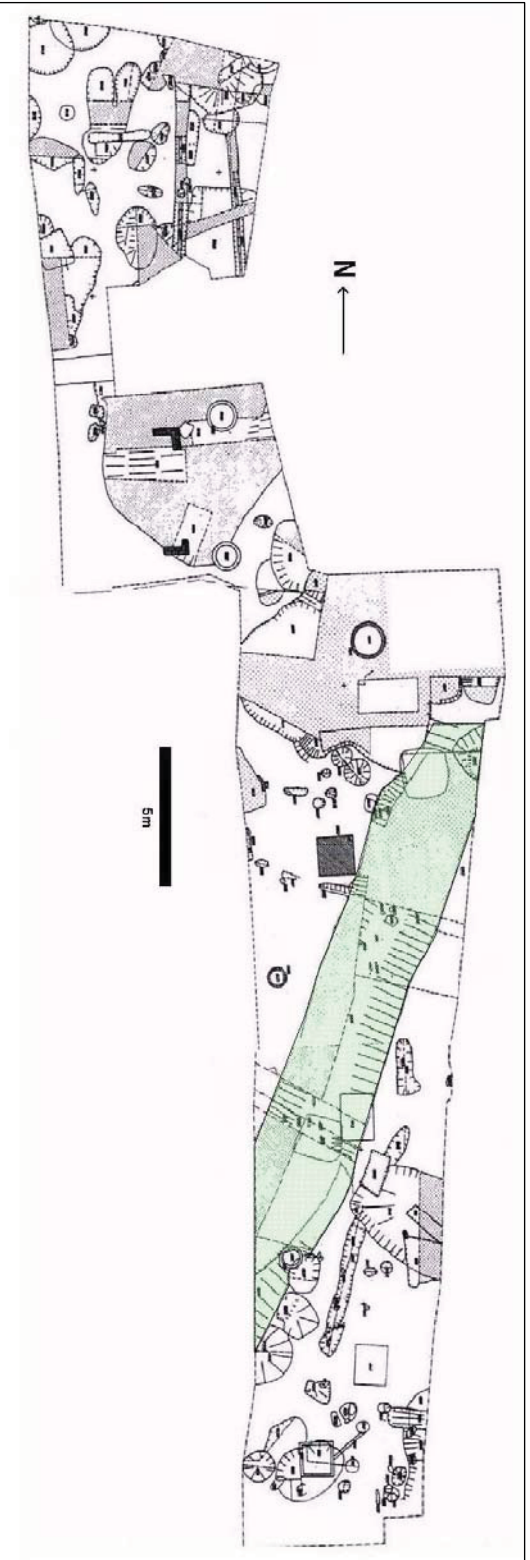


Figure 4. IPS 141 All features plan (unphased)

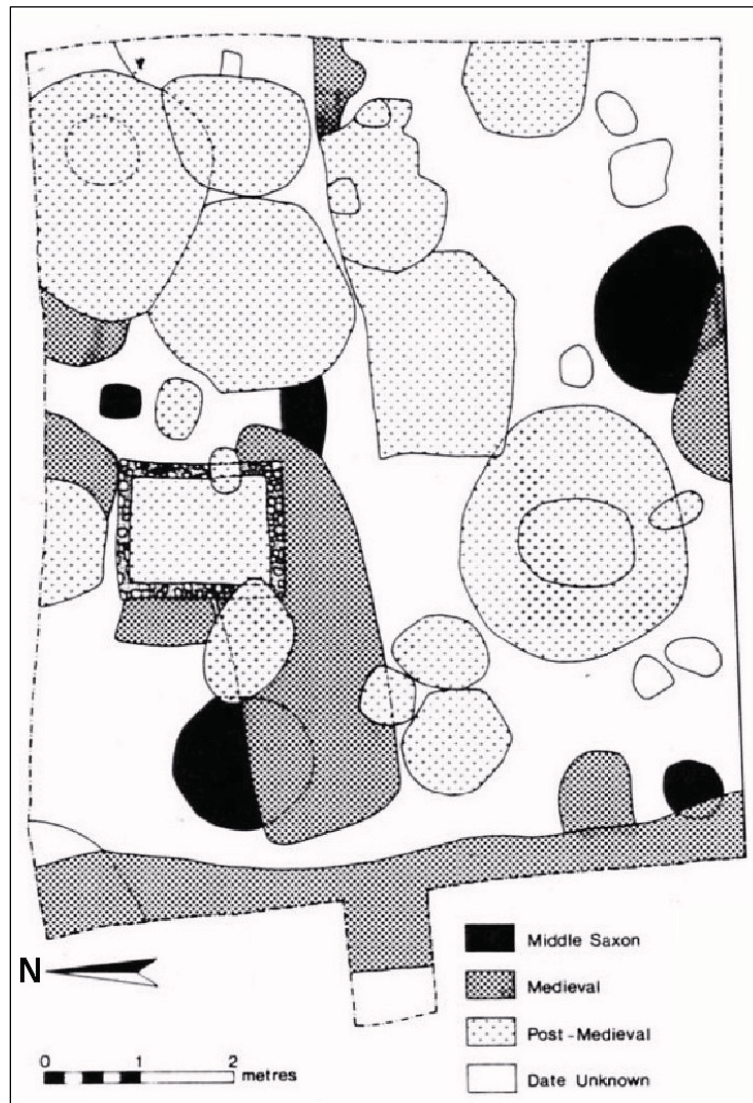


Figure 6. IPS 144. All features plan

Listed buildings

No Listed Buildings exist within the PDA although three listed structures are present within the Study Area. Their locations are shown in Figure 7 (numbered 1, 2 and 3).

They comprise:

- 1 Gipping House/Stokebridge Maltings (Listed Grade II). Late 18th century or early 19th century warehouse later converted to maltings, now residential.
- 2 The Old Bell Inn, Nos. 1 -3 Stoke Street (Listed Grade II). An early 16th century timber-framed and plastered building with an L shaped plan, considerably altered in the 18th century and later.
- 3 42-44 Felaw Street (Listed Grade II). 19th century maltings comprising two large blocks overlooking the New Cut.

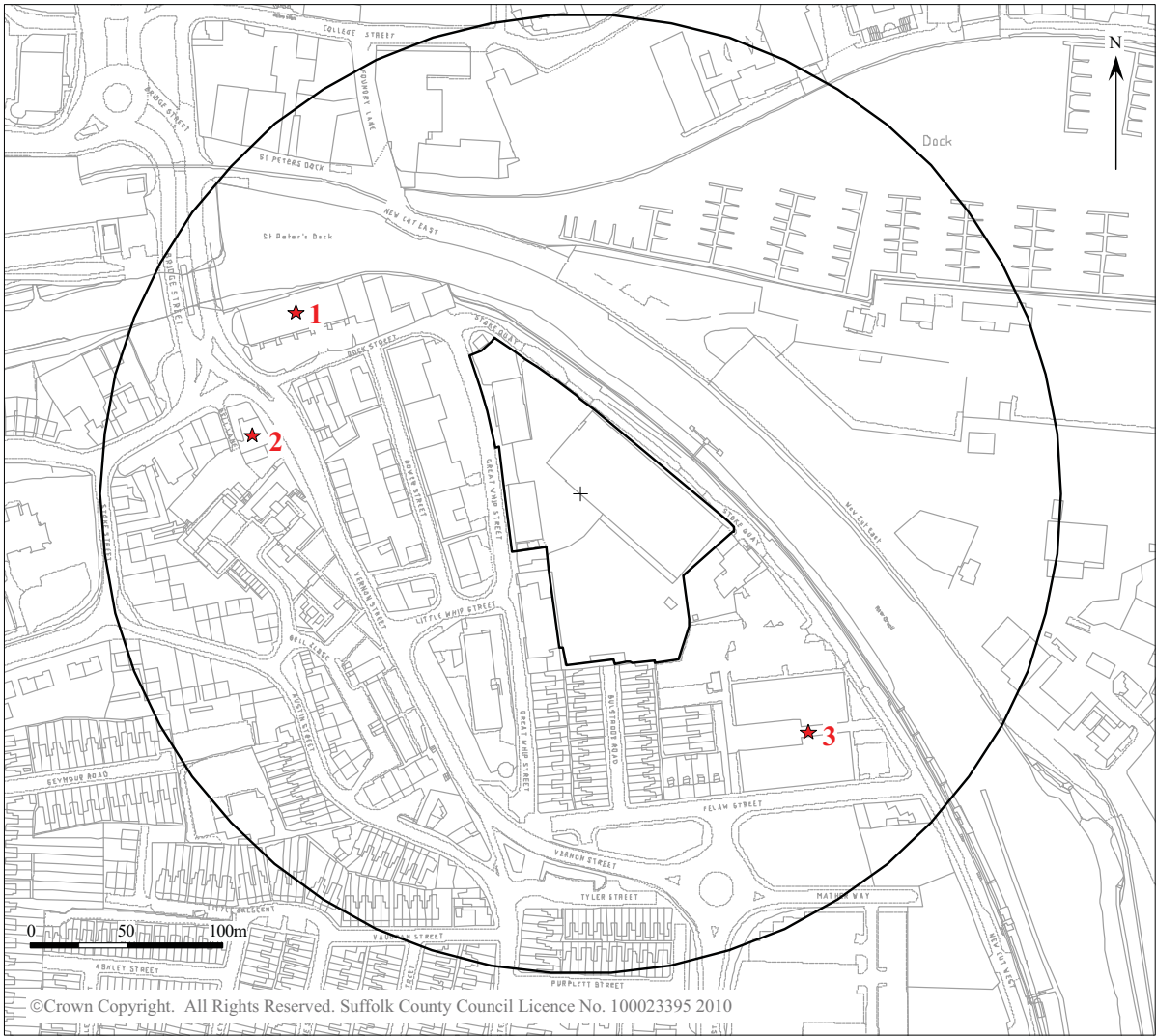


Figure 7. Listed buildings within the Study Area

Historic map search

This section comprises a summary of the segment titled 'Cartographic Evidence' in A.M. Breen's Historic Documents report. A full version of the complete report is included as Appendix 1.

The earliest depiction of this area is on John Speede's 1610 map of Ipswich (Fig. 8). None of the streets are named and most of the buildings shown are clustered at the southern end of Stoke Bridge and at the corners of Dock Street, Bell Lane and Stoke Street. There appears to be a continuous line of buildings along the eastern side of Great Whip Street though few buildings beyond these areas. It also shows the inlet at the northern end of Great Whip Street which may relate to an earlier ford.

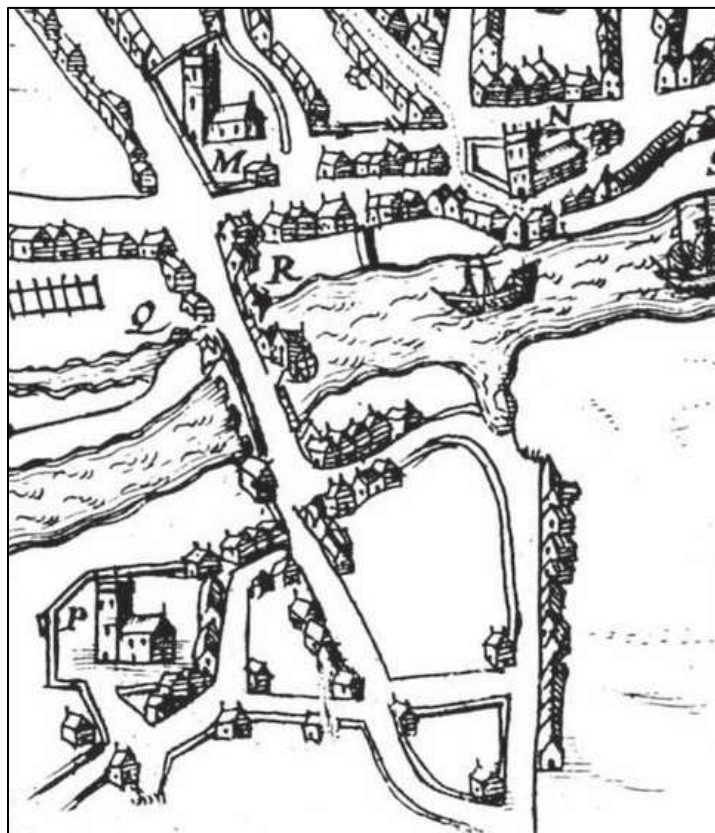


Figure 8. Extract from Speede's map of 1610

Ogilby's map of 1674 (Fig. 9) gives the street names and at the southern end of Great Whip Street the small triangle of land on the western side of the road is marked with the letter 'b' and named in the legend as "Trinity Chapel". On this map the main area of this site, apart from the various houses depicted along Great Whip Street, is named as Upper Marsh. The Kings Cooperage is also shown. The line of southern boundary of this site is depicted for the first time as the southern boundary of a parcel of land named 'Upper Marsh'.

A shipyard is shown at the northern end of Great Whip Street in the place of the cooperage and a lane is shown between the shipyard and the property of Mr Mather to the south. There are fewer houses fronting on to Great Whip Street.

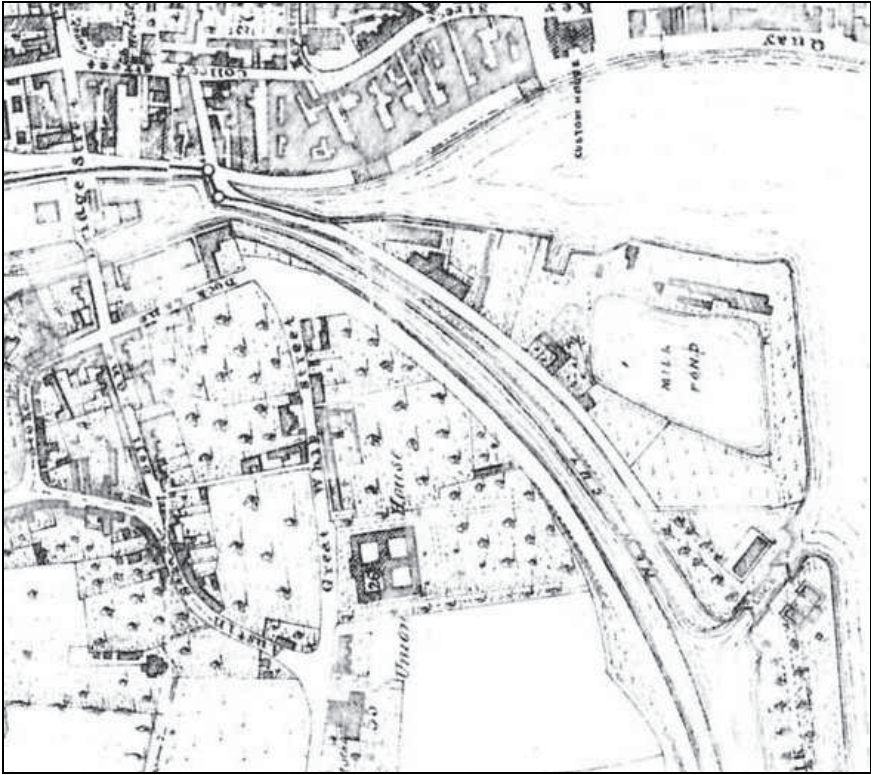


Figure 11. Extract from Monson's map of 1848

Monson's map of Ipswich 1848 (Fig. 11) is the first to show the full parish boundaries for all of Ipswich's parishes. The boundary crosses to New Cut to the south of this site and joins the road at a point marked 'Hospital School'. The Union Workhouse is shown in detail with a continuous line of houses fronting Great Whip Street to the North.

The site of the 'Hospital School' is marked as 'Blue Coat School' on White's map of 1867 (Fig. 12). This map shows the new streets in the area to the south of the 'Workhouse'. The names include Felaw, Tyler and Purplett named after benefactors of the town's charities.

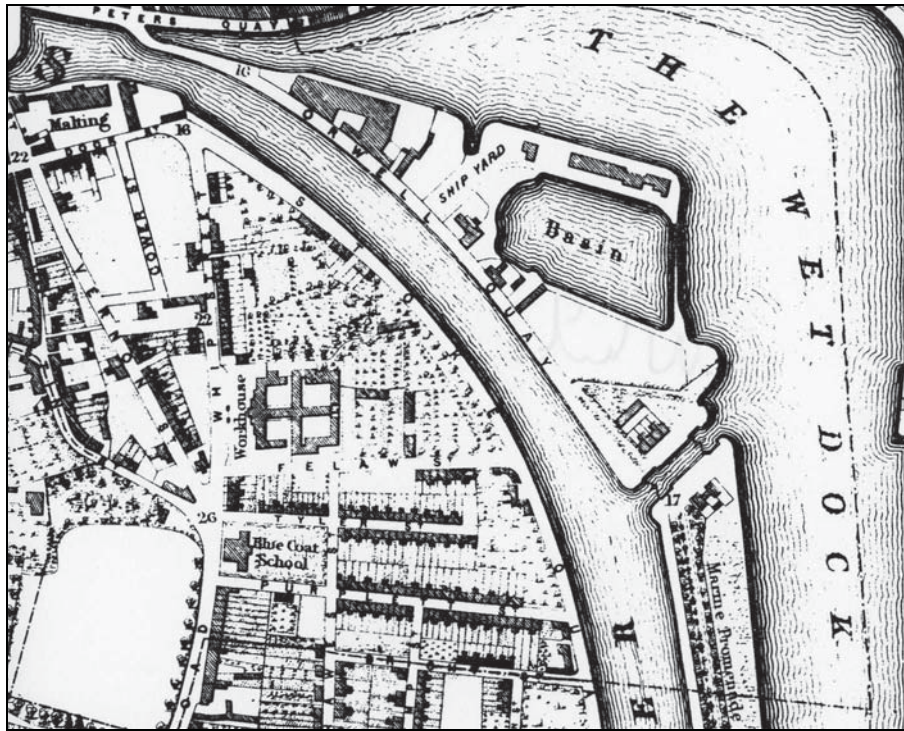


Figure 12. Extract from White's map of 1867

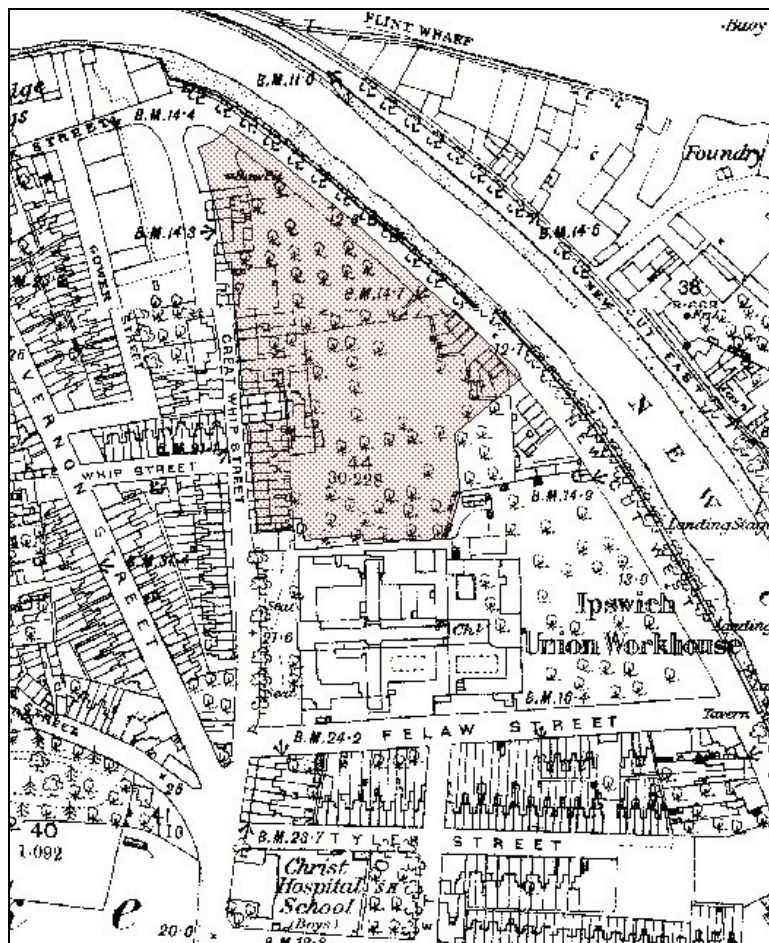


Figure 13. Extract from First Edition Ordnance Survey map

Copies of the first three editions of the Ordnance Survey maps for the area were also consulted. The first edition of c. 1885 (Figure 13) shows very few changes in the area of the site apart from a few additional houses along New Cut West.

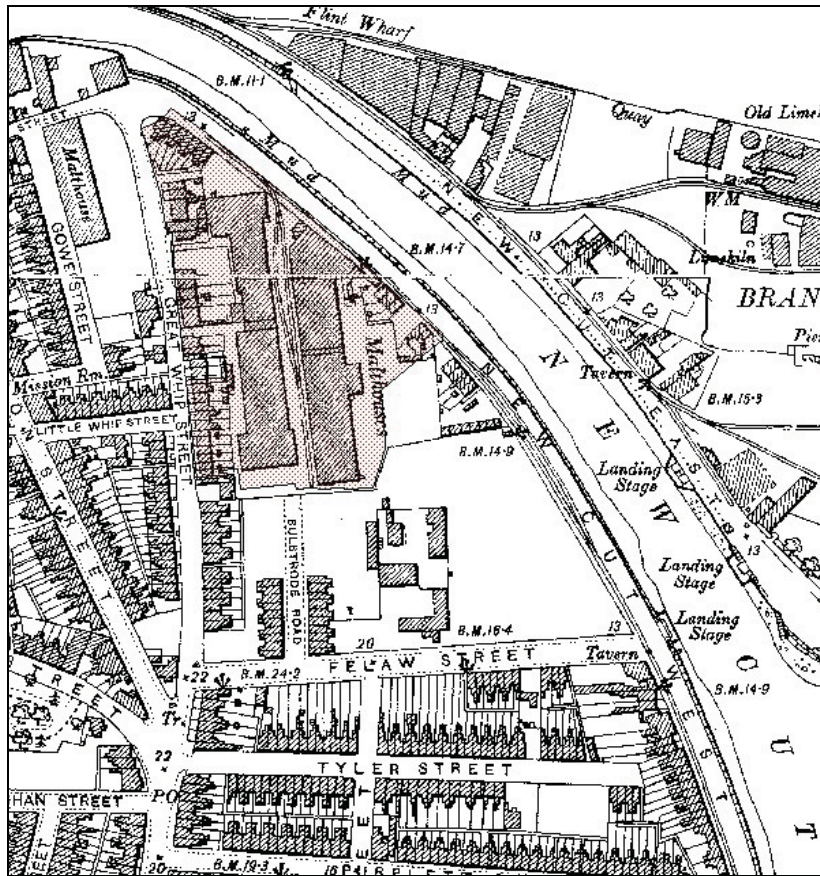


Figure 14. Extract from Second Edition Ordnance Survey map

By the time of the second edition of 1904 (Figure 14) the former Ipswich Union Workhouse had been demolished and part of the site used for houses along Great Whip Street and either side of Bulstrode Road. The orchards and gardens shown on the first edition within the area of this site are gone, replaced with malthouses and railway sidings providing access to them.

On all the maps from Ogilby in 1674 to these Ordnance Survey Maps the line of the southern boundary of this site has remained the same. At the northern end the eastern stump of the former drift way is still retained. Great Whip Street appears to be the main north south route across this area.

Documentary study summary

This section comprises a very brief summary of some of the salient points from A.M. Breen's Historic Documents report. A full version of the complete report is included as Appendix 1.

Early documentary evidence refers to occupation of this area of Ipswich by the 10th century and there is a suggestion that Great Whip Street once formed the main road to the south of the town and that a ford across the river existed close to the northern edge of this site.

Throughout the medieval and post-medieval periods there is documentary evidence for occupation along the east side of Great Whip Street and along the east side of the PDA from the mid 19th century once the New Cut had been created.

The PDA was located within the former parish of St Augustine, also known as St Austin's, prior to its incorporation into the parish of St Peter sometime in the early 16th century. The latest confirmed documentary reference to St Austin's parish is in 1484. The location of the parish church is unknown but is stated to have been within St Austin's Green, the location of which is also unknown but there is some documentary evidence that it possibly lies, at least in part, within the PDA. There are medieval references to the establishment of St Leonard's Hospital and it has been suggested that it may have reused the redundant parish church buildings or a nearby site.

There are 19th century references to large amounts of human bone being uncovered within an area known St Austin's Green suggesting a burial ground associated with the church or possibly the hospital which may partially lie within the PDA.

Site walkover

The site was visited on 23/02/2010. A rapid observation of the site from the footpaths surrounding the site was made but little could be learned. The extant buildings were all relatively modern and their external appearance gave no indication of the degree of ground disturbance they may have caused. The remaining parts of the site were all under concrete slab.

3. Assessment of impacts and effects

The archaeological potential of the PDA

Prehistoric

A small number of residually occurring worked flints were recovered from IPS 141. This is the only firm evidence for prehistoric evidence in the vicinity. Prehistoric exploitation of the foreshore along the Gipping Valley is not uncommon however, so the possibility of prehistoric deposits being preserved in the eastern part of the site cannot be discounted. Nevertheless, the site can be said to have **very low** potential for the preservation of prehistoric deposits.

Roman

A single possible Roman feature and some residual Roman finds were recorded at IPS 143 (corner of Gower Street and Little Whip Street) and further residual finds were recovered from IPS 141 (between Vernon Street and Gower Street). The site therefore has **low** potential for the preservation of Roman deposits.

Anglo-Saxon

Although the first documentary references to Stoke occur in the 10th century a series of excavations in the 1970s confirmed that there was already substantial settlement in the area as early as the 7th century. Middle and Late Saxon features and finds have previously been recorded within the site itself (at IPS 144). Similar features are known from three other nearby sites (IAS 140, 141 and 143). The site clearly has **very high** potential for the preservation of remains of this period, particularly along the street frontage where they have been encountered before.

Medieval

Documentary evidence for the medieval development of Stoke is patchy, with a substantial gap in the sources for the 15th to 18th century and a lack of detailed accounts of St Augustine's Church (and the associated St Austin's Green) and St Leonard's Hospital (see Appendix 1). Excavated evidence has revealed definite occupation in the medieval period, with early (11th/12th century) to later medieval features recorded within the present site (at IPS 144). The other nearby sites (IPS 141 and 143) also yielded evidence for medieval occupation. The site therefore

also has **very high** potential for the preservation of medieval deposits. However there remain two significant unknown factors with regard to the location and type of medieval remains that could have a substantial impact on any archaeological mitigation strategy:

1. The relatively poor documentary records for the later medieval period mean that the location of St Augustine's Church and St Leonard's Hospital are unknown. It remains a possibility that the hospital occupied buildings associated with the earlier church. The early 19th century illustration of the Blue Coat School (Figure 14) suggests that it occupied part of a larger earlier medieval building that could well be associated with the Hospital, which has been described as standing within St Austin's Green. The location of the Green is also unclear but the documentary evidence strongly suggests that it lies, at least in part, within the area of the present site (see Appendix 1). Given its proximity (see Figure 5) it is possible that any associated cemetery could lie partly within the bounds of the present site. Indeed, an early 19th century account mentions the discovery of large numbers of human bones on a site on St Austin's Green. If such remains were present it would have a significant cost implication in terms of mitigation.
2. The extent of the marshland along the river's edge remains unknown. While medieval deposits are known to exist along the Great Whip Street frontage the extent to which they extend to the east needs to be established, as this could have a significant cost implication for any proposed development (this also holds true for deposits of Saxon date). If any marshland deposits were encountered they would need to be further characterised to assess whether any attempts at reclamation took place in the medieval period or whether the land had remained marginal and unoccupied from earlier periods. However, given the location of the New Cut it is likely that the site is too far to the west of the original line of the foreshore to contain significant waterfront remains.

Post-medieval

Cartographic evidence shows that the street frontage is likely to have been almost entirely occupied by buildings for much of its length from the beginning of the 17th century. However, further back from the street frontage much of the site appears to

have been open marshland or pasture until the establishment of the New Cut in 1842. Prominent sites along the foreshore such as the King's Cooperage and possible shipyards are likely to have been destroyed by the development of the Wet Dock. However, the documentary records indicate that before 1752 the marshland/pasture was separated from the foreshore by a sea wall. Its location remains unknown and while it was most likely further to the east it is possible that it lies within the site. An inlet is indicated at the northern end of Great Whip Street (see Figure 8), the extent of which is also unknown. This could be significant in that it may be related to an earlier crossing point of unknown antiquity. Overall, the site has **very high** potential for the preservation of post-medieval deposits, although these could be confined to the Great Whip Street frontage.

Potential of preserved archaeological remains within the PDA

Little information about the nature of truncation caused by the later buildings on the site could be gathered at the time of writing, given the lack of a geotechnical or site investigation report. However, the majority appear to have been warehouses or maltings and are unlikely to have been extensively cellared. Linear wall foundations and some pad supports are anticipated in the area of these former buildings but damage to sensitive archaeological deposits is likely to be concentrated in small areas only.

Assessment of the impact of the development on the archaeological resource

The archaeologically sensitive deposits are likely to be relatively shallow (c. 1-1.2m below existing ground level) and therefore liable to be damaged by the development of this site. The creation of foundations, basements, access roads and the installation of buried services will have a severe negative impact upon the potential archaeological resource as they have the potential to destroy or cause serious damage to any buried archaeological features or deposits that may survive within the area outlined for development.

4. Mitigation measures

The site has considerable archaeological potential and the nature of the deposits is likely to be complex. It is clear that further characterisation of the nature and location of remains across the site is required before an appropriate archaeological mitigation strategy for further development can be devised. Specific questions that need to be addressed include:

1. How far back from the street frontage does the known occupation evidence extend?
2. Is there significant truncation of street frontage deposits to the north and south of the previously excavated site (IAS 7501)?
3. Is any evidence for the inlet/crossing point at the northern end of Great Whip Street preserved on the site?
4. Are there any burials associated with St Leonard's Hopsital/St Austin's Green within the site?
5. Are any earlier foreshore or marshland deposits preserved in the eastern part of the site?

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

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

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

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

Archaeological evaluation

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

Potential developers of the site 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.

To answer the questions raised in the previous section a programme of evaluation by trial trenching is recommended. The total area of the site is c. 12700m². A standard evaluation of 5% would therefore require 635m². A proposed trench layout (total area 620m²) is shown in Figure 15 and explained overleaf.

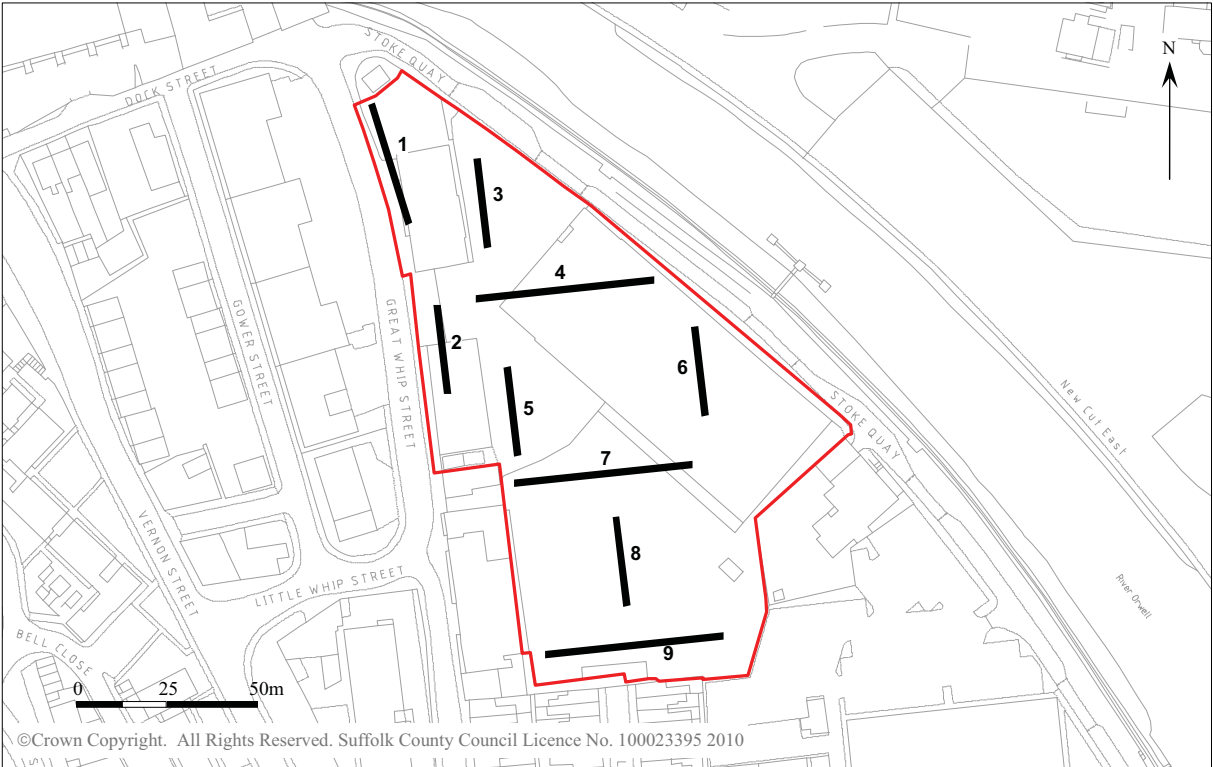


Figure 15. Proposed trench locations

Trench 1 (35m x 2m)

Known archaeological deposits lie along the Great Whip Street frontage (at IPS 144). When previously excavated these were relatively shallow (with as little as 1m of overburden) and well preserved (see Section 2). However, the extent of truncation in other areas of the street frontage is unknown. Trench 1 is intended to confirm the nature and date of the street frontage deposits and examine the degree of truncation. Its location is such that it will also enable any part of the inlet at the northern end of Great Whip Street to be identified if it extends within the site.

Trench 2 (25m x 2m)

As with Trench 1, this is intended to confirm the nature of the street frontage occupation and the degree of possible truncation.

Trenches 3 and 5 (both 25m x 2m)

These are intended to establish how far back from the street frontage any evidence for occupation extends.

Trenches 4 and 7 (both 50m x 2m)

These would enable the characterisation of the 'pasture' or 'marshland' deposits thought to occupy much of the site as well as providing further information on the extent to which any occupation stretches back from the street frontage.

Trenches 6 and 8 (both 25m x 2m)

Both intended to further examine the nature of the 'pasture/marshland' deposits away from the area of the street frontage. Trench 8 is also partly intended to serve the same purpose as Trench 9 (see below).

Trench 9 (50m x 2m)

It has been noted that there is some uncertainty about the location of St Leonard's Hospital and any possible associated cemetery. This trench is principally intended to ascertain whether any burials lie at the southern extremity of the site.

5. Conclusions / Recommendations

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

There is a very high potential for archaeological remains from the Anglo-Saxon period onwards to exist on this site.

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

It is recommended that trial trenching of the area outlined for construction be carried out at the earliest possible opportunity, preferably after any above ground demolition has taken place. The normally recommended density of 5% by area should be sufficient to adequately characterise the nature of the deposits or features that may be present.

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

6. List of contributors and Acknowledgements

This project was funded and commissioned by Living Architects.

The desk based assessment was carried out by Rhodri Gardner and Mark Sommers of Suffolk County Council Archaeological Service (SCCAS) and the documentary study was undertaken by Anthony M. Breen, a freelance local history researcher.

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

Land adjacent Great Whip Street, Ipswich

Introduction

The research for this report has been carried out at the Suffolk Record Office in Ipswich. For the purpose of this report the history of this site is divided into three periods. The first is the late medieval period covering the years 1201 through to the establishment of Wolsey's college in the year 1528. During this period the site was a suburb of Ipswich and outside the embanked or walled area of the town. At the end of this period it became part the parish of St Peter's. Formerly it had been part of the parish of St Augustine or St Austin. According to the historian G. R. Clarke writing in 1830, "In the suburbs, beyond the river stood the church of St Austin, near St Austin's Green. It is often called a chapel ... It was in use in 1482: but has long been since dilapidated. We suppose all the lands on the south side of the Orwell now part of St Peter's, to have been in St Austin's parish". The parish to the south is St Mary Stoke granted by a charter to abbey of Ely in the year 970. In a discussion of the boundaries of St Mary Stoke John Fairclough states "The actual boundary starts from a *hythe*. This must be a landing place on the south bank of the River Orwell downstream from Stoke Bridge and the most likely location is at the end of Felaw Street. The riverbank here has been completely changed by the creation of the Wet Dock in the 19th Century". He continues "The Ipswich Borough bounds from 1522 onwards use as a marker at this point the close of the Hospital of St Leonard which almost certainly stood in the area of the later Felaw Street and Tyler Street. This shows that the small parish of St Augustine was excluded from the Liberty of Ely which held the parish of St Mary Stoke. In fact this area between the river and Wherstead Road became part of St Peter's parish after the closure of St Augustine's church. It is worth exploring the possibility that when the Hospital of St Leonard was created it took over the redundant church of St Augustine".

The site was further separated from other parts of this parish through the excavation of the New Cut 1839 – 1842. The New Cut allowed excess waters of the river Gipping to run directly into the channel of the Orwell and the original estuary was

sealed behind the banks and wharves of the Wet Dock, this development has been described in “A Victorian Vision: The Building of the Wet Dock” (Malster and Jones). Most of the present Island site between the New Cut and the Wet Dock has been built up with soil deposited over the earlier marshland. In 1794, Ipswich Corporation leased part of the tidal ooze to Thomas Fulcher and Benjamin Nathaniel Folkard requiring them to ‘inclose the demised piece of ground by a bank or marsh wall” (SCCAS Report No. 2001/42). This enclosed area is to the east of the present site. The earlier shoreline is shown on Pennington’s 1778 map of Ipswich when a Mr Mather is named as the owner of this entire area. It would be an error to assume that this shoreline was the high water mark. In 1753 the artist John Clevely painted panoramic view of Ipswich. The original painting is now in the Ipswich Borough’s art collection though it has been reproduced in a number of publications. The artist has positioned himself on Stoke Hill and in the foreground the western shoreline of the Orwell is shown enclosed with a continuous timber wall separating agricultural land from the river ooze.

The second historic period covers the years from the late 16th century through to the 1830’s when the original plans for the Wet Dock were made. The final period cover those years from 1842 the present and is described from map evidence (see Section 3.2)

There are additional points relating to the boundaries of this site that should be mentioned here. The western boundary of this site lies against the line of Great Whip Street. The northern end of this street was cut through during the excavation of the New Cut. On earlier maps the road continued northwards to the shoreline opposite the street now know as Foundry Street on the northern bank of the river. The documentary history of the area to the east of Foundry Lane has been examined recently in depth and a reference found in 1491 to a ferry or river crossing to Colchester at this point. Great Whip Street continues to the south and joins Wherstead Road, which was, until recently, the main road to Colchester. There is an earlier reference in the borough’s recognizance rolls of 1348 to a ford across the river at this point and a further reference to the ford during the reign of Henry VII (1485 – 1509) after a new bridge had been built “an order passed the Great Court that all carters going over Stoke Bridge, lately built shall pay towards the repairing and maintaining of the same ... provided that none crossed who could pass the

ford” (Wodderspoon). The charter of 970 mentions a bridge and there is another reference to it in the Domesday Book of 1086, though the exact position of the bridge may have moved as a result of a succession of bridges being constructed to replace earlier structures.

The southern boundary of this site is consistent with the boundaries shown on various maps back to Ogilby’s map of 1674. The area to the south of the site was under the ownership of Ipswich Corporation held through in the trusteeship of Christchurch Hospital. It is necessary to consider records relating to Christchurch Hospital as they acquired the properties of St Leonard’s in the post medieval period and to consider whether or not this site had been part of the lands of the medieval hospital.

Cartographic Evidence

The earliest depiction of this area is on John Speede’s 1610 map of Ipswich (Figure 1. Ref. MC4/50). None of the streets are named. Most of the buildings shown are clustered at the southern end of Stoke Bridge and at the corners of Dock Street, Bell Lane and Stoke Street. There appears to be a continuous line of buildings along the eastern side of Great Whip Street though few buildings beyond these areas. There are two features shown on this map that are not as apparent on later maps the first is Bell Lane appears to be as wide as Great Whip Street. The other feature is the inlet of the Orwell is depicted at the northern end of Great Whip Street. In “Bacon’s Annalls” under the 22nd March 1583, there is the following reference:

“Faireweather shall have passage with his lyter by making a Dock at Whipstreete for the same and to have a cart way there for the passing away of his muck and meanour to his ground there, soe as he makes the cart way firme with gravel and without annoyance of the channel with his muck”.



Figure 1. Extract from Speede's map of 1610

Ogilby's map of 1674 (Figure 2. Ref. MC4/51) offer the street names Little Whip Street, Stoke Lane and Dock Street. Great Whip Street is marked with the letter 'a' and named in the legend. At the southern end of Great Whip Street the small triangle of land on the western side of the road is marked with the letter 'b' and named in the legend as "Trinity Chapel", though this name does not appear in any other source. On this map the main area of this site, apart from the various houses depicted along Great Whip Street, is named as Upper Marsh. There is an entrance to this marsh between the northern end of the houses and the Kings Cooperage. The line of southern boundary of this site is depicted for the first time on this map and is shown on all the later maps.



Figure 2. Extract from Ogilby's map of 1674



Figure 3. Extract from Pennington's map of 1778

Pennington's map of 1778 (Figure 3. Ref. MC4/52) names the owner of this site as Mr Mather. The property to the south is marked as 'Corporation Land' as is the area on the western side of the road and to the south of Little Whip Street. A shipyard is

shown at the northern end of Great Whip Street in the place of the cooperage and a lane is shown between the shipyard and the property of Mr Mather to the south. There are fewer houses fronting on to Great Whip Street.

The shipyard and adjoining properties along the shoreline are shown as “lately occupied by G. Bayley & Co” in a deed in the Port Authority Collection (ref. EL1/3/1). The deed shows a drift way between the shipyard and properties to the south. John Bransby’s 1836 “Plan of the proposed Wet Dock” (ref. MC4/77, not reproduced here) shows that the proposed New Cut divided the property formerly owned by Mr Mather and cut through the western end of the drift way. This plan shows the position of the ‘Union Workhouse’ established in 1834 and the ‘Hospital Farm house’.

There is no tithe map for this parish. The parish boundaries are shown on the tithe map of St Mary Stoke dated 1840 (ref. P461/152). In the apportionment the fields immediately south of the parish boundary and closest to the ‘Hospital Farm’ as described in the apportionment (ref. FDA152/A1/1a) were then in the occupation of James Chenery as tenant of the trustees of Christ’s Hospital.

Monson’s map of Ipswich 1848 (Figure 4. Ref. MC4/56) is the first to show the full parish boundaries for all of Ipswich’s parishes. The boundary crosses to New Cut to the south of this site and joins the road at a point marked ‘Hospital School’ on this map (immediately south of the extract shown in Fig. 10). It then turns southward to incorporate the boundaries of a field on the opposite side of the road before turning northwards to Austin Street. The boundary then continues along the middle on Austin Street into Stoke Lane before turning north to the river. There are no additional streets shown on this map. The Union Workhouse is shown in detail with a continuous line of houses fronting Great Whip Street to the North.



Figure 4. Extract from Monson's map of 1848

The site of the 'Hospital School' is marked as 'Blue Coat School' on White's map of 1867 (Figure 5. ref. MC4/58). This map shows the new streets in the area to the south of the 'Workhouse'. The names include Felaw, Tyler and Purplett named after benefactors of the town's charities.



Figure 5. Extract from White's map of 1867

Copies of the first three editions of the Ordnance Survey maps for the area were also consulted. The first edition of c. 1885 (Figure 6) shows very few changes in the area of the site apart from a few additional houses along New Cut West.

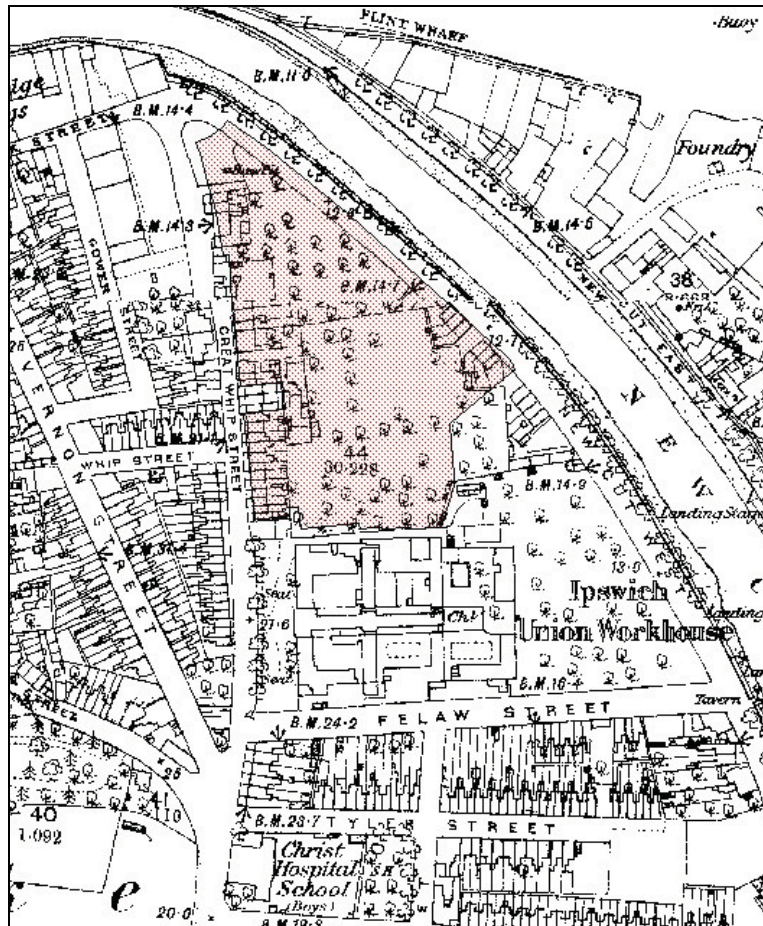


Figure 6. Extract from First Edition Ordnance Survey Map

By the time of the second edition of 1904 (Figure 7) the former Ipswich Union Workhouse had been demolished and part of the site used for houses along Great Whip Street and either side of Bulstrode Road. The orchards and gardens show on the first edition within the area of this site are gone, replaced with malshouses and railway sidings providing access to them.

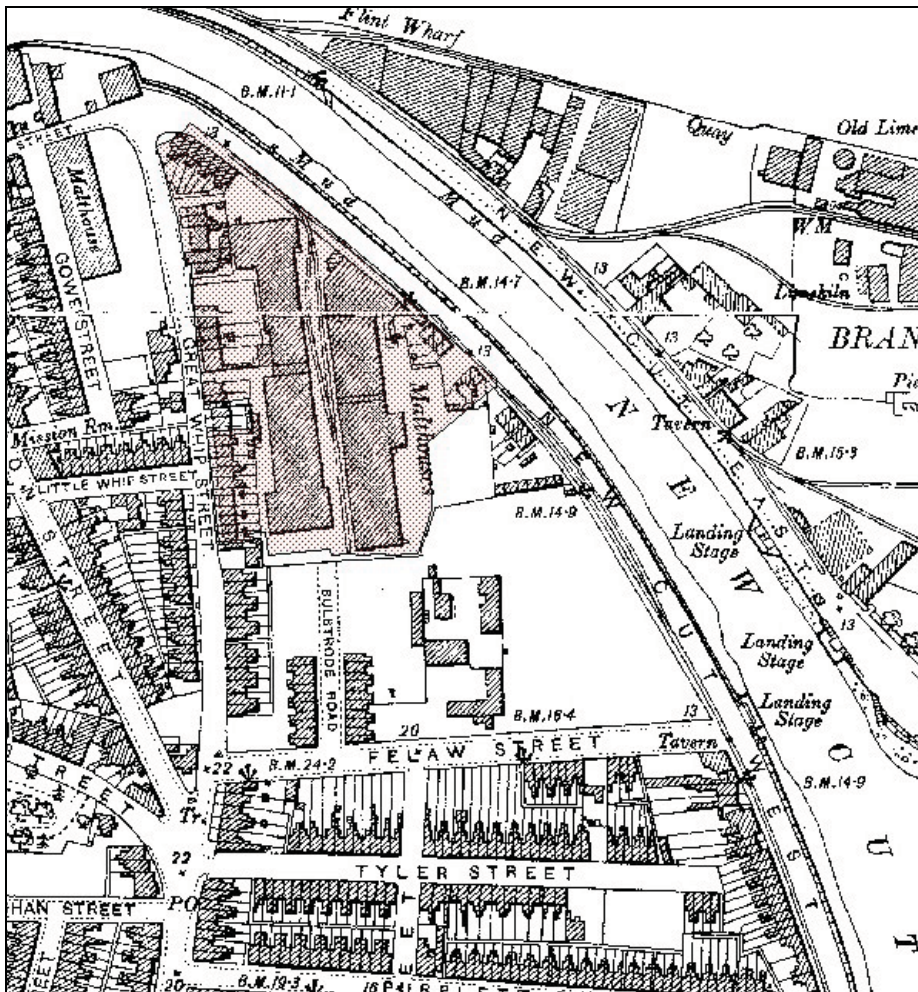


Figure 7. Extract from Second Edition Ordnance Survey Map

On all the maps from Ogilby in 1674 to these Ordnance Survey Maps the line of the southern boundary of this site has remained the same. At the northern end the eastern stump of the former drift way is still retained. Great Whip Street appears to be the main north south route across this area. Of the other routes Bell Lane is very narrow and Austin Street joins Stoke Street before turning to the bridge.

The Parish of St Augustine's

It has been stated of Ipswich that, the “physical growth of the town since its earliest days was not a simple matter of expansion and consolidation”. Most of the references to this parish come from deeds. “The fourteen parishes mentioned in the deeds probably, but do not certainly, include the dozen churches that can be reckoned, from references to priests and churches in Domesday Book, to have existed in the town in 1086. Two of them, St Augustine's and St George's leave only uncertain traces in the records after Edward II's reign, and were presumably on the

verge of decay at that time. Both were, by the token of the walled borough, suburban parishes at the southern and western extremities of the settlement respectively, but St Augustine's could be a very early dedication, and we cannot point to either of them as mere accretion to an older urban core. The commercial centre of Ipswich, in other words, is fairly clear in the fourteenth century, but a good deal less certain in the eleventh or earlier" (Martin).

One of the earliest references to this parish appears in the Cartulary of St Peter's and St Paul's, the collection of the medieval charters of the former priory (ref. HD 226/1). The cartulary is incomplete and the section relating to the priory's lands in Ipswich is missing. The book does have an account of a meeting of Ipswich's clergy held in 1201 at the church of St Clements in Ipswich and amongst those who attended was Nicholas the chaplain of St Augustine. His title suggests that the parish was connected to one of the religious houses of Ipswich probably the priory of St Peter and St Paul. The names of 22 parishioners are given in the 1227 tax returns now held at the National Archives in Kew (ref. E179/180/1). John Mercator, a merchant paid the highest amount of half a mark (6s 8d) and another taxpayer paid 3 shillings, though all the others paid a shilling or less. Seven trades can be identified including two millers paying 8d and 6d suggesting insubstantial structures possibly used for another purpose other than the milling of corn. In the same tax returns another miller paid 13s 4d for Handford Mill.

There are a number of references to lands in this parish. Copinger in his "Suffolk Records and Manuscripts" has listed those documents then part of the collection of 'Ancient Deeds' held at the Public Record Office in London. These documents are now held at the National Archives in Kew have the prefix reference of E 40. Unlike deeds in this collection relating to other Ipswich parishes all the documents have specific dates. The Ipswich deeds appear to relate to lands that had been part of the property of the former priory of St Peter and St Paul and were possibly collected during the process of the appropriation of the priory's estate for the pursuit of the endowment of Wolsey's Ipswich College.

The earliest deed is the "Grant by Eadmund Alp to Thomas Le Gros and Gundreda his wife of land at the head of Ipswich Bridge" 51 Hen III, that is 1266 (ref. E40/3541). Ipswich Bridge is probably Stoke Bridge. The next deed dated 1267 is

the grant of “Alice relict of William Candeleman and Juotta their daughter to Sefull the chaplain of a messuage in the suburb of Ipswich between the high road southward and salt water northward”, 52 Hen III (ref. E40/3794). Sefull had to pay 7d rent to the priory.

In 1314 the Priory of Saint Peter and St Paul granted to “Thomas de la Rente the tenement called ‘Rolnesyerd’ in St Augustine’s”, 8 Edw II (ref. E40/3516). Thomas de la Rente was a significant merchant who is mentioned in the borough’s recognizance rolls. The next charter is the “Grant by Alice, late wife of Laurence Verdoun of Ipswich, widow to Margarey Godeskalk of Ipswich, of land in St Augustine’s adjoining the road called ‘Insegatewaye’ and abutting on the land of the canons of St Peter’s” 1317 11 Edw II (ref. E40/3987). Laurence and Alice are both named in the published recognizance rolls. In 1324 Joan daughter of Thomas le Maister granted to, “The Priory of St Peter’s Ipswich of the tenement called ‘Palmer’s land’”. The online index adds that she had held the tenement of the priory and received this land from “Joan the wife of Thomas Aylred”. Thomas Aylred had bequeathed the income from his lands in St Mary Stoke and St Augustine for the maintenance of the bridge in 1300. The property is further described as “in St Augustine’s parish by the road called ‘Lonsgatewaye’ in the suburb of Ipswich”, 18 Edw II, (ref. E40/3407). In the tax returns of 1227 Mabil Palmer and her son paid 12d and Clement Palmer 2 shillings. In 1349 the Priory of St Peter’s granted to Seman de Merihel “rent from a piece of land with grange and dovecot thereon in St Augustine’s”, 23 Edw III (ref. E40/3406). The name of Seman de Merihel can be found in a number of other documents.

There are further references to St Augustine’s in the published “Recognizance Rolls” (Martin). Unfortunately only the references to the church of St Augustine appear in the index, other references have been gathered from a search of the name index. At a court held on 11th June 1310 there is the entry “Laurence Verdoun of Ipswich and Alice his wife have granted to Elizabeth Boitone ... an entire messuage ... in the parish of St Augustine in the suburbs of Ipswich between the messuage of Thomas Ailred and the messuage once of Richard Skynner one head abutting upon the messuage of the said Thomas to the south and the other head upon the king’s highway to the north”. The next entry was “On Friday next after the Conversion of St Paul that year [28 Jan. 1312] the testament of Alice, widow of

Philip Harneys of Ipswich was proved, by which it appears that Alice in her last will bequeathed to her nephew, John Harneys the younger, all her chief messuage, entire with its appurtenances, which lies in the parish of St Augustine in Ipswich, namely between St Augustine's churchyard and the way called Losgateweye on the one hand, and the salt water on the other". There were further bequests of property in other parishes and then "She bequeathed to Joan, daughter of John Harneys, her niece and her heirs all that messuage with appurtenances that lies against the messuage of William Stoyle in the parish of St Augustines, Ipswich". This is followed by further bequests before the final entry of "She bequeathed to be sold by her executors 11 d annual rent with appurtenances, which Henry de Burghsted and Rose his wife owed to her for their messuage in the parish of St Augustine's, Ipswich, which lies against the messuage of Thomas Le Rente". There is a reference dated 23rd December 1311 in "Bacon's Annals" for the proceedings of the court of pleas that mentions "a tenement between Losegate way and St Austens Church on the one part and the salt water on the other part". This appears to relate to the same piece of land.

In December 1312, Beatrix Griggs "bequeathed to Robert le Cuppere, chaplain and John Aylred her executors all that messuage with appurtenances which she once bought of Alexander le Skinner, in the parish of St Augustine, Ipswich to sell to celebrate masses for her soul".

There are further references. "At the court of petty pleas" on the 9th August 1322 when Richard Lytel and Sayena his wife presented a charter from William de La Grene and Matilda his wife in which they had granted "to Richard and Sayena a messuage with buildings, cartilages, and its appurtenances lying in the parish of St Augustine, Ipswich between the king's highway to the south and the water of the lord king to the north abutting upon the messuage of John Yrp to the west and upon the messuage of Thomas Bone to the east". This property appears to have been on the north side of Dock Lane.

"At that court of petty pleas held on Friday next after Saints Perpetua and Felicity 16 Edward II [11 March 1323] Seman de Merrihulle of Ipswich came and showed a document, made in the name of Geoffrey the Smith of the parish of St Augustine, Ipswich in which it appears ... Geoffrey is bound and obliged by the present writing

to Seman in an annual rent of 6s, received at Easter and Michaelmas” from a tenement “in the parish of St Augustine in the suburbs of Ipswich namely between the tenement of John Pacot to the north and a lane leading into the church of St Augustine to the south”. The other property mentioned in this entry was in St Peter’s parish.

In November 1323 the court of petty pleas proved the will of William Stoyle dated 19th October 1323 which had been presented to the court by his executor Henry Stoyl. William had obtained his property “between the messuage of Gilbert Stoyl and the messuage of a certain Peter Le Fullere” from his mother Rose Stoyl.

Most of these names can be found in the Lay Subsidy returns of 1327, even though the returns are not subdivided into their respective parishes. In 1327 Johanne Irp paid 5s 0 $\frac{3}{4}$ d and Johanne Harneys paid 23 $\frac{1}{4}$ d. After their names instead of William Stoyle, ‘Henrico Stoyl’ paid 2 shillings. The next taxpayer Johanna Curteys is not mentioned in the deeds though the next ‘Semanno Meryhel’ who paid 3 shillings appears to be the same person as mentioned in the court of petty pleas in 1323. The next name is Ricardo Holdyne and William Deyse. A Roger Deyse was a party to a dispute over a “free tenement in the suburbs of Ipswich” consisting of a “house and basement” in July 1327 and amongst the jury of the borough assize there is the name of Richard Eldehine. The next person mentioned in the subsidy is Geoffrey the smith who is mentioned in the proceedings of the court of petty pleas in 1323 and then Geoffrey de Ponte and Thomas Meryhill. A Gilbert de Ponte is mentioned as an elector for this parish in 1309. There is a reference to Margarey Godeskalk named in the deed of 1317 but named in the subsidy as Mageria Goldstalk, though there are six other entries between her name and the others. Thomas and Semano Merihill are mentioned in the recognizance rolls at a court held on Tuesday before the feast of St Gregory 1349 (ref. C/2/4/1/38). The entry records that Constantine Haltebe and Mabil his wife granted to Walter son of William Smyth and John the chaplain of St Augustine’s their messuage in parish of St Peter and the parish of St Augustine between the messuage of Nicholas Talliany on the east and the messuage of Thomas de Merihill on the west the south head abutted on the King’s highway and the north on the tenement of Seman de Merihill. The will of Bartholomew Ordimer was proved at another court held on Wednesday after the feast of St Mark the evangelist 1349. He bequeathed to his wife Matilda “All my

tenement ... between the tenement of Robert dil Ston on the east the tenement of John dil Ston on the west” one head abutted on the King’s Highway to the north and on the tenement of Thomas de Merihell to the south.

Unfortunately it is difficult to link the reference to the ford to other documents. The reference was found during the Ipswich Documentation Survey and the card index to these entries is now at the Suffolk Archaeological Unit in Bury. The original reference is in the roll for 1348 – 49 (ref. C/2/4/1/37). On the Friday after the feast of the Ascension 1348 John Pyk an Ipswich mariner presented a charter from Thomas Langheg and his wife Joan granting to him their tenement “which had descended to Joan on the death of her father Thomas Costyn ... between the tenement formerly Reginald de Flete on the south and the tenement formerly John Haltebe on the north the west head abutted on the tenement formerly John Haltebe and the east head abutted on the way from the Foorde (*dil Foorde*) to Bourne Bridge”. The name of John Pyk appears amongst the jury in the case involving Roger Deyse. This property appears to have been on the western side of Great Whip Street. Unfortunately there is no comprehensive index of these later rolls.

In the “Annalls” under the year 1381 there is a “roll of the names of the lawfull men of this towne of full age, according to the several parishes and families in the same”. Only a total for each parish is given and includes a total of 26 for “Augustin cum Stoke”. This figure can be compared with the 22 names given in 1227 and might suggest that the population of this parish was relatively stable but this is not the case. The dockside parishes to the north of the Orwell show a marked growth, St Clements 42 in 1227 to 137 in 1381, St Peters 58 in 1227 to 103 in 1381 and St Mary Quay 12 in 1227 to 45 in 1381. Any stagnation in population growth cannot be attributed to the relatively small and confined area of the parish. In the compact parishes of St Mary Elms the figures are 31 in 1227 and 56 in 1381 and in St Stephens 14 in 1227 and 31 in 1381.

There are another two deeds at the National Archives both relate to the same transaction in November 1459, 38 Hen VI. These are the “Grant by John Pypho, fuller to Gilbert Debenham and others of land in St Augustine’s” (ref. E40/3717) and the “Lease by John Pypho the elder and others to Gilbert Debenham the elder and others” (ref. E40/3474).

In 1528 the site of the priory of St Peter and St Paul together the lands of the priory and the rents that it had received from various properties were appropriated to Wolsey's College. The college did not survive and the properties passed as the manor of St Peter's to Wolsey's cousin Thomas Alvard in 1531. He died sometime during the 1540's without leaving a will and after his death his right to the various properties was contested in a series of court proceedings. One of the disputes involved John Fairweather who had leased the site of the priory. This is the same John Fairweather who was granted permission to create the dock at the northern end of Whip Street. Another dispute in 1664 was between Samuel Aldous and Emmanuel Solley, but claiming the site of the manor of St Peter's. Between the medieval period and the 17th century there is a clear break in the records for this area. The hospital of St Leonard did survive the dissolution and there are references to it in the late 16th century sources.

St Leonard's Hospital

It has been suggested that the Hospital of St Leonard was "in the area of the later Felaw Street and Tyler Street" and that "it is worth exploring the possibility that when the Hospital of St Leonard was created it took over the redundant church of St Augustine". It is important to try and establish the position of the church as it is mentioned in a number of the medieval deeds.

On White's 1867 Map of Ipswich (Figure 5. Ref. MC/57) the area at the southern end of Great Whip Street and to the south of Tyler Street is marked as the 'Blue Coat School'. There is a drawing of the 'Blue Coat School' circa 1820 (Figure 14. Ref. K423/4) by the artist W. Trent. This is not the same building as the Grammar School. The Grammar School stood within the former Blackfriars Priory, later known as Christchurch Hospital, in Foundation Street. The buildings of the former Grammar School are shown in a number of well-known illustrations such as John Joshua Kirby's drawing of 1748 and Henry Davy's 1846 print of "The Old Grammar School" (Gray and Potter). The Grammar School was demolished in 1851. Before it was demolished, "Chenery's farmhouse in Great Whip Street was adapted for the purpose" (Blatchy 2003).

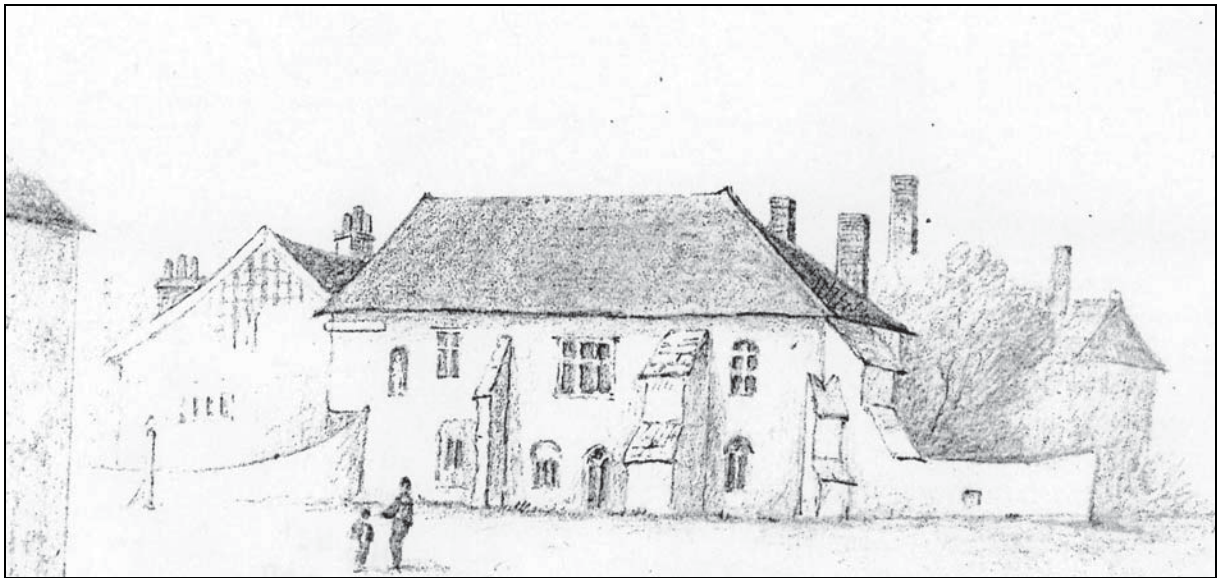


Figure 8. Trent's illustration of the 'Blue Coat School'

There are very few references to site of St Leonards Hospital. It was described in 1850 as “an ancient Spital, the building connected with which was enlarged for the school held at Christ’s Hospital”. After his comment on the church of St Augustine Clarke wrote, “Not far from this church stood St Leonard’s lazar-house or hospital. It is now a farmhouse belonging to Christ’s Hospital. On the premises occupied by Messrs Bayley & Co on the spot called St Austin’s Green, great numbers of human bones have been dug up, some feet below the surface of the soil: from which we might conclude that this was the burial place to St Austin’s church and St Leonard’s lazar-house, whose dead were probably buried in St Austin’s churchyard: but it seems that the bones, which are numerous, are found crossed in various directions, immediately over each other, as if they had been promiscuously thrown and heaped together, into one vast receptacle for the dead”. He further suggests that these burials were the result of an incident of the plague.

White’s Directory of 1844 noted the responsibilities of the Christ’s Hospital had changed “Since the passing of the Municipal Reform Act [1835], the charities, formerly under the management of the corporation, have been placed under the care of a board of twenty one trustees, who, in 1841, removed Christ’s Hospital to Chenery Farm, pleasantly situated in Great Whip Street, where an ancient but commodius house, belonging to the charity, has been altered, repaired, and enlarged for the purpose, at the cost of about £1500, and now affords accommodation for the master and forty boys”.

A century earlier Canning stated that “St Leonard’s Hospital or at least a part of it was standing in the Parish of St Peter beyond Stoke Bridge, on the east side of a road where the three ways meet a little on this side of the place called St Austin’s Green”. Commenting on the almshouses he stated “But whether the building that felled down, where these houses stand, was considered a part of St Leonard’s Hospital ... we cannot determine”.

There are a few additional details given in the Victorian County History (Cox). The hospital was the third leper hospital of the earlier hospitals of St Mary Magdalen and St James, Ipswich. These earlier institutions were united in the 14th century and were annexed to the church of St Helen. It is suggested that St Leonard’s was “slenderly endowed, and relying chiefly on the alms of travellers”. Henry Berry was appointed master “of the hospital and sick house” in succession to Philip Apprice in January 1583. The “Sick House” is mentioned in a deed of 1655 relating to the Corporation Land.

It is tempting to link the site of the ‘Blue School’ shown on White’s map with the Trent’s illustration of what could be described as “an ancient but commodius house”, however the Grammar School and the Blue Coat School were two separate charitable institutions. The Grey Coat and Blue Coat School Trust was established in 1709 and rented premises “Lockwood’s Room or chamber in St Mary Tower parish” for the school (ref. HA247/6/2). Amongst abstracts of the various bequests to this charity Mileson Edgar in his will of 1712, left money for “The Charity School in Brook Street” and Richard Philips left money for “the maintenance of the hospital ...and towards the support of the Charity School there”. Both entries suggest that the school was then part of Christ’s Hospital. In the minutes of the Charity there is a reference to the purchase of a house in St Mary Elms in January 1771 (ref. GAA400/1/7). The building was altered in 1857 (ref. GAA400/1/9) when the girls’ schoolroom and master’s house were demolished, though the architectural plans of R. M. Phipson’s have not survived. In 1876 Phipson prepared plans for a new school to be built in Curriers Lane. The school was for Anglicans only and the pupils were obliged to attend services at St Mary Tower. White’s Directory of 1874 gives the address for this school as Elm Street and it is strange that White’s map of Ipswich of 1867 shows the position of the school in Great Whip Street. Unfortunately

neither Clarke nor Wodderspoon offer any description of the Blue Coat school buildings.

The Corporation Lands

The area immediately to the south of this site is marked as 'Corporation Land' in 1778 as is the area on the western side of the road and south of Little Whip Street. As these lands were probably part of the 'Hospital Farm', it is necessary to consider whether or not they were part of the lands of the medieval hospital of St Leonard.

Amongst the records of the town's property there is bundle of deeds for land in St Peter's Parish. The property was purchased on 12 May 1722 from the executors of the will of Richard Pupplett (ref. C/3/10/2/5/3/1). The bundle of 28 documents is dated 1544 – 1722. Unfortunately the earliest document, the 1544 will of John Purplett of Ipswich is "apparently a stray item" all the other documents dated from after 1655.

The property then owned by John Bartle is described in an indenture dated 13th April 1655 as *"All those several messuages or tenements Barne stable houses outhouses edifices buildings yards gardens and orchards to the same messuages or tenements houses or any of them belonging or apperteineing scituate lyeing and being in the parish of St Peter in Ipswich aforesaid And all that close or inclosure of land or pasture adjoyneing to the said messuages or tenements yards and orchard scituate lyeing and being in the said parish of St Peter sometimes fower severall inclosures or parcels conteineing by estimacon tenn acres be the same more or lesse which hereby granted and demised premises are abutting upon the Kings high way there leading from Ipswich aforesaid towards Borne Bridge towards the west and the marsh ground late John Aldus gent deceased towards the north and the lands late of Nicholas Read gent alsoe deceased towards the south And also all that close or inclosure of land or pasture conteineing by estimacon five acres be the same more or lesse scituate lyeing and being in the said parish of St Peters aforesaid and abutteth upon the marsh there sometime of John Blyth Marchant alsoe deceased towards the north and the other head thereof abutteth upon the close called the Sicke House piece or the towne piece towards the south And alsoe all that close or inclosure of land or pasture conteineing by estimacon five acres be the same more or less scituate lyeing and being in the said parish of St Peters*

aforesaid and Stoake next Ipswich aforesaid or in one or both of them abutting upon the lands and orchard late William Seeley gent deceased towards the north and the lands late of Nicholas Read gent alsoe deceased towards the south one head thereof abutteth upon the said highway towards the east All which said messuages or tenements lands and premises were sometimes the lands and tenements of one Francis Jacon deceased and late were in the several tenures or occupacons of the said Edward Bartle, John Jacob, John Loft, Thomas Balls, Mary Collett widdowe, Robert Waters or some or one of them ...”.

This deed shows that most of the ‘Corporation Land’ was purchased in 1722 and was not part of the endowment of the earlier hospital. The deed also identifies the owners and occupiers of the various properties. These names can be traced in other documents.

There is a stray deed dated 1683 in which John Bartle of Ipswich sold to Samuel Clarke of Snailwell, Cambridge). *“All that messuage or tenement called the Coopers House situate or being in or neare a peece of Marsh or pasture ground called St Augustines Greene in the parishes of St Peters in Ipswich aforesaid and Stoke next Ipswich aforesaid or in one of them together with twenty two foot of ground thereunto adjoining to the south and tenn foot of ground thereunto adjoining to the east and all that small peece of ground to the North leading to the Common Channell in a strait line from the said messuage”* (ref. X1/8/5.14).

Mr Mather’s Land

On 7th April 1726 according to an abstract of title Mary Doughty sold to Roger Mather a malster from Ipswich *“All those three pieces or parcels of marsh ground & pasture (one piece whereof was then lately in tillage) commonly called by the name of St Austin’s Green or by whatsoever name or names the same then were or had been called or known as the same then or late were divided parted by a ditch & rails containing in the whole by estimation 8 acres be the same more or less abutting upon the common channel or salt water river there towards the north and east and upon certain lands late of Joseph Clarke Merchant in part and the lands late of Richard Puplett esq deceased & then of the town of Ipswich in part towards the south The Kings Highway or street called Whipstreet towards the west and also ‘little marsh’ And also a way or passage to the same marsh ground belonging or*

thereunto or there from leading in by and through a marsh called Great Marsh as well for drift of cattle to and from the said marsh called Little Marsh as for all manner of carriages whatsoever and all other easements as all the same premised are situate lying and being in the parish of St Peter and St Mary Stoke in Ipswich aforesaid and were then in the tenure or occupation of John Bardel" (ref. EL1/3/35).

The abstract was prepared to settle compensation claims at the time when the New Cut was being excavated. A copy of the original deed can be found in amongst other documents relating to Tovell's Wharf on the south bank of the Wet Dock. The deed adds an additional entry that was not relevant to the settlement of compensation. Before the description of the three pieces of marsh the deed includes *"All that toft or Platt of Ground whereon three houses or tenements lately stood erect lately occupied by James Bushaway as one house or tenement and also all the yards gardens, orchards and barne to the same houses or tenements late belonging or in any wise appertaining & also the Roap Ground thereunto or near adjoining"* (ref. EL1/3/1).

In 1706 John Roycroft had sold the 16 acres of 'Little Marsh' to Joseph Clarke. The marsh was *"formerly in the occupation of John Aldus and since in the occupation of Richard Pupplett gent"*. Joseph Clarke sold his property in 1720 including the then four cottages *"late had and purchased ... of Robert Aldus of the City of London"*. The deeds for the cottages are not amongst the other documents. The Rev Samuel Aldus another member of this family was involved in a dispute over lands of the former priory.

In 1786 Roger's son Richard Mather sold this property to William Hammond. The abstract described the property simply as *"All that close or field of land formerly called St Augustine's Green formerly containing by estimation eight acres...but since converted into a garden or orchard and then in the tenure or occupation of Henry Close"*. In another deed the full area is described as *"Two messuages two storehouses five gardens two orchards twenty acres of marsh ten acres of meadow and 10 acres of pasture ... in the parish of St Mary Stoke and St Peter"*. In 1791 the 4 $\frac{3}{4}$ acres were sold to *"Geo Bayley and Thomas Ridley"* this land was the ship yard at the northern end of Great Whip Street. In 1739 this property is described as *"a place whereon formerly stood a messuage or tenement called Cooper's House"* and

had been leased as *“all that dock or dockyard then in the tenure of John Barnard”*. Earlier this is the same area as described in the stray deed of 1683.

John Aldus was one of the town's portmen died in 1664. He had accumulated immense wealth through his shipping and was prominent during the Civil War period 1642- 1649 when the port of Ipswich was exporting supplies for the Parliamentary armies. His eldest son was Samuel Aldus later involved in the dispute over the manor of St Peter's and his son in law was Thomas Puplett the father or grandfather of the Richard Puplett mentioned in the deeds for the corporation lands. Some of his property is mentioned in his will proved at the Prerogative Court of Canterbury on 28th November 1664 (ref. PROB11/315). There are no deeds for his property and it is likely that some of his lands had either given to one of his children before his death or sold. The lack of these documents prevents further research that would establish a link between the 18th century deeds and the property owned or occupied by John Faireweather at the end of the sixteenth century.

Conclusion

In 1830 Clarke believed that the former parish church of St Augustine was “near St Austin's Green”. In the property deeds for this site eight acres of land are described as “St Augustine's Green”. Clarke also stated that “On the premises occupied by Messrs G. Bayley & Co on the spot called St Austin's Green, great numbers of human bones have been dug up”. George Bayley and Thomas Ridley owned the shipyard at the northern end of this site from 1791 onwards. Their premises had been a shipyard from the 1730's onwards, although previously it was the cooperage shown on Ogilby's map of 1674 and described as “Cooper's House” in the deed of 1683. The 1683 deed describes the site of the cooperage as “neare a peece of Marsh or pasture ground called St Augustines Greene”.

Clarke states “Not far from this church stood St Leonard's lazarus-house” and Canning in 1747 states that the hospital was “on the east side of the road where three ways meet a little on this side of the place called St Austin's Green”. In 1583 a new master was appointed for “the hospital and sick house”. In the 1655 deed for the property that was purchased by the corporation in 1722, five acres are described as abutting “the close called the Sicke House piece or the towne piece towards the south”. The deeds show that before 1722 the hospital was a poorly endowed

institution and the balance of evidence suggests that it was on or near the site of the Hospital Farm. The position of the farm is shown on Bransby's map of 1836 on the eastern side of the road near to the junctions of the three ways Great Whip Street, Wherstead Road and Austin Street. The early maps of this area, Speede and Ogilby show hardly any other buildings in the area except at this point and there is no obvious area that could be described as a 'Green' except at this point. From Ogilby's map of 1674 onwards to the present the southern boundary of this site is the same and the property deeds for this site are the deeds that mention "St Austin's Green" and not those for the Corporation Lands.

There is the question of how much of this site was above the high tide mark. Before 1752 the marshland had been sealed in from the foreshore by a sea wall. The marshlands were in the hands of various merchants who may have had the resources to construct such as wall, though further documentary evidence is absent. Some of the houses along Great Whip Street were demolished in the early eighteenth century and this is confirmed by property records and by map evidence. Again separate property records for these houses are absent. In or before 1664 John Aldus appears to have been the principal landowner in this area and in 1583 John Fairweather was given permission to excavate a dock at the end of Great Whip Street. Both families were involved in legal disputes over lands that had formerly been the property of the priory of St Peter and St Paul. There is a break in the documentary sources.

Clarke suggests that the last reference to the church was in 1484 and in this report there is a reference to the parish in 1459. It is supposed that all the land south of the river and estuary had been part of the parish of St Augustine this has not been established through documentary sources. In contrast to the lack of documentary sources between the 15th and 18th centuries, there is an abundance of references to this parish in the early 14th century. The arrangement of names in the 1327 subsidy suggests that the collector of the tax was following a set route. If enough medieval documents can be identified it is possible that further details of the medieval geography of this area may be discerned. It has not been possible to examine all the possible medieval sources for this report.

It is important to note the statement in the introduction to the published recognizance rolls that “St Augustine’s could be a very early dedication” and not a “mere accretion to an older urban core”. There is clear evidence of a ford at the northern end of Great Whip Street and though there was a bridge crossing over the Orwell or Gipping from before 970 it should not be assumed that this was always the main crossing point over the river.

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