

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SCCAS REPORT No. 2010/114

Kennings/Sixt Hire Centre, Duke Street, Ipswich, Suffolk

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HER information

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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
PPS	Planning Policy Statement 5
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	BC500,000 - AD42
Palaeolithic	BC500,000 – BC10,001
Mesolithic	BC10,000 – BC4,001
Neolithic	BC4,000 – BC2,351
Bronze Age	BC2,350 – BC701
Iron Age	BC800 – AD42
Roman	AD43 – AD409
Anglo-Saxon	AD410 – AD1065
Medieval	AD1066 – AD1539
Post-medieval	AD1539 – AD1900
Modern	AD1900 – Present day

Summary

This archaeological desk based assessment (DBA) has been undertaken as a result of a proposal to construct a Travelodge. This DBA includes an examination of the Suffolk Historic Environment Record (HER) and a historic map and documentary search.

The results of this DBA suggest there is a low to moderate potential for encountering prehistoric and/or Anglo-Saxon archaeological remains, a moderate to high potential for encountering medieval archaeological remains and a very high potential for encountering post-medieval archaeological remains.

Due to the location of the PDA close to the river there is the potential for waterlogged material or environmental evidence to survive.

Archaeological mitigation would in the first instance require a trenched evaluation to identify and assess the character, density and depth of any archaeological deposits present.

The results of this evaluation will 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 Investec Bank PLC.

This DBA is the first stage of a programme of archaeological works to establish the archaeological potential of the PDA. The proposed development is for the construction of a Travelodge.

Site description

The subject of this DBA covers an area of approximately 0.27ha centred at TM17124399, in the parish of Ipswich (Fig. 1).

A site visit was made prior to 2006, to determine the presence of any factors likely to impact on the overall assessment of the archaeological potential of the PDA.

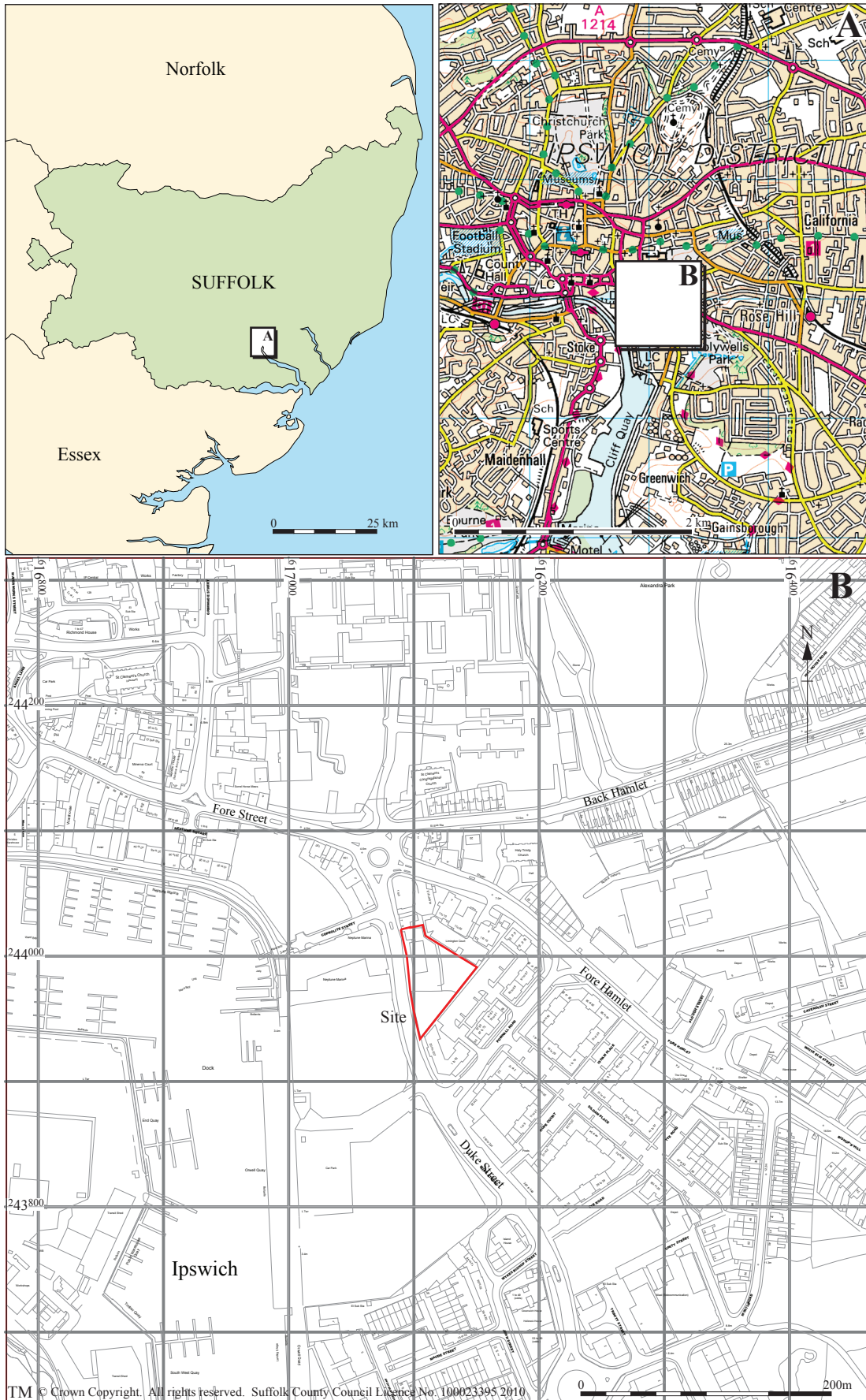


Figure 1. Site location, showing development area (red)

Topography and geology of the PDA

The PDA is located on the eastern edge of the floodplain (Fig. 2). The area comprises two terraces, the lower of which lies at a similar height to Duke Street, which in this area is *circa* 4.5m above sea level, whilst the remainder of the site lies across a raised terrace at *circa* 6.5m above sea level.

The underlying superficial geology (Fig. 2) in this part of Ipswich consists of sand and gravel drift deposits. Glaciofluvial in origin, these are made of a largely homogenous layer of sub-angular flints in a sand matrix (sand and gravel). This deposit has been consistently identified in excavations throughout the southern two-thirds of the town. Beyond these gravels, to the north, the surface geology becomes dominated by impermeable Boulder Till. Drainage water from this area had created some substantial streams that flowed south to the river. Excavation and geotechnical records throughout the town suggest that the topography was initially undulating and to the west of the site reclamation activity is likely to have commenced from as early as the Middle Saxon Period. Such reclamation has then progressed along the foreshore although excavations on the site of Neptune Square (Boulter 2000) suggest that reclamation of the foreshore it is unlikely to have reached the University campus site until the later medieval/early post-medieval periods.

The land surface in the immediate vicinity of the site rises to the north and east as one moves away from the river. The level of Duke Street represents the original ground surface at the western edge of the site but it is presumed the land would have sloped up gently from this point and that the lower terrace of the proposed development area has to a certain extent been cut into the slope. For the remainder of the site it would appear that the higher terrace has been created through the importation and dumping of material, particularly in the southern area of the site.

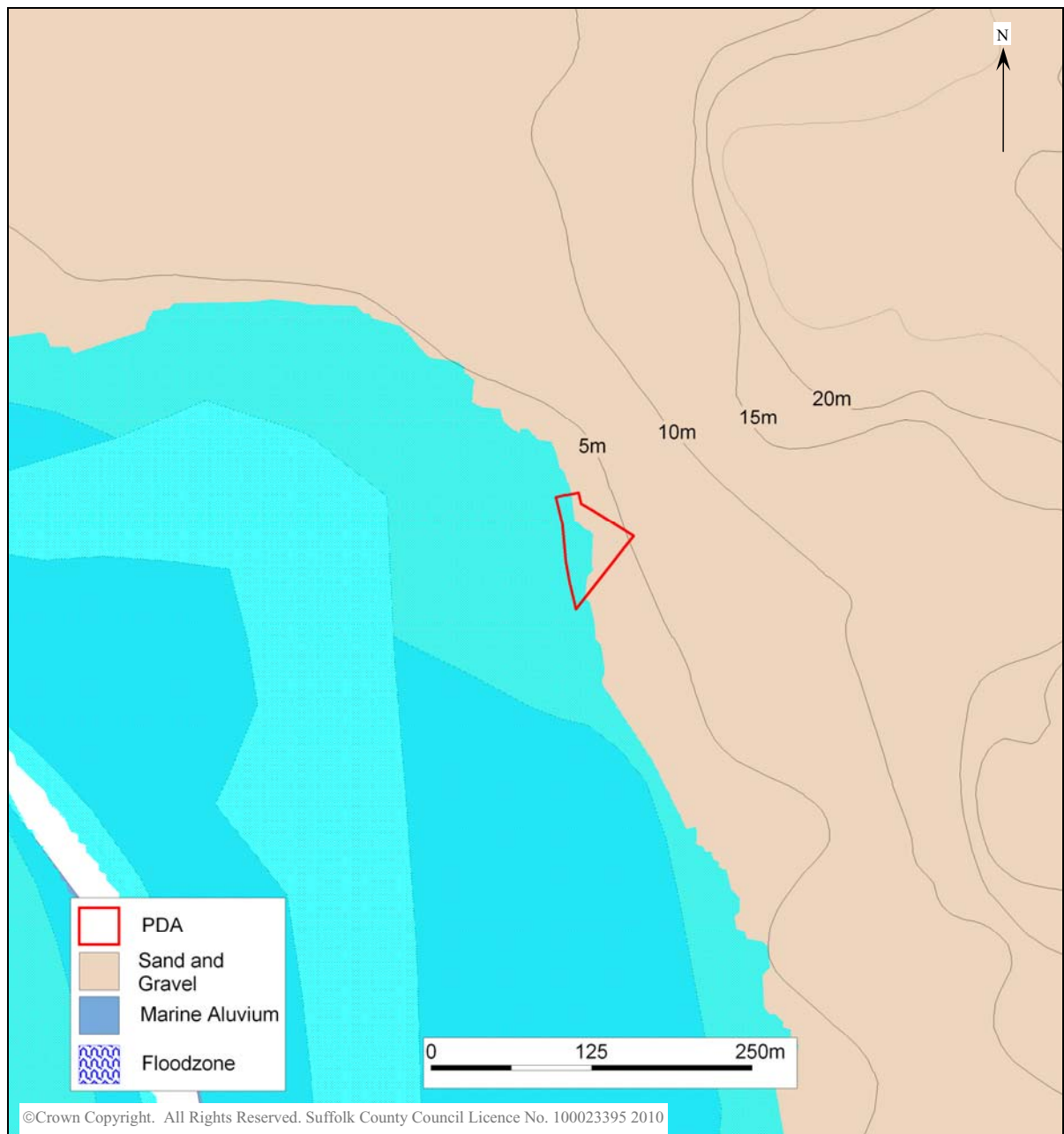


Figure 2. Topography and geology of the PDA

Borehole Data

A series of boreholes and test pits have been excavated by MLM Environment, (Fig. 3). These test excavations comprised of boreholes (BH), test pits *circa* 1m square (TP) and Window Sampler bores (WS). A summary of an interpretation of the results can be found in Table 1.

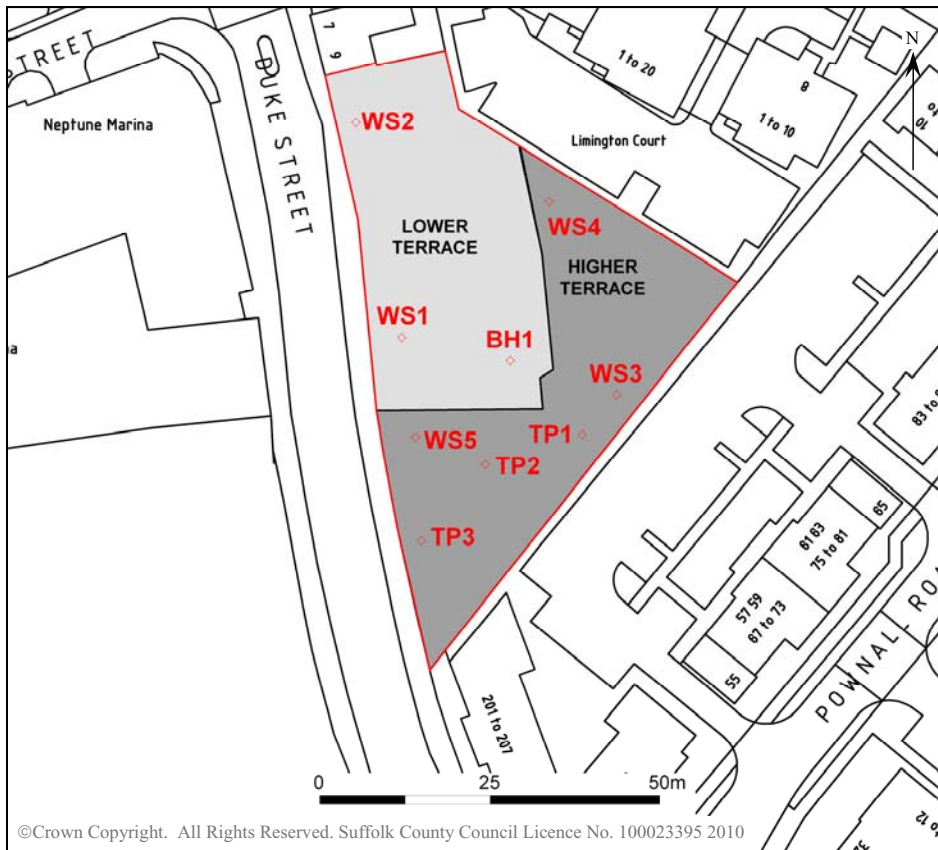


Figure 3. Borehole locations

	Made Ground	Depth of natural subsoil	Notes
BH1	0 - 0.4m	0.4m	
WS1	0 - 0.4m	0.4m	
WS2	0 - 1.0m	1.0m	
WS3	0 - 2.0m	2.0m	
WS4	0 - 1.8m	1.8m	
WS5	0 - 2.3m	2.3m	
TP1	0 - 1.4m	1.6m	possible buried topsoil at 1.4 - 1.6m
TP2	0 - 1.2m	1.5m	possible buried topsoil at 1.2 - 1.5m
TP3	0 - 2.4m	>2.4m	Obstruction at 2.4m, end of trial excavation

Table 1. Borehole/Window Sampler/Test Pit Results

The test excavations indicate that within the lower terrace of the site the natural subsoil, which comprises sand and gravel, is relatively shallow occurring at a depth of c. 0.4m (the area of WS2 is slightly raised from street level). Within the remainder of the site the natural subsoil is buried beneath a deposit of imported made ground to a minimum depth of 1.5m, with a possible buried topsoil overlying the natural subsoil noted in two of the test pits.

Scope of this report

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

In accordance with PPS 5, the Government's guidance on planning for the historic environment, (www.communities.gov.uk/publications/planningandbuilding/pps5) and a brief and specification provided by SCCAS/CT (Appendix 1), this assessment examines the available archaeological sources. These include the Suffolk HER and 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 250m 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 150m 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 Section 2.

Legislative frameworks

PPS 5 (March 2010) provides guidance for planning authorities, developers and others on planning and the historic environment. 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 SAM's within 250m 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 adjacent to the eastern edge of the Ipswich central town Conservation Area. There are four Listed Buildings within 150m of the PDA (Fig. 5).

A Site of Special Scientific Interest (SSSI) is an area that has been notified as being of special interest under the Wildlife and Countryside Act of 1981, due to its flora, fauna or geological or geomorphological features. There are no SSSI's within 250m of the PDA.

2. Results

Suffolk HER search

The HER only represents the archaeological material that has been reported (Fig. 4); this is the 'known' resource. It is not therefore, a complete reflection of the whole archaeological resource of this area because other sites may remain undiscovered, this is considered as the 'potential' resource.

All known archaeological sites within 250m of the PDA

There are fifteen HER entries recorded within 250m of the PDA (Fig. 4).

IAS 6105, machine excavation of a large basement up to 1.2m deep revealed modern truncation but no significant archaeological finds.

IAS 9007, limited exposure of natural subsoil exposed in the north-eastern part of the site. Substantial reclamation deposits of later medieval/post-medieval date in western portion of site.

IPS 138, find spot of a Neolithic greenstone axe.

IPS 154, the site of St James's Leper hospital, where limited excavation by University College London (1958) confirmed the presence of burials at the junction of Fore Hamlet and Back Hamlet.

IPS 155, medieval pottery of 13th to 16th century date found during building work. Said to have been recovered from '7 feet down'.

IPS 216, 292, extensive excavations revealed complex stratified deposits of Middle Saxon and later date indicating occupation and enwharfment, also a later medieval quay wall.

IPS 267, Site of St Clement's Shipbuilding Yard (+ others) between the 16th to 19th centuries, later the site of Ransome's Ironworks.

IPS 382, Observation of shallow footings (0.6m) only disturbed post-medieval deposits containing 18th/19th century pottery. Existing cellar noted on Duke Street frontage.

IPS 483, during a watching brief sherds of post-medieval pottery were recovered.

IPS 474, a trenched evaluation revealed occasional scattered pits of unknown date plus low-level post-medieval occupation evidence.

IPS 500, evaluation identified natural silting and reclamation deposits overlying grey river silt deposits indicative of salt marsh and tidal mudflats. A post-medieval cellar associated with a structure fronting onto Fore Street was found.

IPS 509, monitoring of groundwork's failed to identify any archaeological finds or features.

IPS 526, monitoring of a footing trench identified a post-medieval masonry structure, probably a garden feature/wall.

IPS 601, excavation revealed a large cellared building on slightly higher ground overlooking the river, probably of 17th-18th century in date and which perhaps a merchant's warehouse.

IPS Misc, monitoring of road works immediately to the south of St James's Leper Hospital identified the presence of archaeological deposits below the modern surfaces. It appears that the site lies on the line of the old road line of Fore Street/Fore Hamlet.

IPS Misc, Early 20th Century excavations by J. Reid Moir revealed evidence of Palaeolithic occupation.

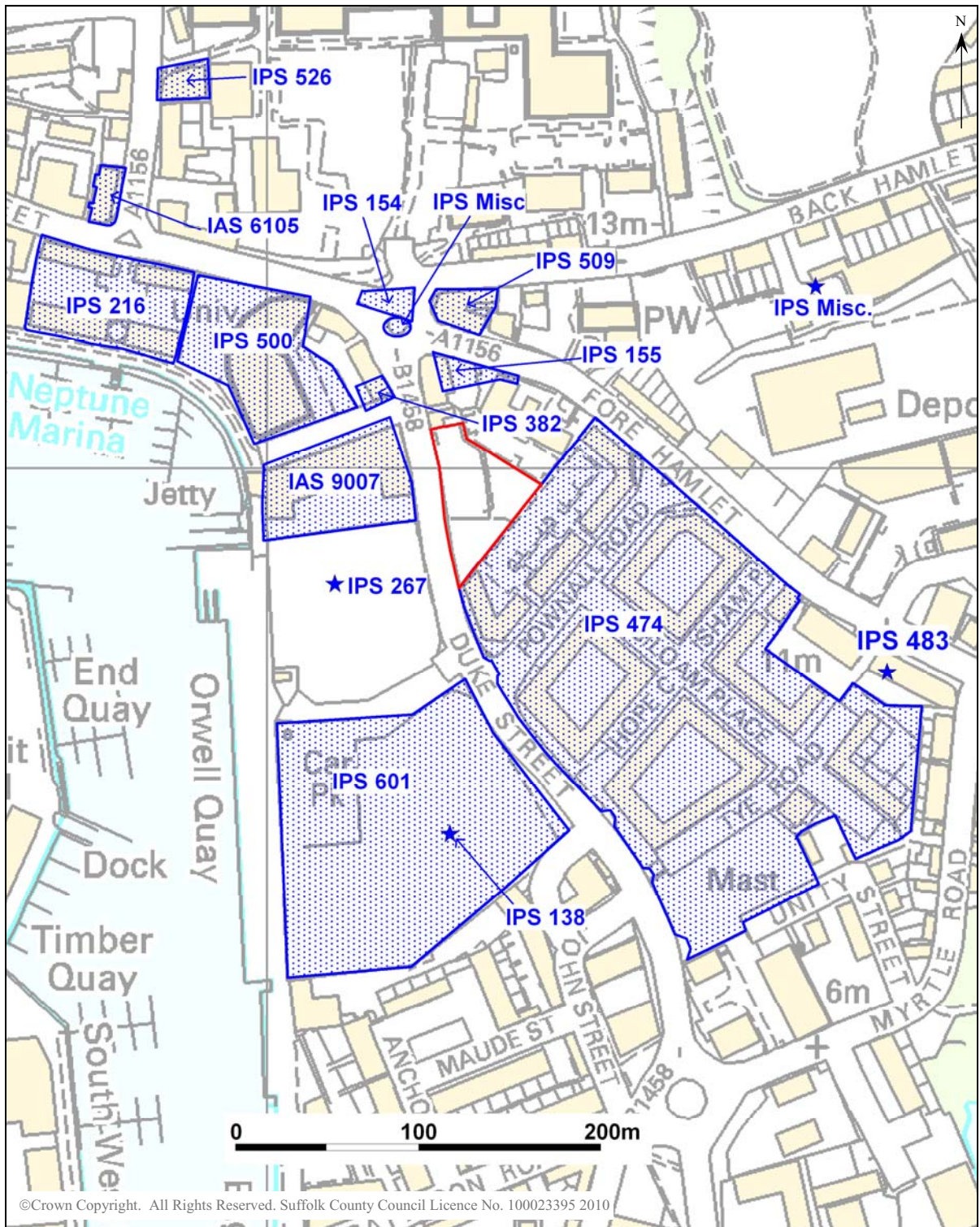


Figure 4. HER entries within 250m of the PDA

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 4 Listed Buildings within 150m of the PDA. Three are Grade II and one is Grade C (Fig. 5). The settings of the Listed Buildings may be affected by this development.

1. 132-138 Fore Street, Grade II, A C17 timber-framed and plastered building with a jettied upper storey on the whole front with exposed timber-framing and a carved bressumer bearing the date 1620. 2 storeys and attics. 8 window range, casements. The ground storey has small C20 shops. Roofs tiled, with 3 gabled dormers with heavy moulded pediments, There is a heavy carved projecting eaves board with the same motifs as the bressumer. The building is weatherboarded at the west end.
2. 2 and 4 Duke Street, Grade II, Early C19 house and corner shop. 3 storeys. Double filled with 3 windows. Slate roof with projecting eaves and ridge stack. Multi-coloured stock brick. Gauged flat brick aide to recessed sash windows with glazing bar. Wooden door case with pilaster and console brackets, carrying pediment. Radiant fanlight. Raised and fielded panel door. Wooden shop front with pilaster copping entablature. Shop windows with small penole and arched radiant head. Recessed shop doorway and corner.
3. Church of the Holy Trinity, Grade C, A white brick building erected 1835-36 to the designs of Frederick Hall, architect. The hall was added in 1891 and the chancel in 1895 in similar style. The church has a square west tower with an embattled parapet. The nave and chancel have rusticated quoins and semi-circular arched windows.
4. Holy Trinity Church Hall, Grade II, the hall, situated to the south of the church was added in 1891 in similar style and has 3 window range of double-hung sashes with glazing bars. The roofs are of slate.

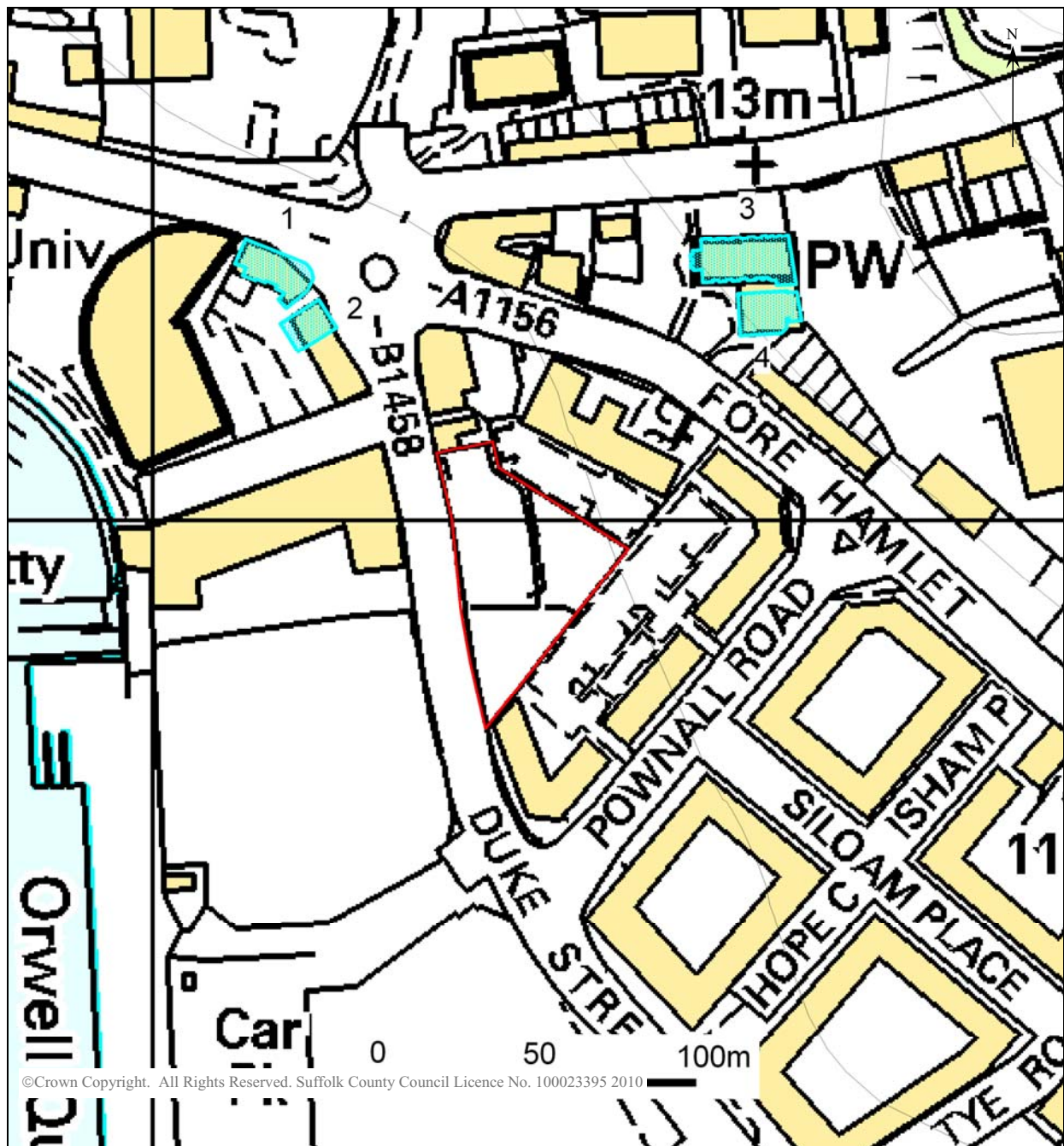


Figure 5. Listed Buildings within 150m of the PDA

Conservation Areas

The PDA is adjacent to the eastern edge of the Ipswich central town Conservation Area.

SSSI

There are no SSSI's within 250m of the PDA.

Historic summary and documentary study

Historic summary

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

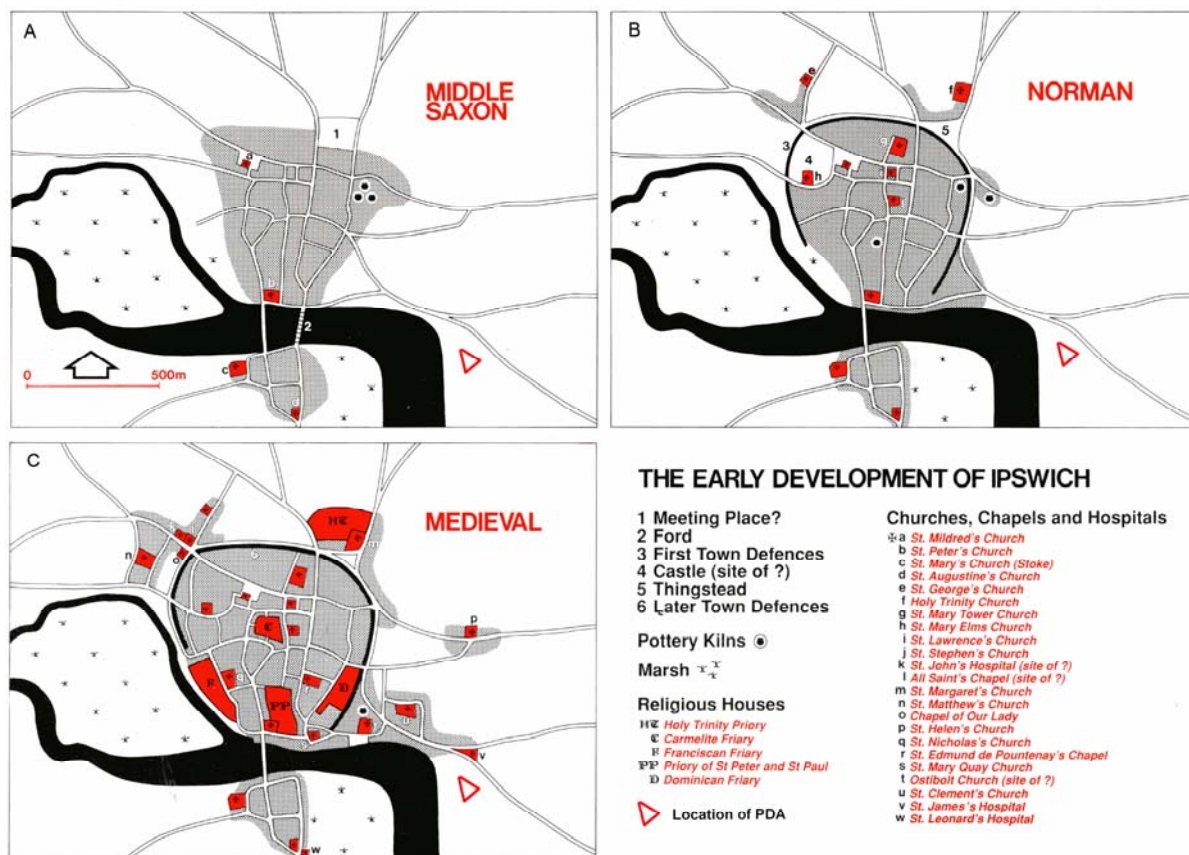


Figure 6. The Development of Ipswich (from An Historical Atlas of Suffolk, 1999, 159)

During the late 9th and early 10th century the Danes occupied the town. It was at this time that the town's first defensive ditch and earthen rampart were constructed (Fig. 6 {B}). During this period areas beyond the town's defences that were once fields started to become suburbs. This area still appears to be outside of this area of expansion.

In the medieval period (Fig. 6 {C}), the town defences were improved by a deepening of the ditch and heightening the ramparts. St James's Hospital was built *circa* 100m to the north of the PDA.

Documentary study

A.M.Breen

Introduction

The research for this report has been carried out at the Suffolk Record Office in Ipswich. The site is a triangular shaped plot situated on the eastern side of Duke Street. The removal of buildings at the northern end of Duke Street to create roundabout at the junction with Fore Hamlet, Back Hamlet, Fore Street and Long Street has resulted in a straightening of the street adjacent to the study area. The demolition of many of the buildings surrounding this site, in particular those on the former Ransome's Orwell Works, has obscured this site's late Victorian context as expansion of the works removed and reshaped the surrounding area. The triangular shape of this site is identifiable on the earlier Ordnance Survey maps when it was known as Siloam Place. On its northern side a small rectangular area was located over the site of the former Anchor Inn and an adjoining yard and buildings. To the south another smaller triangle of buildings was situated around the site of a pump. Despite its relative small area this site was formerly packed with small Victorian dwellings that had been built in the later half of the nineteenth century to accommodate labourers and their families.

Though this site is not located on a wet dock frontage the historic geography of the wider area can only be appreciated if it is understood that prior to the construction of the wet dock the river ran adjacent to Duke Street and was tidal. Following the dock's construction large areas of the former tidal ooze and mud flats were reclaimed. Formerly Duke Street led into John Street and Greenwich Way, a roadway that connected the site of Greenwich Farm and the surrounding hamlet with the town of Ipswich.

Maps

The Suffolk Archaeological Unit have supplied copies of the first three editions of the 1:2500 Ordnance Survey map of this area together with a copy of an 1883 1:1250 Ordnance Survey plan.

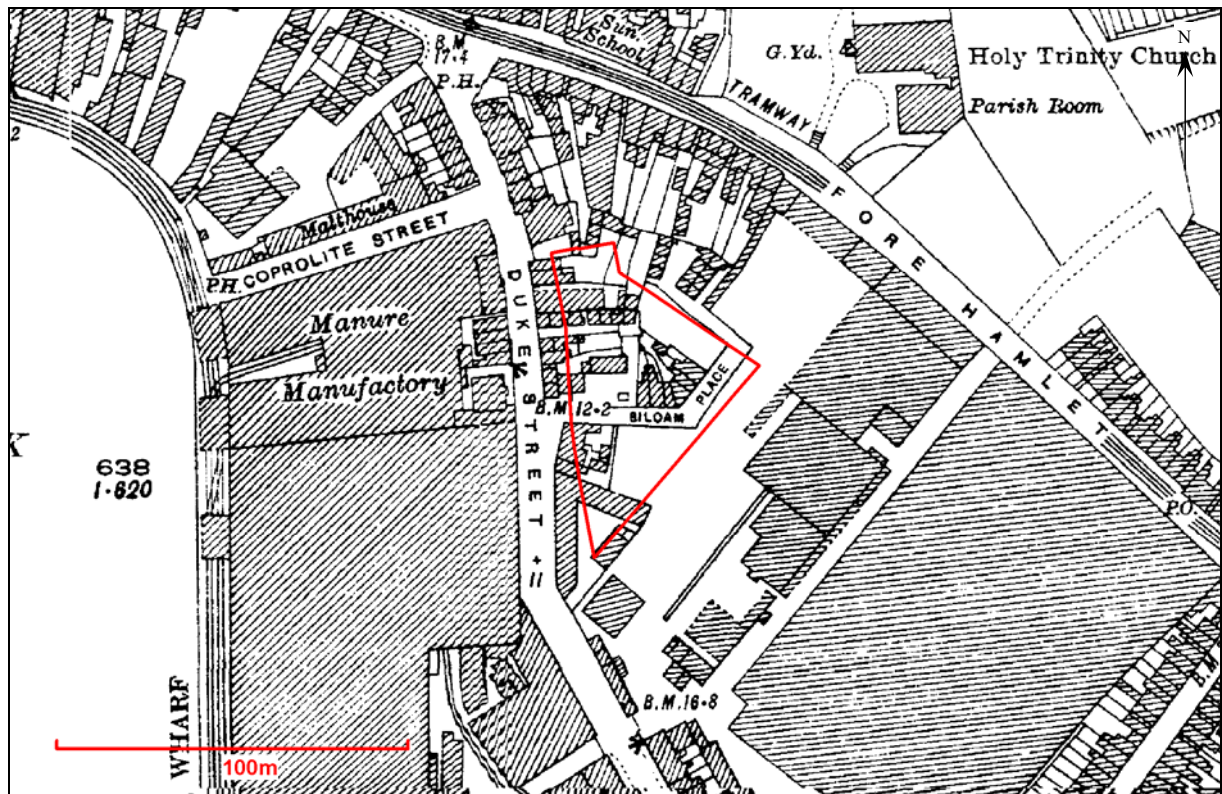


Figure 7. 3rd Edition (1927) Ordnance Survey 1:2500 Scale

Siloam Place is named on the 3rd edition of the 1:2500 map published in 1927 (Fig. 7). The map shows buildings on the northern side of Siloam Place only. These are situated at the entrance of the street, at the point where the street turns to the northeast before continuing to two small rows of cottages situated to the rear of properties fronting onto Fore Hamlet. Apart from the smaller triangular area surrounding the pump to the south there are no buildings on the south or southeast side of this street. There is another vacant plot opposite the two rows and facing to the northeast. Along the Duke Street frontage to the north of Siloam Place there is a small entrance with a yard at a right angle to the street frontage and within this yard six small buildings, probably small cottages, are shown on the map. The former Orwell Works are marked on the map spanning both sides of the street.

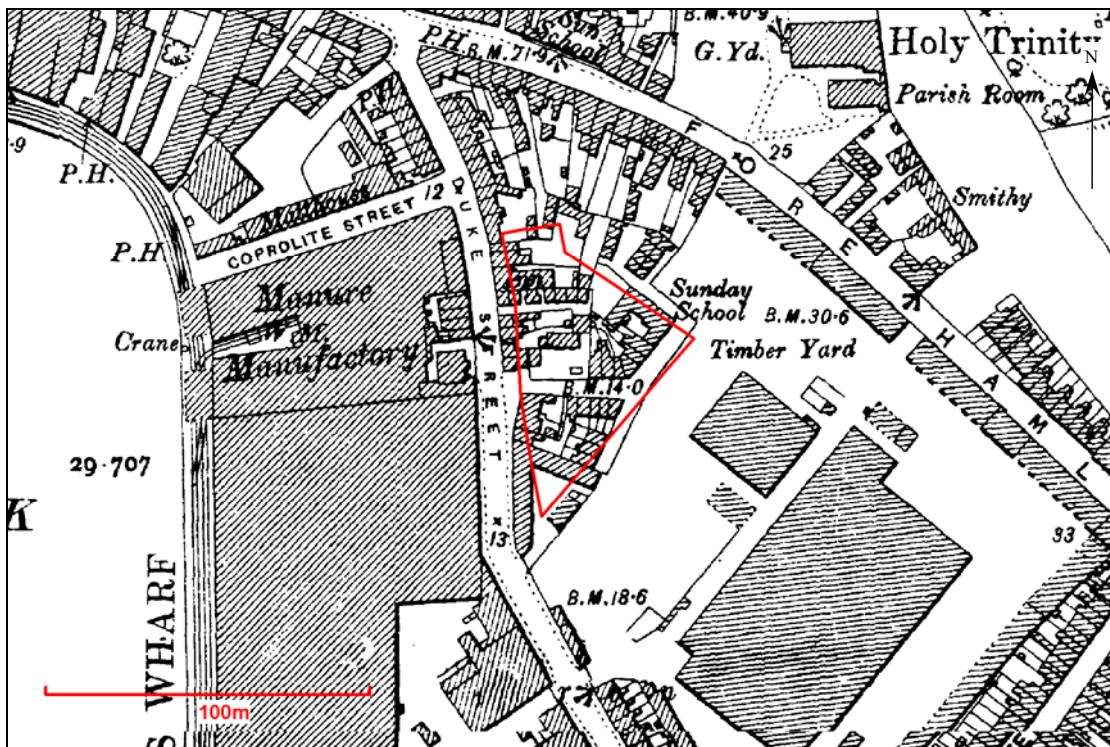


Figure 8. 2nd Edition (1904) Ordnance Survey 1:2500 Scale

The 2nd edition of 1904 (Fig. 8) shades all the buildings but does not distinguish between domestic and industrial buildings. Within Siloam Place, not named on this edition of the map, there is a Sunday school though without any adjoining church or chapel. There is another branch to Siloam place at the southern end of the street with cottages on the northern side. To the north of the site above the entrance from Duke Street the position of an inn is marked on the map. The same buildings described above are shown on the 1st edition Ordnance Survey map, surveyed in 1880-1 and published in 1884 (Fig. 9). On the southeast side of Siloam Place there is a row of houses within an area later absorbed into the Orwell Works site. Further to the south east there are two rows on either side of John Street. The row on the western side of the street had been removed by 1904 and like the houses along Siloam Place, the land was absorbed into the works site.

The larger scale 1:1250 map (Fig. 10) was surveyed in the same years as the 1st edition 1:2500 map and published in 1883. The name Siloam Place is marked on the row of houses on the southeast side of the street. To the north the entrance from Duke Street is named as Anchor Yard and to the north of the yard the inn is named as Anchor Inn. The other yards within this site are not named. To the north of this site three courts are shown on the map and named Dover Court, Stone Court and Abbot's Court.

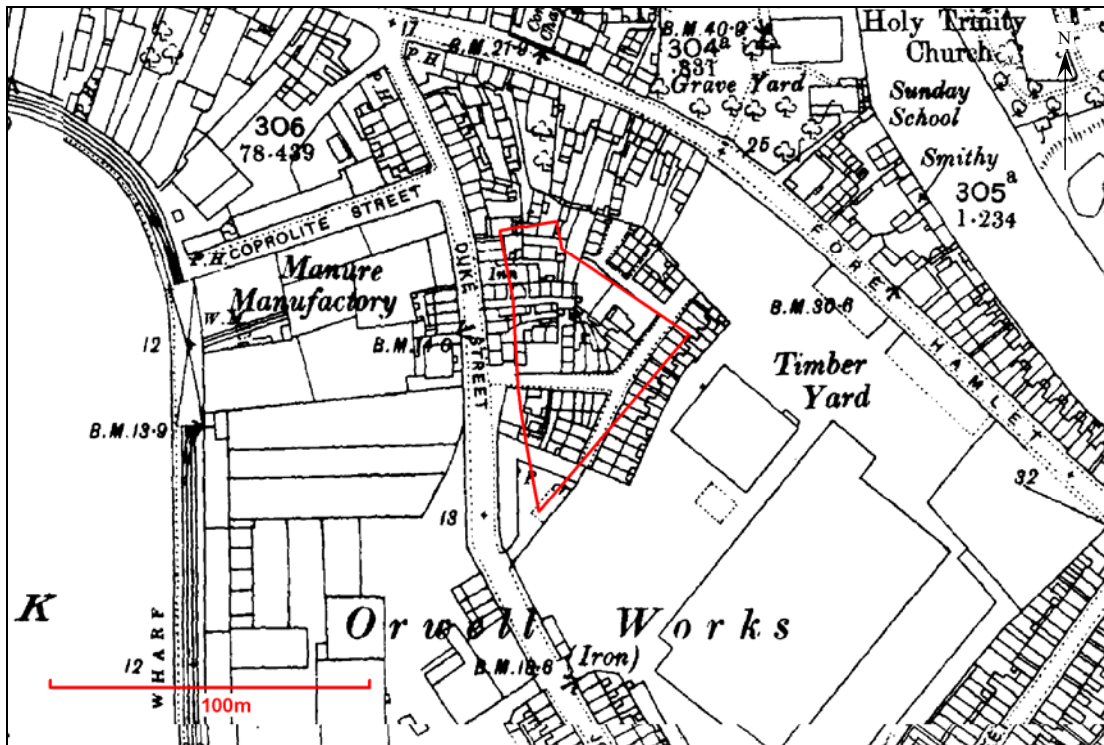


Figure 9. 1st Edition (1884) Ordnance Survey 1:2500 Scale

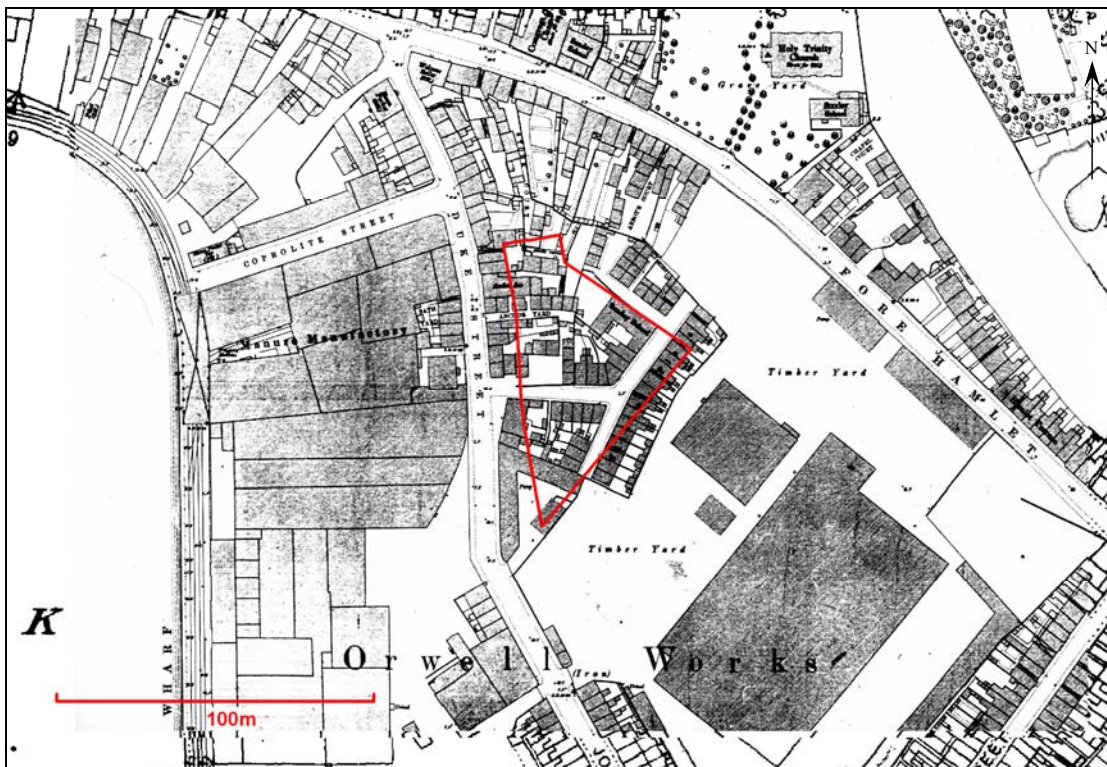


Figure 10. Ordnance Survey (1883) 1:1250 Scale

The names of the occupants of Siloam Place and Anchor Yard were omitted from Ipswich's first commercial directory, 'Steven's Directory of Ipswich', which appeared in 1881, though they were included in the 1885 edition. In 1885 Siloam Place was divided into 38 separate dwellings including 3 vacant properties. Four cottages

named Angus Cottages and another three named Hill Cottages were listed separately. Angus Cottages included the site of the 'Nottage Sunday School'. The directory names of the occupants or heads of the households and gives their occupations. Of the street's inhabitants, including the two rows of cottages, 17 were listed as labourers, 4 as coal porters, 2 as quay porters and 2 as clickers, though whether or not these were clickers employed in shoe making or another trade is unclear. In Anchor Yard a further six dwellings are listed in the occupation of 2 labourers, a foundryman and 3 women whose trade, if any, is not given. Apart from the houses fronting Duke Street there were another 2 dwellings in Dover Court, 5 in Stone Court and 6 in Abbot's Court. The 1881 edition names the occupants of the houses fronting Duke Street as follows:

25 Butcher James

Anchor Inn

Gooch Ernest

here is Anchor Yard

27 Burrows David, manure works labourer

29 Arnold Robert, waterman

31 Abbot James, dock labourer

33 Horne Frederick, shoe maker

here is Siloam Place

35 to 39 Bloomfield Harry, beer retailer

here is John Street

The last listing for Siloam Place and Hill Cottages was in 'Kelly's Directory of Ipswich' published in 1934. Most of the occupants of these houses, if not all are unlikely to have been the proprietors. The low status of their respective occupations suggests that the houses were small and very basic dwellings. All were demolished during slum clearance in the later 1930s.

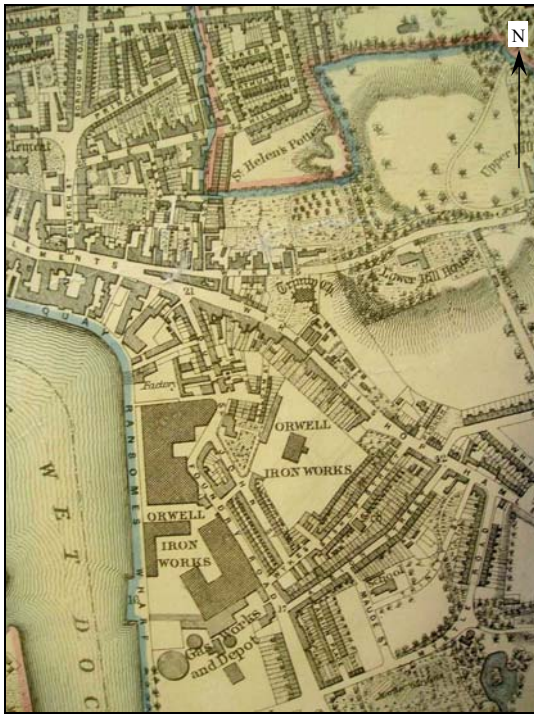


Figure 11. White's map of Ipswich 1867
(extract - no scale)



Figure 12. Monson's map of Ipswich 1848
(extract - no scale)

Siloam Place is shown and named on White's 1867 map of Ipswich (ref. MC4/57 – Fig. 11). The Sunday school is not shown on this map. To the south the smaller triangular plot is shown as an open space. To the south of this site another street named as 'Foundry Road' is shown on this map and the northern end of the row of houses in John Street turns into the Orwell Works. Foundry Street is not named on Monson's 1848 map of Ipswich (ref. MC4/56 – Fig. 12) and was then part of Duke Street. Siloam Place is not shown on Monson's map though two dwellings to the south are shown at the site of what later became 35 to 39 Duke Street.

The Tithe map for the parish of St Clements, Ipswich, dated 1844, is unfortunately badly damaged (ref. P461/146 – Fig. 13). It was based on Ellis' map of 1839 (ref. FB98/A12/1 – Fig. 14). The tithe apportionment was dated according to the agreement of 15th June 1841 but was not stamped by the Tithe Commission until November 1846. Of the parish's 1597 acres approximately two thirds were titheable. The areas excluded from the payment of tithes included nearly all the built area of the parish and though these areas are shown on the map the names of the owners and occupiers are excluded from the apportionment. To the east of Duke Street

three small plots of land that now form part of this site are numbered and listed in the following table.



Figure 13. Tithe Map of St Clement's Parish 1844 (extract – no scale)

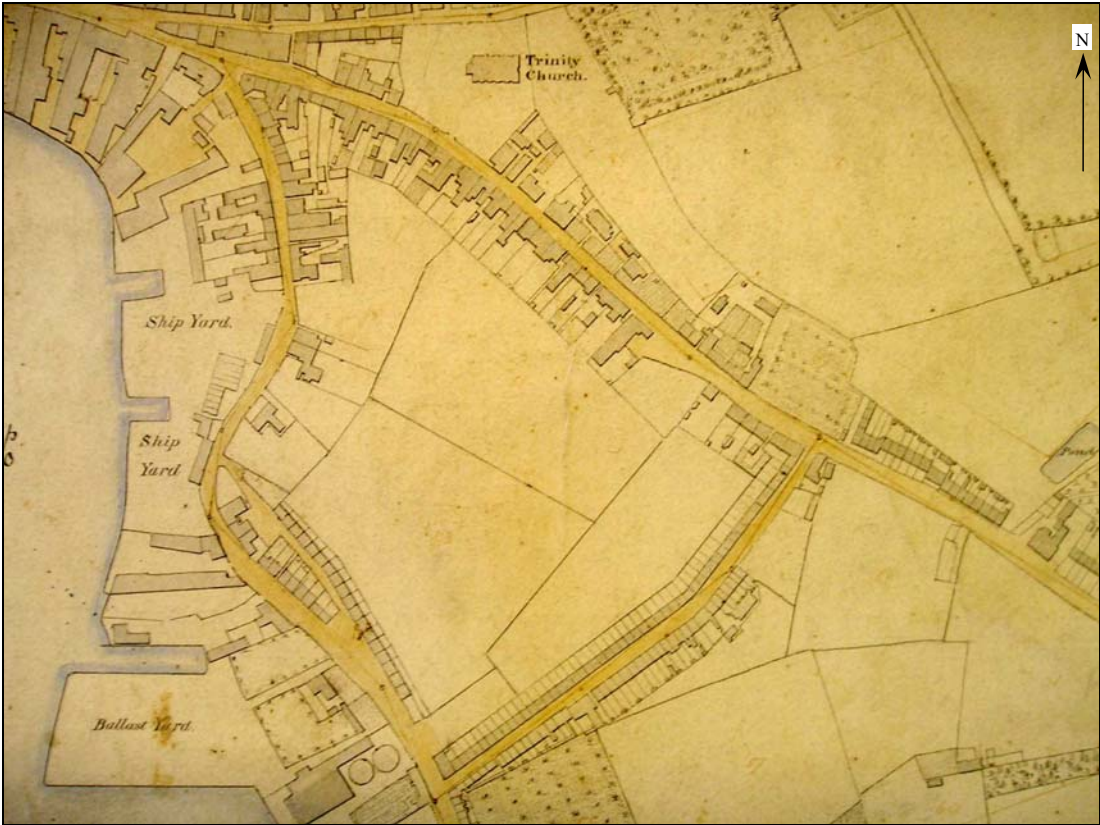


Figure 14. Ellis' Map of Ipswich 1839 (extract – no scale)

No.	Landowner	Occupier	Description	A -R- P
49	John Cobbold esq	William Seagriff	garden	0- 3 -07
50	William Buller	John Mowson	house and garden	0- 1 -00
51a	William Buller	himself	house and garden	0- 1 -02
	to the east			
51	William Buller	John Revill	land	2- 0 -33
52	William Buller	Thomas Smith	land and buildings	2- 0 -17

The names of both William Buller and John Cobbold can be found in property records.



Figure 15. Pennington's Map of Ipswich 1778

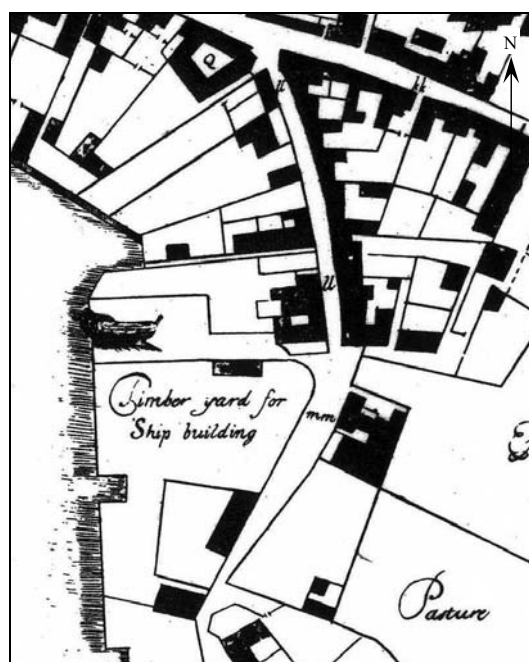


Figure 16. Ogilby's Map of Ipswich 1674

There are three well-known earlier maps of Ipswich. Joseph Pennington does not name any of the property owners on his 1778 map of Ipswich (ref. MC4/52 – Fig. 15). Most of this site was then open land though the property boundaries to the rear of 'Duck Street' are even more irregular than on later maps. John Ogilby's map of 1674 (ref. MC4/51 – Fig. 16) marks the areas of open land to the east of this site as 'pasture'. There are further changes in the property boundaries of the houses fronting Duke or 'Duck' Street making the identification of individual buildings very difficult. John Speede in 1610 (ref. MC4/50 – not copied) simply shows some buildings at the northern end of the street.



Plate 1. Junction of Duke Street and Fore Street, late 19th century



Plate 2. Duke Street, 1930s

The houses along the north-eastern side of Duke Street are shown in a late 19th century photograph of the houses at the corner of Fore Street (ref. FS9 Wool 67:18 – Plate 1). Some appear to have been built in the late medieval period with their chimneys to the rear of the roof ridges. These late medieval buildings had all been demolished before another photograph of the upper part of Duke Street was taken in the 1930's (ref. K681/1/262/790 – Plate 2). The printers W. S. Cowell published the post card 'Dinner-Time Orwell Works' dated to 1905-08. The Anchor Inn is shown in this view and the frontages of some of the adjoining buildings (ref. K681/1/262/838 – Plate 3). Below the partly jettied frontage of the Anchor Inn another house with an arched canopy over the entrance may well have been the house occupied by William Buller. Though the angle of the photograph does not show the full frontage of the building it appears to have been constructed in the 17th century.

There are no photographs of Siloam Place or Anchor Yard listed in the Record Office's catalogues. Many late 19th century picture postcards were produced for commercial purposes and the absence of any views of these areas again suggests that they were the accommodation for the poorer sections of the community.



Plate 3. Postcard 'Dinner time, Orwell Works'

Rate Books

This site is in the parish of St Clements, Ipswich. Various rate books have survived for this parish from as early as 1662. Unfortunately though the 1662 list does divide the parish between the town and the hamlet of Wicks Bishop, individual streets are not named (ref. FB98/E3/1). The later 18th century rate lists do mention Duck Street and list the ratepayers though without offering a location for each property (ref. FB/E3/4 & 5). The rate lists in the parish collection continue to 1812.

The Ipswich Municipal Borough collection includes Poor Law Rate Books for this parish from 1850 to 1902 (ref. DC2/17/1-53). In the book for a 'rate made the 26th April 1866,, the eastern side of Duke Street is listed separately from the western side. In this book Sarah Barton was named as the occupier of the Anchor Inn, its owner was J. C. Cobbold. W.C. Randall paid the rate for the tenements in the yard, though he did not live there and the owner was named simply as 'Bridges'. The next house was owned by 'Bolton' Daniel Long who was the ratepayer though not the tenant. J. C. Cobbold was the owner and ratepayer for the next property divided into three tenements, then Joseph Sporle was owner and ratepayer for another seven tenements. The next entry is Siloam Place. There are fifty separate tenements listed excluding the school. Alfred Beaumont owned 6 tenements, William Whittle 6 in one

court, William Mills 9 in another court. William Wade owned two rows of 6 and 8 houses, W. L Woolnough owned another 3 tenements and a workshop, James Levitt owned another 5 and Edmund Rice the remaining 7 tenements. The entries for Duke Street continue with a beer house in the ownership of Joseph Sporle who owned two adjoining tenements listed before the entries for Robert James Ransome (ref. DC2/17/17). Two years earlier George Messent was listed instead of William Whittle and a Mrs Mills is inserted over the name of James Mills instead of William Mills.

In the rate list for '19th of May 1859' (ref. DC2/17/10), there are entries for 'Silvan Place' not Siloam. The schoolrooms were described as 'Charity School Rooms' and in the ownership of the executors of Revd Nottidge. Within the place there are separate entries for Hill Cottages then owned by a David Dibney, which passed to George Messent and later still William Whittle. Giles Catchpole was the owner of the tenements that later passed to Edmund Rice and the row of 6 tenements which were later in the ownership of William Wade. Mr Woolnough is further identified as William Linstead Woolnough. None of the landowners lived in this area.

According to John Glyde writing on Sunday Schools in Ipswich, 'Until 1815 it does not appear that more than one congregation of the Established Church had a Sunday school connected with it. In October of that year, the Incumbent of St Mary Key induced his parishioners to join him in establishing one: and in the winter of 1816, by the exertions of the benevolent rector, the Rev. J. T. Nottidge, Sabbath schools were instituted in the parishes of St Clement and St Helen'. The will of the Rev John Thomas Nottidge, rector of St Clement and St Helen was proved at the Perogative Court of Canterbury on 3rd May 1847.

In an earlier rate list for May 1854 (ref. DC2/17/5) the street is again named Siloam Place with groups of tenements listed under the ownerships of Charles Wilson, J Podd, G. Catchpole. W L Woolnough and James Levett. The 9 tenement houses are listed under the 'Bury Building Society'. At this time building societies built houses rather than providing mortgages for individuals to purchase them.

The earliest rate book in this collection dated May 1850 (ref. DC2/17/1) mentions the Anchor Inn and adjoining court. The two properties were divided into five

tenements. The next entry is for seven tenements 'in court', then owned by a Mr Andrews. As the next entries are for R & A Ransome, the court must refer to the earliest buildings in Siloam Place and all the others had been built by 1854.

In the borough collection there are registered plans of properties built after 1862 (ref. DC14: 372) but none before that date.

Property Records

The parish of St Clements was divided between the area within the town and the two hamlets of Wix Ufford and Wix Bishop. The hamlets were also separate manors. In those instances where manorial records have survived it is possible to trace the owners of a property or at least the copyholders through court books, earlier court rolls and rentals. The property descriptions are sometimes historic and though in other cases they have been amended and updated to include the names of the occupants of each property. It has been established in a number of documentary reports that most of the area at the northern eastern side of the Wet Dock was copyhold land held of the manor of Wix or Wikes Bishop. The lands of this manor appear to have extended southwards from Fore Hamlet to a point to the south of the present Holywell Park. Manorial land was normally divided into areas of demesne, commons and waste, copyhold propertities and freehold. The demesne lands of this manor had been let out as copyhold before the manor was surrendered to the Crown in 1536. The freehold properties of this manor are listed in a survey dated 1620 though the property boundaries were not described and the locations were even at that date obscure. Both John Cobbold and William Buller, the landholders mentioned in tithe apportionment of 1844 were copyholders of lands belonging to this manor. It should not be assumed that all their lands were listed in the tithe apportionment or that all the lands were copyhold and described in contemporary manorial records.

William Buller or Bullar is mentioned in the manorial court book in the proceedings of a court held on 3rd June 1831 (ref. HB8/1/718). The court proceedings first noted that previous tenant Benjamin Raymond had surrendered his lands to the use of his will at a court held on 17th April 1804. This practice would have secured the inheritance for his heirs according to his will and his heir according to manorial

custom by which the lands would have passed to his youngest son. He had died before the court held in June 1831 and his heir was Robert Raymond who is mentioned in a parish apprenticeship bond as a 'master mariner and owner of the schooner called "the Active"' (ref. FB98/G3/96). He was the heir to a moiety of the property. A moiety was a half share in a property and not necessarily a half share of a property though such an inheritance could eventually lead to the subdivision of land. His co-heir was his sister Lydia Bullar who also received a moiety of the propriety. Her husband was William Bullar.

The record for June 1831 describes the undivided property as 'all that parcel of land parcel of one pightle called Patch Pightle otherwise the Hop Ground with a cottage and divers other houses and tenements thereupon built situate in the parish of Saint Clement and containing near the Highway leading from the Church of Saint Clement aforesaid to Colneys in breadth forty feet and nine inches towards the north and thirty nine feet towards the south'. The high way leading to Colneys is the present Fore Hamlet. There is a second property described 'and also of and in six and a half feet of land as it is now enclosed parcel of Patch Pightle aforesaid and now lying obliquely near the way there leading from Ipswich to Colneys upon which one end or corner of a house formerly Robert Morse is built all which copyhold premises were sometimes since in the several occupations of George Potter, Samuel Green and John Jennings and are now or late were in the several tenure of the said George Potter and of Mary Dobbs and Roger Taylor as under-tenants to Cant, gardener'.

The description of the property had changed little from a 1620 survey of the manor when Laurence Morsse was listed as the copyholder. 'Laurence Morsse had by the surrender and release of Ralph Danske one parcel of land parcel of Patch Pightle alias the Hopp Ground with one cottage builte scituate in the parish of St Clements in Ipswich and conteyneth towards the Kinges Highway leading to the church of St Clements unto Colinges Way in breadth forty five feete and nine inches by the rule towards the south to whome the Lord gave seizure to hold to him and his heires ... 11 Oct Jaco 17' (1620) (ref. HB 8/1/938).

From this description this land appears to have been to the north of this site. Robert Raymond's moiety was immediately sold to his sister Lydia Bullar for £145 and against this entry it states that the premises were sold 'by the executors of Lydia

Bullar on the 26th January 1865 to John Chevalier Cobbold the then lord of the manor'. There is a loose copy of the sale particulars in the court book. Neither William nor Lydia are named as the owners of any other manorial property. Benjamin Raymond had been admitted to this property on 17th April 1804.

John Cobbold purchased the lordship of this manor in 1812 though prior to that date he had been the copyholder of several parcels of land. Unfortunately none of the entries in the court records can be readily identified as the lands that later formed Siloam Place.

There are various bundles of deeds for properties owned by the Cobbold family such as those for properties in Duke Street purchased in 1816 and 1821. The property descriptions given in various deeds in these bundles are equally vague and it is not possible to use them to identify exact locations (ref HB8/5/179 & HB8/5/181). In this same collection there are deeds for several public houses owned by the Cobbold family. Unfortunately none have survived for the Anchor Inn.

The records of the manor of Wix Ufford are very limited. In the Cobbold family collection there is a 15th century extent of manor that lists the lands that surround Wix Bishop (ref. HA 231/2/11). The manorial lands in Ipswich appear to be to the east and north of those for Wix Bishop. In the Iveagh collection amongst the Phillips manuscripts there is a copy made in 1541 of an earlier rental (ref. HD 1538/274/32). Both documents are written in latin and merit further study though they are unlikely to contain information relevant to this report.

The manorial records do not refer to Duke Street instead in references to the properties built along the Orwell and Greenwich Way.

Late Medieval Context

Before the construction of the Gas Works in the 1820's and later the Wet Dock opened in 1842, the foreshore to the west of Duke Street was the site of various shipyards. Ransome's had opened a works on the dock frontage before the construction of the new dock. At the time all the land to the south of the Gas Works and to the west of the present Holywells Road was tidal mud flats. In the 16th century a water mill was constructed at the western edge of Holywells Park on a site

that later became the Fountain Public House. Cobbold's Cliff Brewery was built in the middle of the 18th century. The line of modern day Cliff Lane was set out after the Cobbold family had acquired the present Holywells Park, formerly a farm known as Pitts Farm, between 1812 and 1839. The main entrance to this farm was from the present Nacton Road, formerly described as 'Colneis Way'. In the medieval period Greenwich Way led to the site of Greenwich Farm and, from the evidence of the surviving records for the manor of Wix Ufford, the adjoining small hamlet of Greenwich. Duke Street was not a major thoroughfare in the medieval period.

Many of the early records for Wix Bishop are no longer extant, however in 1381 the total male population for the hamlet of those aged 14 and above was 15 (Richardson 1884). It is uncertain if this figure included the site of Greenwich Hamlet. The photographic evidence suggests that some of the buildings at the northern end of Duke Street may have been built during this period or shortly afterwards, though other documentary reports suggest that the main expansion of the shipyards to the west was in the late 16th and early 17th centuries. Robert Morsse's house in Fore Hamlet described in the 1620 survey probably dates from this period and if the building was within this site it would have been worth tracing the property back further in the surviving manorial records. The evidence of John Speede's map suggests that there were houses at the north eastern end of Duke Street in the early 17th century and photographic evidence, though incomplete, supports the idea that some of these dwellings may have been built in the late medieval period.

The ship owners, builders and merchants who established their premises in Wix Bishop in the early 17th century lived near to or on their premises and this industry dominated the area until the early 19th century until the construction of the Wet Dock and the expansion of the Orwell Works changed the industrial context of this area. The evidence of the rate books and directories show the development of small courts crammed with housing to accommodate employees of both the works and docks. Though the census data would add further details of the site in the Victorian period a study of the returns is unlikely to add to the archaeological study of this site.

The absence of references to copyhold property on this site of Duke Street is significant. However the extant medieval records are unlikely to offer enough information to explain the tenure of land in this area.

References

Suffolk Record Office Ipswich

Maps

MC4/50 John Speede Map of Ipswich 1610

MC4/51 John Ogilby's Map of Ipswich 1674

MC4/52 Joseph Pennington's Map of Ipswich 1778

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

P/461/146 Tithe Map St Clements Ipswich 1844

FDA146/1A/1a Tithe Apportionment St Clements Ipswich 1846

MC4/56 Monson's Map of Ipswich 1848

MC4/57 White's Map of Ipswich 1867

1:1250 Ordnance Survey Plan sheet number LXXV.12.21 1883

1:2500 Ordnance Survey Map sheet Number LXXV.16 1884

1:2500 Ordnance Survey Map sheet Number LXXV.16 1904

1:2500 Ordnance Survey Map sheet Number LXXV.16 1927

Photographs

Woolnough Collection

FS9 Wool 67:18 Fore Street/Duke Street

Suffolk Photographic Collection

K681/1/262/790 Fore Street/Duke Street 1930's

K681/1/262/838 Dinner Time at Orwell Works

Property Records

Solicitors Collection: Cobbold Deeds

Freehold Properties

HB 8/5/179 Tenement in Ipswich St Clements Tenement in Dukes Street 1688-1821

Includes abstract of title 1690-1775 1753 –1821

HB 8/5/181 House in Duke Street 1750 – 1816

Manorial Records

HB 8/1/717 Manorial Court Book Manor of Wix Bishop 1785-1813

HB 8/1/718 Manorial Court Book Manor of Wix Bishop 1815-1841

HB 8/1/938 Survey Various Manors (including Wix Bishop) 1620

Cobbold Family Collection

HA 231/2/11 "The extent of such lands belonging to the mannor of Wikes Ufford which lye among or abut upon the lands of the Mannor of Wikes Bishop whereby the contents of the same mannor of Wikes Bishop will the better appeare and what deeds of the fee of Wikes Ufford ought ti be inrolled in Wikes Bishop Court"

Ipswich Municipal Borough Collection

DC2/17/1 Rate Book 1850
DC2/17/5 Rate Book 1854
DC2/17/10 Rate Book 1859
DC2/17/15 Rate Book 1854
DC2/17/17 Rate Book 1867
DC14: 372 Deposited Plans 1862-1901

Iveagh Collection

HD 1538/274/32 An Ancient Rental belonging to the Mannor of Wicks Ufford (made by Henry Goodwyn on examination of an old rental and other evidences of the said manor July 1541)

Parish Collection St Clements, Ipswich

FB98/E3/1 Churchwardens Account 1594 – 1770 including rate list 1662
FB98/E3/4 – 5 Churchwardens' Accounts St Clements 1768 - 1812
FB98/G3/96 Apprenticeship agreement Robert Raymond 1831

Published Works

John Glyde junior "The Moral, Social and Religious Condition of Ipswich in the Middle of the Nineteenth Century" pub Ipswich 1850, reprinted S.R. Publishers Wakefield and London 1971

William H Richardson MA "The Annalls of Ipswicke ... by Nathaniell Bacon serving as recorder and town clark in that towne 1654" pub Ipswich 1884

Directories

Steven's "Directory of Ipswich" 1881
Steven's "Directory of Ipswich" 1885
Kelly's "Directory of Ipswich" 1934
Kelly's "Directory of Ipswich" 1935
Kelly's "Directory of Ipswich" 1936

3. Assessment of impacts and effects

The archaeological potential of the PDA

The available archaeological evidence suggests that the site has a **low to moderate** potential for deposits relating to the early prehistoric period with both Palaeolithic and Neolithic finds having been recovered in the vicinity. There is no evidence for Roman activity in the area hence the site has a **very low** potential for such evidence to be present.

While the Early to Middle Saxon period saw the development of Ipswich as a leading trading centre it is known that the main focus of activity was located to the west of the site. The limits of the Saxon town are well known from the early defences of which the eastern arm lies some 600m to the northwest with the site lying well outside town. The excavations at Neptune Quay (Boulter 2000) recorded some suburban activity, although it was on a small scale and appeared to be limited to the western bank of an inlet or stream situated to the west of the site. Although no evidence for Saxon occupation has been recorded it is highly likely that some occupation or activity could extend some distance along the river frontage beyond the stream or inlet giving this site a **low to moderate** potential for the presence of Saxon deposits or features.

It is recorded on the HER that a medieval leper hospital (IPS 154) once stood close to the northern end of Duke Street in an area that would have been on the edge of the medieval town. The full extent of the hospital and its associated cemetery are not known. Monitoring of groundworks 50m to the north of the site (IPS 155) yielded pottery dating from the 13th through to the 16th century. Although there is no documentary evidence for this it seems unlikely that an area this close to the medieval town would have been entirely devoid of activity and it is highly likely that occupation would have crept along the top end of Duke Street during the medieval period so that by the 15th/16th century relatively high status dwellings had been built in this area, as suggested by the photographic evidence. Consequently there is a **moderate to high** potential for medieval deposits or features to exist within the site.

It is not until the post-medieval period that there is concrete documentary evidence for the construction of dwellings on the site in the form of the early maps of Ogilby and Pennington, both of which illustrate buildings standing within the area of the site. The

area was also the site of Victorian slum dwellings housing the poor of the parish in numerous small tenements and cottages, a large proportion of which survived up to the 1930s. Consequently there is a **very high** potential for archaeological remains relating to post-medieval period.

The author of the previous report regularly visited the site when it was occupied by a vehicle hire company and was told on more than one occasion by the office staff that an extensive air-raid shelter that had been constructed for use by workers from the nearby engineering works existed on the site. This was never verified.

The location of the PDA close to the river increases the potential for waterlogged material or environmental evidence to survive.

The potential archaeological information resulting from this project may offer the potential to address research priorities (Brown and Glazebrook 2000) that relate to the development of the medieval town of Ipswich.

Potential of preserved archaeological remains within the PDA

As discussed above there is a high potential for archaeological material from the medieval period and a very high potential for material from the post-medieval period to be encountered within the PDA.

After the slum clearances it is assumed that the site was used for commercial/industrial purposes prior to its use by the former occupiers, a vehicle hire company. It is not known when the lower terrace upon which the hire company's garage/office stands was excavated or to what extent this may have destroyed any potential archaeological deposits or features.

Assessment of the impact of the development on the archaeological resource

Due to the high potential for medieval and post-medieval archaeological remains to be encountered within the PDA any development that involves ground disturbance (foundations, piling, services, landscaping / earth moving) will have a negative effect on any below ground archaeological material and the impact could be considerable. Therefore any development of the PDA that disturbs the ground surface will need to be mitigated against.

4. 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.

There is low to moderate potential for encountering prehistoric or Anglo-Saxon material, a moderate to high potential for encountering medieval material and a very high potential for encountering post-medieval material within the PDA.

Due to the location of the PDA close to the river there is the potential for waterlogged material or environmental evidence to survive.

Archaeological mitigation would in the first instance require a trenched 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.

5. List of contributors and Acknowledgements

This project was funded and commissioned by Investec Bank PLC. 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 Joanna Caruth, Senior Project Officer, of SCCAS/FT.

6. Bibliography

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

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

Brown, N., and Glazebrook, J., 2000, Research and Archaeology: A Framework for the Easter Counties 2. Research Agenda and Strategy. *East Anglian Archaeology Occasional Paper 8*.

Disclaimer

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

Appendix 1.

Brief and Specification

SUFFOLK COUNTY COUNCIL ARCHAEOLOGICAL SERVICE - CONSERVATION TEAM

Brief and Specification for a Desk Based assessment

FORMER KENNINGS, DUKE STREET, IPSWICH

1. Background

- 1.1 A request has been made for a desk-based assessment of the known and potential archaeology within the above land parcel to accompany a planning application to construct a Travelodge.

2. Brief for Desk-Top Study

- 2.1 Establish the nature and number of archaeological sites within and adjacent to the land parcel (a search area up to 250 metres from the land parcel would be appropriate in this case).
- 2.2 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 Provide an assessment of the potential for unrecorded archaeological sites within the land parcel.
- 2.4 Include an assessment of the likely impact of past land uses and the potential quality of preservation of below ground deposits; assess the potential for waterlogged deposits.
- 2.5 An outline specification, which defines certain minimum criteria, is set out below.

3. Specification

- 3.1 Consult the Historic Environment Record (both the computerised record and any backup files, including any records held in Ipswich).
- 3.2 Examine all readily available cartographic sources (e.g. those available in the County Record Office). Record any evidence for archaeological sites (e.g. buildings, settlements, field names) and history of previous land uses. Where possible photocopies or tracings should be included in the report.
- 3.3 Assess the potential for documentary research that would contribute to the archaeological investigation of the site.
- 3.4 Ascertain whether there are other constraints on the site (e.g. SSSI, County Wildlife Site, AONB, etc)

4. Report Requirements

- 4.1 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. Its conclusions must include a clear statement of the archaeological potential of the site, 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 The IFA's *Standard and Guidance for Archaeological Desk-Based Assessments* should be used for additional guidance in the execution of the project and in drawing up the report.

Specification by: Keith Wade

Suffolk County Council
Archaeological Service Conservation Team
Environment and Transport Service Delivery
9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk IP33 2AR

Date: 15th June 2010

Reference: Duke Street

This brief and specification remains valid for 6 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.