

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SCCAS REPORT No. 2010/216

Proposed Student Village Fore Street Ipswich

Former BOCM Pauls site

For Investec Bank plc

J.Rolfe

© December 2010

<http://www.suffolk.gov.uk/Environment/Archaeology/FieldProjects/>

HER information

Planning application no: 07/00643/FUL
Grid Reference: TM 1673 4415
Curatorial Officer: Keith Wade SCCAS/CT
Project Officer: James Rolfe
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List of abbreviations used in the text

DBA	Desk Based Assessment
HER	Historic Environment Record
PAS	Portable Antiquities Scheme
PDA	Proposed Development Area
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 -

Summary

This archaeological desk based assessment (DBA) has been undertaken in advance of any proposal to re-develop the PDA. The 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 very high potential for encountering archaeological remains throughout the PDA dating from the Anglo-Saxon and medieval periods. These remains include human burials, pottery kilns, waterfront deposits and buildings and settlement evidence. Due to the location of the PDA close to the river there is the potential for waterlogged material and environmental evidence to survive.

Archaeological interventions within and adjacent to the PDA have demonstrated that there is good preservation of archaeological deposits and these can be as little as 0.5m below the present ground surface.

Due to the probable shallow nature of the overburden within the PDA and to the very high potential for Anglo-Saxon and medieval archaeological remains including burials to be encountered, any development that involves any ground disturbance (grubbing out foundations, digging 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.

At present it is thought that there are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological deposits. Mitigation would therefore require that an adequate record is made of any archaeological features or finds which would otherwise be destroyed by the development.

Two burial sites are known within the PDA and the removal of burials from either site would be subject to the Burial Act of 1857 and Disused Burial Grounds Act 1884 and 1981, together with any relevant planning and development legislation. Any

burials that would not be preserved *in situ* would have to be fully excavated by approved archaeological contractors.

Demolition should only be to ground level and no grubbing out of foundations should take place until any archaeological evaluation work has been carried out.

Targeted evaluation trenching of 5% of the PDA would enable the identification and the assessment of extent, character, density and depth of the archaeological deposits present to be undertaken. This could also include a palaeo-environmental assessment of any waterlogged deposits within the PDA to ascertain their nature. This could then lead to the need for the grubbing out of the foundations to be carried out under archaeological supervision.

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

Consultation with English Heritage will also be required as any development of the PDA will directly affect two listed buildings located within the PDA and the setting of various other Listed Buildings adjacent to the PDA.

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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 prior to any redevelopment proposals.

Site description

The subject of this DBA covers an area of approximately 0.69ha centred at TM1673 4415, in the parish of Ipswich (Fig. 1).

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

Topography and geology of the PDA

The PDA is located on the northern edge of the floodplain (Fig. 2) at c.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 comprise a largely homogenous layer of sub-angular flints in a sand matrix (sand and gravel). This deposit has been consistently identified in excavation throughout the southern two-thirds of the town. Beyond these gravels, to the north, the surface geology becomes dominated by impermeable Boulder Till. Drainage water from this area had created some substantial streams that flowed south to the river. Excavation and geotechnical records throughout the town suggest that the topography was initially undulating and to the west of the site reclamation activity commenced from perhaps as early as the Middle Anglo-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 campus site until the later medieval/early post-medieval periods.

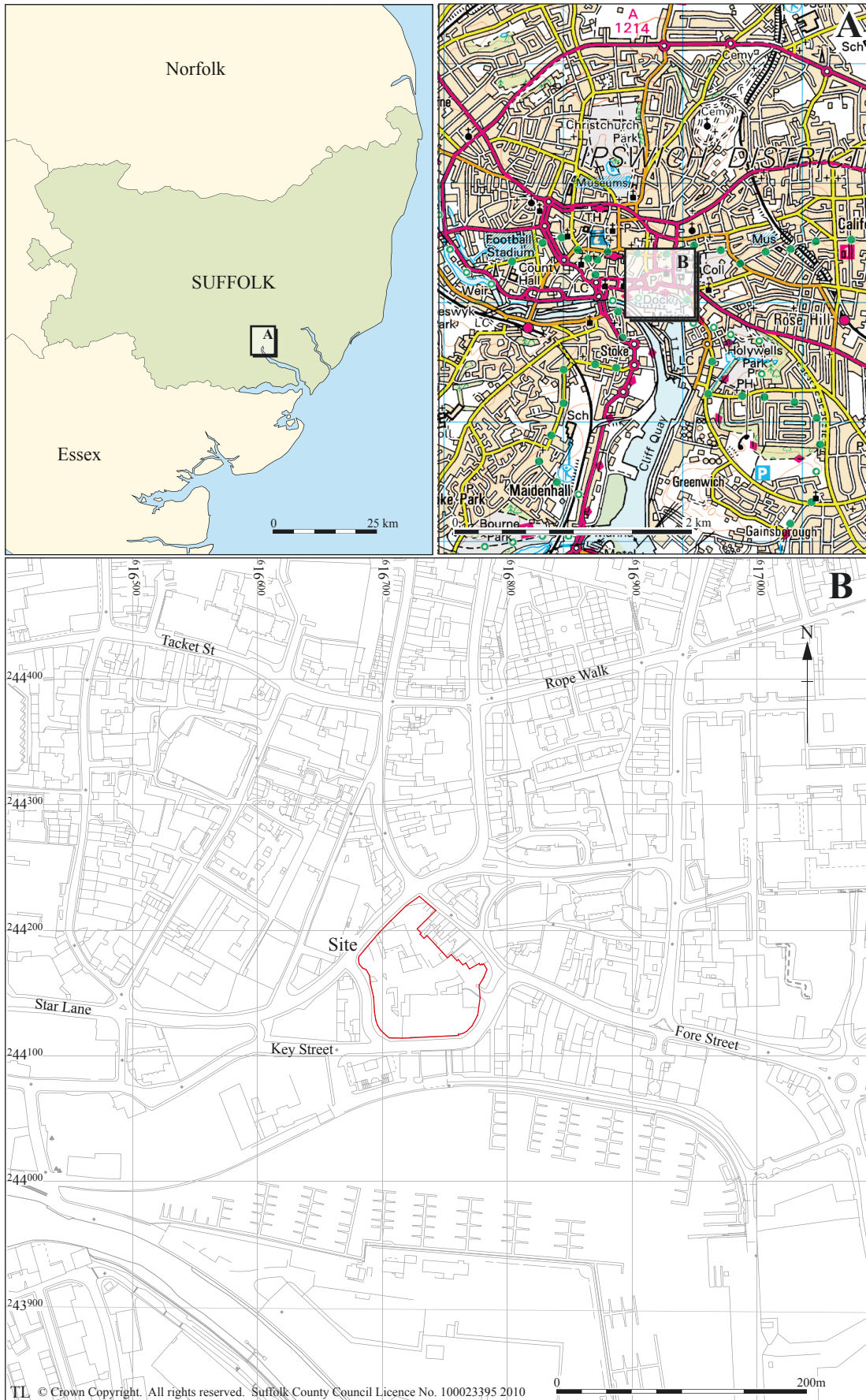


Figure 1. Location of site, showing development area (red)

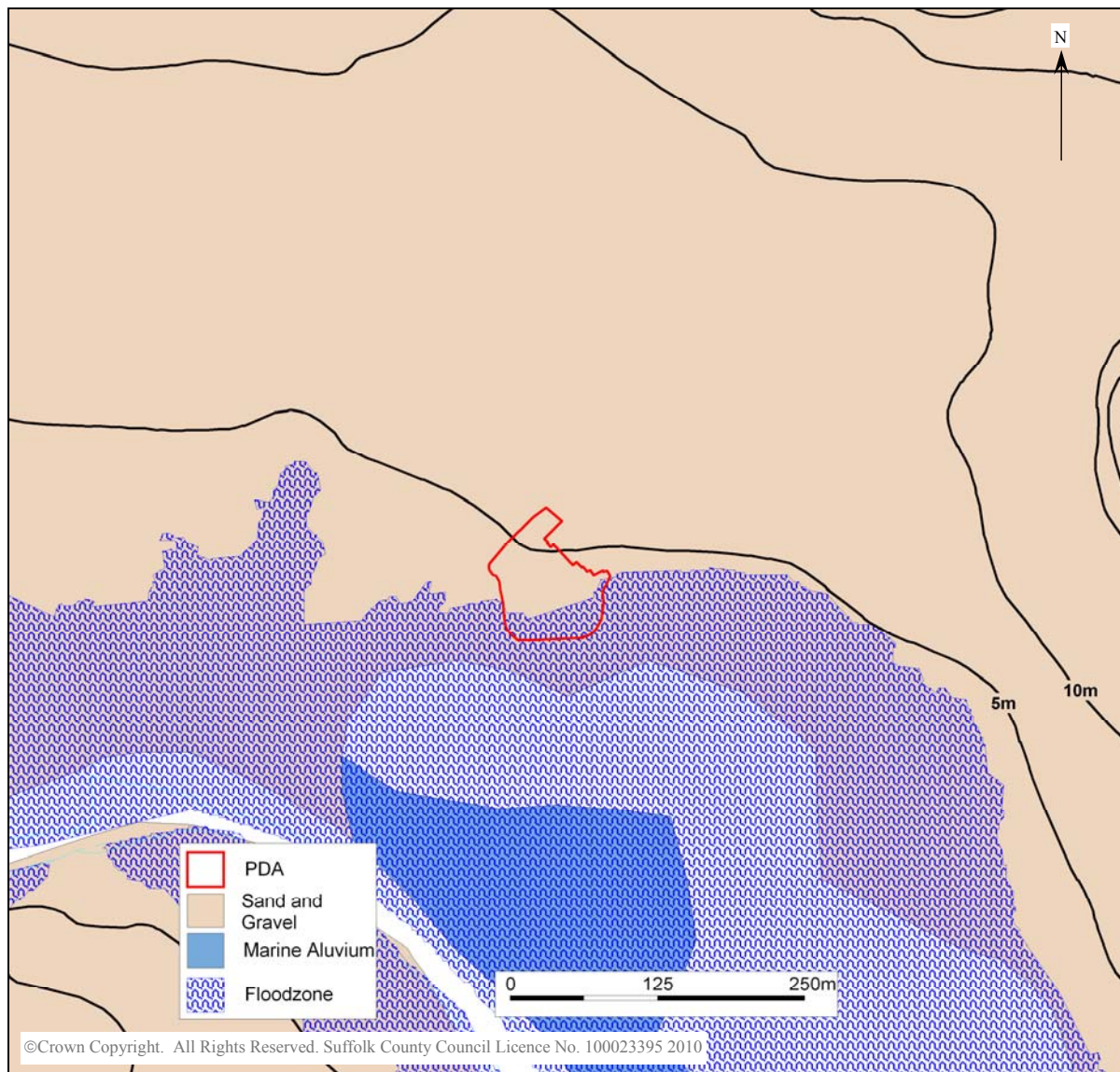


Figure 2. Topography and geology of the PDA

Overall historical context

The location of the PDA is indicated in Fig. 3 by a blue polygon 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 Anglo-Saxon emporium (trading centre) of Gipeswic on the banks of the River Orwell. It grew to a massive 50 hectares in extent in the 8th and 9th centuries. There was a small amount of settlement on the southern bank with the majority being located on the northern bank (Fig. 3 {A}). The PDA at this time is located outside of the town beside one of the main routes to the east, but rubbish pits pits of this date have been excavated immediately west of the PDA.

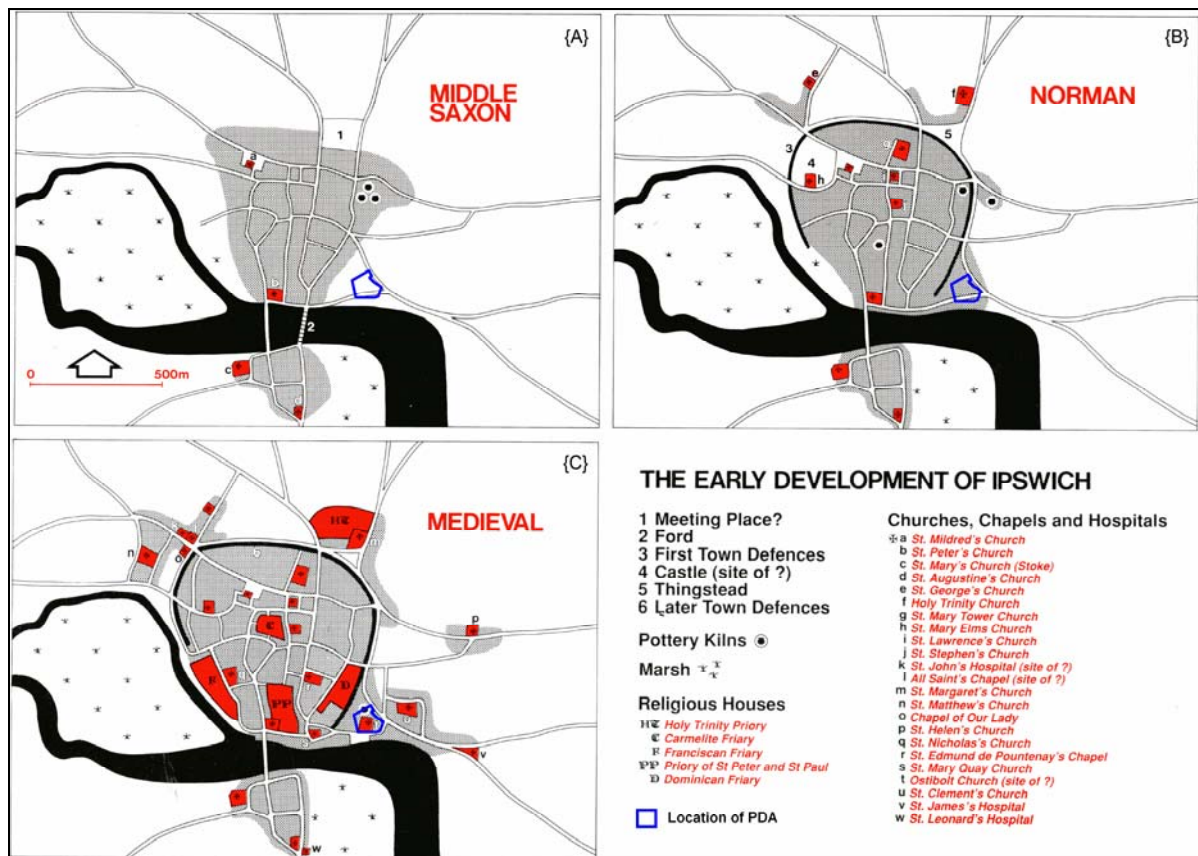


Figure 3. The Development of Ipswich (from An Historical Atlas of Suffolk, 1999, 159)

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. 3 {B}), to the west of the PDA. During this period areas beyond the town's defences that were once fields started to become suburbs. This area close to the docks appears to be an early and favoured area for the expanding population to settle.

In the medieval period (Fig. 3 {C}), the town defences were improved by a deepening of the ditch and heightening the ramparts. The PDA is on the possible site of the Church of 'Ostibolt'. Adjacent to the north-west corner of the PDA have been found the remains of two medieval coarseware pottery kilns and the close proximity to the docks is suggestive of the industrial nature of this part of the town for a period.

Scope of this report

In order to set the PDA in its archaeological context a HER search area of 150m 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 150m from the edge of the PDA. These results are described and mapped in the main body of the report, Section 2.
- A search for all listed buildings within or adjacent to 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 and the full report is 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 SAMs within or adjacent to 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 partly within the Ipswich Central Conservation Area. There are nine Listed Buildings within or adjacent to 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 SSSIs 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.

A HER search of *circa* 150m from the edge of the PDA was undertaken (Fig. 3). The search area encompasses two distinct areas, the inside and the outside of the town defences (Fig. 3). On the inside of the town defences there is a greater depth of archaeological material over the natural ground level in comparison to the accumulation of archaeological material outside of the town defences. The town ditch would have been to the west of the PDA along the line of Lower Orwell Street.

All known archaeological sites within the PDA

There are four HER entries recorded within the PDA and two adjacent to it (Fig. 4).

IPS 369 (IAS 5901) at Key Street, an archaeological excavation of an area of *c.*450m², formerly occupied by William Brown's timber yard on Key Street, north of the common quay, located a medieval cemetery overlying Middle Anglo-Saxon to twelfth century occupation. The cemetery extended up to 20 metres back from the pavement edge on the Key Street frontage. The fairly limited number of bodies at the western edge of the site suggests that the main concentration of burials lies further to the east. It is reasonable to assume that an associated church or chapel existed close by. The extent of this cemetery beyond the confines of the excavation area is currently unknown.

IPS 371 (IAS 5904) at Fore Street, strip foundations excavated for Paul's Computer Store in May 1983 identified various features, two of which were Late Anglo-Saxon pits, containing Ipswich ware (Middle Anglo-Saxon) and Thetford ware (Late Anglo-Saxon).

IPS 372 (IAS 5906), three sherds of Thetford ware were recovered from the excavated spoil during monitoring of footings for a new entrance lobby on west the side of Paul's main office block, fronting Key Street in 1985.

IPS 439 is a Jewish cemetery dating to 1796.

At **IAS 5902** prior to the construction of Star Lane, adjacent to the PDA, an area (140 m²) was excavated fronting Fore Street. Prehistoric finds were retrieved from later features and a buried soil horizon. Two small ditches, probably field boundaries, were Early Anglo-Saxon and a similar ditch and pit were of Middle Anglo-Saxon date. The earliest occupation consisted of a Late Anglo-Saxon cellared building parallel to, and 8m back from, the street with associated pits. This was replaced in the 11th or early 12th century by a building, represented by two foundation trenches parallel to and 3m back from the street. During the 13th or 14th century the site was used for the production of decorated, glazed pottery. One kiln, of twin-flue type was excavated and traces of others were found running outside the western limit of the excavation.

IPS 605 (IAS 5903) adjacent to the PDA at 'the Eastern triangle', an evaluation identified archaeological deposits at c.0.5m below the present ground surface. These deposits included horizontal deposits and intrusive features of Middle Anglo-Saxon to post-medieval date, and buildings/structures of medieval/post-medieval date. Sherds of prehistoric pottery recovered from medieval features suggest that earlier features might be present also.

All known archaeological sites within 150m of the PDA

There are a further twenty-eight entries in the HER within 150m of the edge of the PDA

IPS 054 (IAS 6402) Roman pottery found including an urn and globular vessels, a fibula in the form of a bee and a bronze lamp in the shape of a dog whose head was missing, found during digging of foundations for Paul's Brewery.

IAS 6406 at Pauls Malt Ltd, Key Street, an evaluation identified well-stratified multi-period deposits in the western part of the site, just 0.5m below the existing ground surface. These included two post-medieval wells, a fragment of a late medieval/early post-medieval septaria-built wall and the remains of a possible cobbled surface of 13th to 14th century date. In the eastern part of the site a substantial wooden structure was recorded in unexpectedly deep 'river mud' deposits. This has been interpreted as a probable pier or jetty-type structure within an inlet of some kind that was previously unknown. Its date was extremely difficult to determine but the balance of evidence suggests that it was late medieval. An earlier peat deposit (0.75m thick) was also recorded, but could not be dated. Definite natural subsoil was not located in this eastern part of the site at -0.9m AOD, which was c.1.5m deeper than anticipated. All the archaeological deposits encountered were well preserved, largely untruncated and quite shallow, lying immediately beneath the extant slab.

IAS 5804, at the 'Western Triangle' an excavation was carried out at the former Cranfield's Garage to the north of Key Street. It was not thought that much evidence of waterfront features would be found this far to the north, but initial impressions suggest the contrary. Substantial septaria-built walls were found, currently thought to be c.14th century in date. These were later reused/incorporated in other buildings, but initially appear to have stood right on the water's edge. To the southern side were typical waterlogged foreshore deposits while to the north there was an area of very dense pitting and other occupation evidence of broadly contemporary date to the earliest phase of wall construction. The evidence was once again very complex and will require considerable further work, but does suggest that the area known as 'The Wash' was larger than previously thought. This in effect pushes the south-east corner of the town boundary slightly further to the north-west. It also raises questions about the construction of St Mary Quay Church, which would appear to be founded on marshland rather than sound gravel.

IPS 370 (IAS 5903) at the corner of Orwell Street and Key Street, an excavation identified a flint and septaria building 'The Wayside Lodge', dated by documents to 1438-39. Re-excavated as **IPS 605** - 'Eastern triangle'.

IPS 211 (IAS 6901) SAM, an area of Anglo-Saxon and medieval settlement, probably preserved under a car-park.

IPS 211 (IAS 6902) at Shire Hall Yard, an excavation revealed part of Blackfriars Friary including a latrine and part of the precinct wall.

IAS 6904 SAM, an excavation revealed the town's defensive ditches and the Blackfriars precinct wall.

IPS 212 (IAS 5701) SAM, an area of Anglo-Saxon and medieval settlement, probably preserved under a car-park.

IPS 213, SAM, an area of Anglo-Saxon and medieval settlement, probably preserved under a car-park.

IPS 216 (IAS 6601), excavation prior to development between Fore Street and the Wet Dock revealed medieval deposits and a later clay tobacco pipe workshop and outlet at 102-106 Fore Street.

IPS 217 (IAS 6602) at 90-92 Fore Street, a monitoring identified a possible medieval foundation and sherds of early medieval pottery.

IPS 224 (IAS 4701, IAS 4703 IAS 4704), the Blackfriars Friary.

IPS 229 (IAS 4905) at 57-61 Fore Street, a monitoring during building construction revealed pits that contained Ipswich ware, Thetford ware and also medieval coarseware.

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

IPS 353 (IAS 4705), a standing flint and mortar wall, part of the Blackfriars Precinct.

IPS 355 (IAS 4801), on the site of the Blackfriars Friary, three trenches were excavated south of School Street in the hope of locating some remains. None were located, probably due to large amounts of modern disturbance.

IAS 4802, a floor was located at depth of c. 4ft, possibly the refectory of the Blackfriars Friary.

IPS 356 (IAS 4901) at 17 Fore Street, a contractor's hole in a floor revealed one Thetford ware type sherd and 1 medieval coarseware sherd.

IPS 357 (IAS 4902) at 4-6 Eagle Street, a monitoring of stanchion pits revealed sherds of Thetford ware.

IPS 358 (IAS 4903) at 41-43 Fore Street, a monitoring located Thetford and Ipswich ware sherds.

IPS 367 (IAS 5601), the rebuilding of the gables of the Almshouse revealed a massive flint and mortar wall of Blackfriars.

IPS 373 (IAS 5907) at Star Lane, adjacent to **IAS 5902** an excavation of strip foundations for a small office building revealed occasional pieces of Ipswich ware, Thetford ware and also a medieval coarseware kiln.

IPS 376 (IAS 6101) at 99 Fore Street, the building of a petrol station revealed medieval pottery sherds, the upper layer of small midden and various post-medieval pottery sherds as well as human and animal bone.

IPS 377 (IAS 6104) at 71-73 Fore Street, partial demolition and erection of a new extension revealed occasional Ipswich, St Neots and Thetford ware sherds.

IPS 385 (IAS 6903) at Pleasant Row, a monitoring revealed an Ipswich ware sherd found in a new inspection pit.

IPS 441 (IAS 4708) at Unicorn Brewery, a monitoring of the redevelopment of a building and yard revealed pits seen in a footing trench and Thetford ware and animal bones were recovered.

IPS 467 (IAS 8809) at 99-101 Fore Street, a monitoring of groundworks revealed topsoil c.1m deep on top of natural sand and gravel. A few sherds of early medieval coarseware pottery were recovered from the spoil heap.

IPS 585 (IAS 6106) at 85-87 Fore Street, an excavation revealed a series of ninth century pits and two eleventh/early twelfth century buildings, one of cellared and the other of sunken-featured type. A later excavation identified a total of thirteen E-W orientated burials and indicates the boundary of St Clement's churchyard was once much further to the south. There was then a major change of land use, as many of the graves had been cut by a series of five cesspits and a large unusually constructed structure. The latter has not been dated yet but comprised a single large rectangular cut at least 3.5m long by 1.5m wide and up to 0.5m deep. This had 13 post/pile settings cut into its base. It is not clear whether the cesspits were associated with this but the pottery recovered from their primary fills showed they were in use in the last quarter of the 16th century. This change from cemetery to domestic occupation is indicative of the parish of St Clement's selling off part of its land to accommodate the rapid development of that part of town into what became a fairly wealthy suburb accommodating the prosperous merchant classes of the town at the onset of the 17th century.

IPS 611 at 7 Wherry Lane, a monitoring revealed the brick foundations, including the base of a possible malting kiln of 17th- or early 18th century date and an external yard or lime-working area.

IAS 4904, monitoring identified 1 sherd of medieval pottery.

IAS 4906, archaeological monitoring revealed overburden of 1.8m.

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

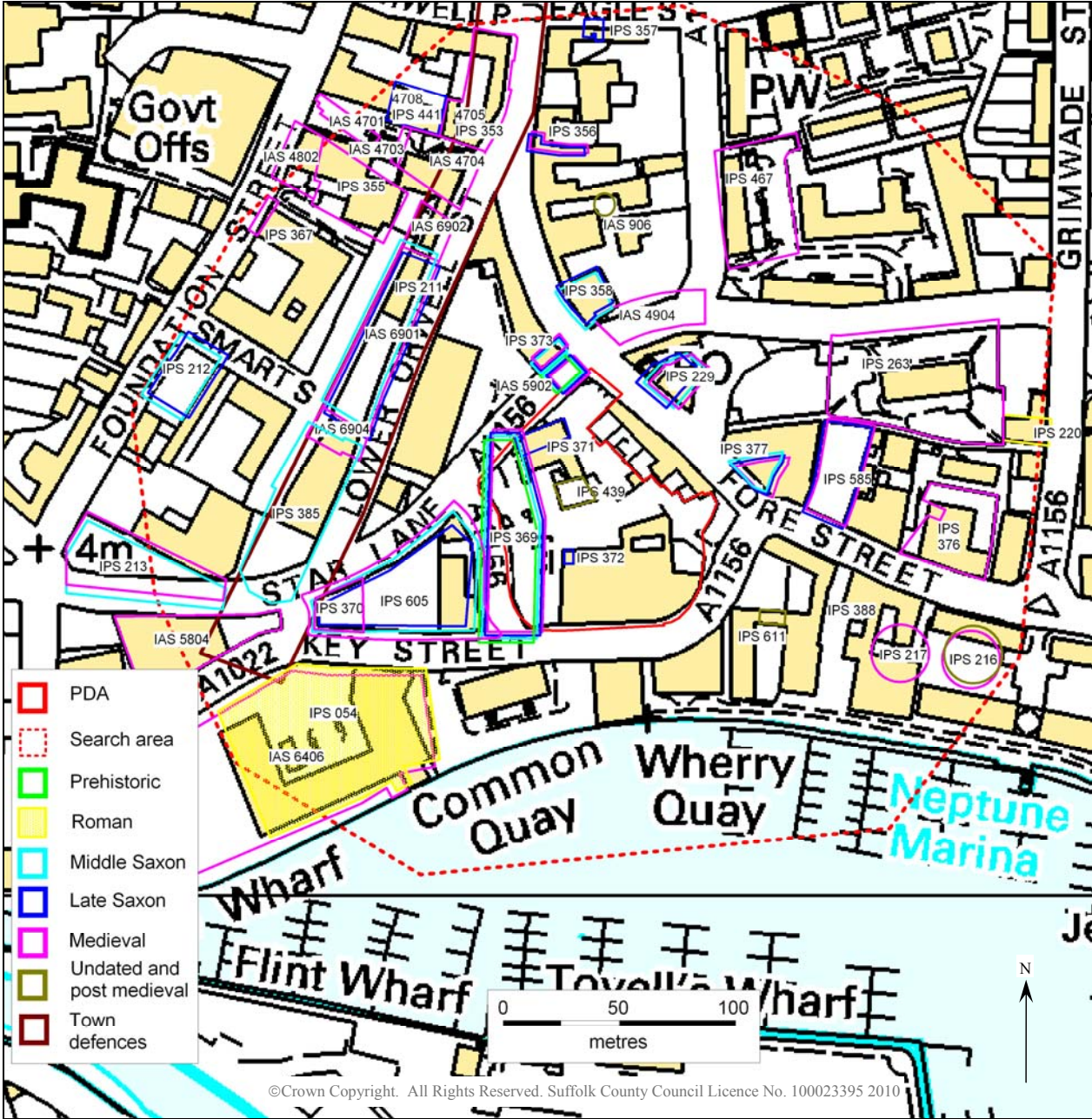


Figure 4. HER entries within 150m of the PDA

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

Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments within or adjacent to the PDA.

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 two Listed Building within the PDA and seven adjacent to it. Two are Grade II* and seven are Grade II (Fig. 5).

Development of the PDA will directly affect two listed buildings located within the PDA and the setting of various other Listed Buildings adjacent to the PDA.

1. Wall enclosing a Jewish cemetery, Grade II, constructed c. 1764 with later repairs which was in use between 1796-1855. The walls enclose the burial ground on four sides, with access via an iron gate on the eastern side. There are two boundary marker stones set into the walls, said to date from the reign of George II. The marker on the exterior right side of the entrance gate is for St Clements Parish and the one in the internal left corner of the north wall is for the parish of St Mary Key.
2. Warehouse or store at the rear of No's 54 to 58 (even) Fore Street, Grade II, probably 16th century but altered. Timber-framed structure clad in tarred weather-boarding, part of ground floor has been rebuilt in brick. The building has a corrugated material roof. The interior shows exposed studding and the bracketed tie beams of the original roof survive. The last recorded update to the list is dated 4th August 1994. This description is however now out of date, as major renovations have taken place to the building, when it was turned into the staff canteen. Any plans to include this building in any redevelopment proposals will require Listed Building Consent.

3. The Old Custom House, Grade II*, erected in 1844 for the Corporation of Ipswich close to the site of the earlier custom house, it was designed by J M Clark, an Ipswich architect. It is an imposing red brick building with grey gault brick dressings. The main frontage faces south towards the docks and comprises a tall single storey above a high arcaded basement with brick rustications and a stone blocking course, a central projecting Tetra style Tuscan portico with a pediment with sculptured tympanum and end pavilions marked by grey brick rustications. The central portico is approached by a Palladian staircase with a double flight of stone balustraded steps on each side and a deep semi-circular domed arch in the centre, with rusticated brick voussoirs and keystone and a small central doorway with massive rustications.
4. Fore Street No's 54 to 58 (even), Grade II*, an early 19th century brick fronted older building which is three storied, with a three window range of double hung sashes with glazing bars in plain reveals. There is a brick band between first and second storeys. The ground storey has a late 19th century shop front under a cornice. The building has a flat pitched slate roof.
5. Fore Street No 42, Grade II, a timber-framed and plastered house probably of 17th century origin but much altered in the 18th and 19th centuries. It has two storeys and attics. The 1st storey was probably formerly jettied on the front and under built in the 19th century. The building has a tiled roof.
6. Fore Street No 44, Grade II, an early 19th century brick building (painted), a three storied two window range, with double-hung sashes with vertical glazing bars. The ground storey has a 19-20th century shop front with a 19th century tiled roof.
7. Fore Street No's 46 to 52 (even), Grade II, an early 19th century red brick building, partly three storeys and partly two storeys and attics, five window range, double-hung sashes with glazing bars, in plain reveals. The ground storey has a 20th century shop fronts, mostly with glazing bars. There is a carriage entrance in the centre.

8. Fore Street No's 60 and 62, Grade II, a small 17th century timber-framed and plastered building with a jettied upper storey. Two storeys and cellars, 2 window range, double-hung sashes with glazing bars. The front has some pargetted patterns. The ground storey has small 20th century shops with a tiled roof.

9. Key Street No. 35 (formerly 'The Bull' Public House), Grade II, a mainly 16th and 17th century timber-framed building which was re-fronted in the 19th century in red brick. The original building had the typical Ipswich merchant's house layout of the period, an L shaped plan with a wide range on the front and a wing extending to the rear. The structure of the front block dates mainly from the 16th century but at the east end there are the remains of medieval framing, two storeys, two window range, double-hung sashes with glazing bars. A central doorway has a semi-circular arched head and the building has a tiled roof.

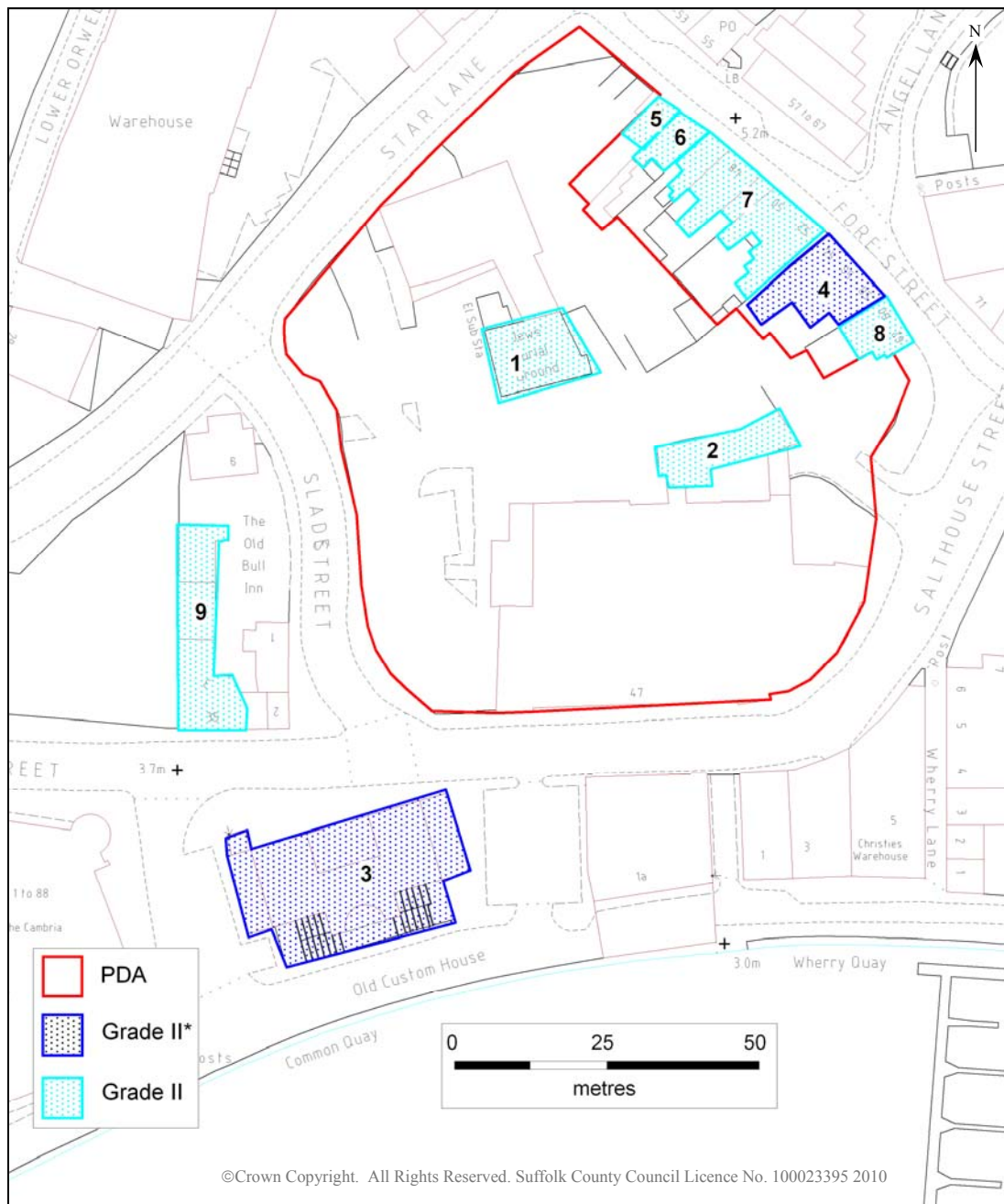


Figure 5. Listed Buildings within and adjacent to the PDA

Conservation Areas

The PDA is partly within the Ipswich Central Conservation Area.

SSSI

There are no SSSIs within 250m of the PDA.

The documentary history of the PDA by Anthony Breen

Introduction

The research for this report was carried out in the main at the Suffolk Record Office in Ipswich, however as the area has been isolated by the road improvement schemes of Star Lane and Slade Street (1978 – 1982), it was considered necessary to consult the records of the Valuation Survey of 1914 now held at the Public Record Office at Kew.

The site lies within the ecclesiastical parishes of St Mary Key and St Clements with the parish boundary crossing the site. These parishes together with St Helen's and the hamlet of Wix Bishop formed the east ward of Ipswich. In the medieval period, this site stood outside the earth embankment built as part of the town's defences and was considered to be in the suburbs of the town. The embankment followed the line of Lower Orwell Street formerly known as the Lower Wash and may have extended to the edge of the then river Orwell. It is uncertain whether or not there was a gate way through this embankment along the line of Key Street. The shoreline of the Orwell has moved and there is archaeological and documentary evidence to show that Key Street and Fore Street marked the former river frontage. This report has uncovered documentary evidence to show that Salthouse Street became a new road only in 1826 and though before that date a roadway existed from Fore Street to the Common Quay, it was essentially a private road crossing the properties situated either side of the street.

Ordnance Survey maps

Copies of the present Ordnance Survey map together with the first three editions of the 1:2500 maps of this area (Figs. 6 and 8) have been supplied by the Suffolk County Council Archaeological Service for this report. The assessment area consists of the land within Salthouse Street, Slade Street and Star Lane, and behind the properties 42 to 62 Fore Street. The land, with the exception of the Jews' Burial Ground and probably the electrical sub station is under ownership of BCOM Paul's and used in part as offices and car parks. The main offices at 47 Key Street are

modern but to the rear of the building is a listed sixteenth century building now joined to the main building. As most of the properties on the north side of Key Street have been demolished the position of 35 Key Street should be noted. It is also a listed building being the site of the former Bull Inn, which finally closed as a public house in September 1961. The position of this public house is shown on the first edition of the 1:2500 map published in 1884 and second edition published in 1903. Paul's offices are not shown on any of the early editions of the 1:2500 Ordnance Survey maps. Instead the area is covered with various buildings and divided by the parish boundary between St Clements and St Mary Key. The boundary runs northwards from Salthouse Street along a lane to the east side of a malthouse before a dog leg to the west in front of the two surviving timber framed buildings, before it crossed the site of the Jews' Burial Ground. Within the walls of the burial ground there are two boundary stones which are still legible and inscribed B S C the position of both are shown on these maps. To the north of the burial ground on the first and second editions of the map, there is a large garden or yard which is where the parish boundary turns to the west. The malthouse to the north is now under Star Lane. The initials C.R. meaning 'centre of road' and F.W. 'face of wall', shown on the first and second editions further example the parish boundary.

Valuation Office survey

The Valuation Office survey of 1914 was carried out as part of an attempt to introduce a tax on land under the terms of the Finance Act of 1910. The survey was delayed by political opposition to the measure and by the need to recruit additional staff. The country was divided into Valuation regions and Ipswich was divided into four valuation parishes. In urban areas the surveyors used the 1:500 Ordnance Survey plans to mark out property boundaries. Each property was given a hereditament number and the properties were further described in contemporary field books. This site was divided between the map sheets LXXV.11.20, (ref. IR 127/5/694) and sheet LXXV.11.25, (ref. IR 127/5/699) (Figs. 9 and 10). The scale is large enough to record the names of lane running north from Salthouse Street as Hog Lane, which then joined Roger's Court which ran east-west from the junction with Fore Street. The hereditament numbers are sequential but as St Mary Key was in Ipswich D and St Clements in Ipswich A, the numbers form separate series. The 'datum line' for the valuation was 30 April 1909, and the field books make note of

changes from that date. The field books record the data for the valuation. On the plans the Bull Inn, then owned by Cobbold & Co., is numbered 116 and the property to the west 117 now partly under Slade Street was a Bonding Vault owned by Tollemache, Ipswich Brewery Ltd. This property was damaged during a Zeppelin raid in 1915 which may explain why it is not shown as a public house on the third edition of the 1:2500 Ordnance Survey map.

The south west corner of the site is numbered 118 and the following numbers 119 to 123 are omitted from the plan. In the field book (ref. IR 58/42490), these properties are described as 37 Key Street owned by W. Brown & Co. (Ipswich) Ltd. On the date of the survey 24 March 1914, it was reported that 'this property together with D 119/123 sold in June 1912 for £2625' but all the buildings had been 'pulled down'. 124 at the western end of Roger's Court to the west and south of the Jews' Burial Ground was then owned by R & W Paul Ltd, though the particulars of the property were recorded elsewhere is a separate record that does not appear to have survived. 126 'including 125' which was another public house called the 'Green Man Inn' had been recently acquired in 1911 by Paul's from Cobbold & Son Ltd for £750. It was described as an 'old structure' built of 'brick and plaster'. The site included 'land at side and rear leading into Roger's Court'. 127 the malthouse to the west of Hog Lane was owned by Cobbold & Son, but occupied by Isaac E. Lord. It was built partly of brick and plaster and partly of wattle and daub and described as 'very old'. The ground floor of the buildings on the west of the site included a bonding vault and store, with a warehouse above, there was a cartway entrance at the centre of the site with the malting to the east. At the rear, there were cart sheds and a drying kiln, which was the only modern structure on the site.

The block to the east of Hog Lane and to the south of Roger's Court all in Ipswich A begins with 3206 (ref. IR 58/42331), a 'saw mill, timber yard, offices etc.' owned by Leonard A Christie, who also owned 3208 to the south of Salthouse Street. The two other properties were both very small. Number 4 Salthouse Street, marked as 3205, a public house was then a coffee room owned by Catchpole & Co., the field book notes 'license extinguished prior to 1909'. This building had a cellar and the frontage was just 43 feet. In 'Steven's Ipswich Directory' of 1894, the public house is named as 'The New Ocean Queen'. 3204 at the entrance to Roger's Court was a house and old shop owned by Le Grys and the structure was described as old, the

property included 3202/3 not numbered on the plan. 64 & 66 Fore Street was a house shop and warehouse described as 'very old buildings' which included two cellars. Behind this property 3265 was a warehouse owned with 56 & 58 Fore Street. 3198 are the two listed buildings still present on the site. The garden or yard north of the Jews' Burial Ground was then owned by Thomas Mortimer Ltd., attached to premises on the Quay next to the 'Pilot Inn'. The garden had been sold in 1907.

The general impression of the area is that Paul's were increasing the size of its property, and demolishing old and redundant buildings. None of the properties are described as new or modern. The houses in Fore Street had cellars, but cellars are not mentioned for the properties fronting Key Street, though maltings commonly did have cellars.

Early maps and illustrations

There are two illustrations of this area. The firm of Smith Suitall published a series of illustrations of Ipswich in about 1914, which includes a view of an old granary in Salthouse Street (ref. HC453/5/9). It is uncertain, if this building was within the development area, but the construction is the same as the warehouses that survive behind the Isaac Lord buildings in Fore Street and may well be of similar date. In John Glyde's 'Illustrations of Old Ipswich' published in 1889, there is a view of the front of 'The Quay & Custom House 1835'. The Custom House is not the present structure built in 1841, but the earlier building. At the east end of the building two of the houses fronting Key Street can be seen. From the illustration they appear to be sixteenth century structures with gallery windows on the first floor and again their appearance is similar to the surviving structures along Fore Street. When these buildings were first constructed they would have been the homes of the more prosperous merchants of the town.

There are two plans of the properties along Salthouse Street. One plan has been drawn on the margin of a deed dated 2nd July 1866 (Fig. 12), which is described in detail below. It should be noted that the property that was conveyed was on both sides of the street. On this plan Roger's Court is named as Salt House Lane. On an earlier undated plan published in Muriel Clegg's 'Streets and Street Names in

Ipswich' (Fig. 11), the same area is shown, though the position of the various buildings are given in more detail. This 'Plan of Salt Office, etc Bucke' may well have been drawn for another set of deeds dated 1827 described later in this report. Clegg offers her own suggestion 'One improvement regarded as of considerable importance was the making of Salthouse Street in 1878', described at the time as 'opening a communication from the lower part of St Clement's passing the salt office to the Common Quay'. This new road is shown on an undated plan by Bucke. Although the earlier maps of Ogilby (Fig.14) and Pennington (Fig. 13) show what may be a small opening into Fore Street, the need for a roadway is clear. This new road cost £ 1840'.

Pennington's map (Fig. 13) of Ipswich dated 1778 shows the position of the old Custom House and the illustration of 1835 probably shows the property marked on this map with the name Mr T. Shave. The names of minor streets do not appear on this map. The building at the junction of Hog Lane projects out partly crossing the present line of Salthouse Street, though most of that part of the site is free of buildings. Some property boundaries to the rear of the properties fronting Key Street appear to run parallel with the buildings along Roger's Court. The large garden or yard that was shown on the first two editions of the 1:2500 maps (Figs 6 and 7) is evident behind Mr Shave's property. The Jews' Burial Ground is not shown, this was opened in 1796. The houses at 46 - 54 Fore Street are marked on this plan as a Workhouse.

Ogilby's Map of 1674 (Fig. 14), shows few additional details. The positions of the buildings appear to be very similar to Pennington's map of 1778 (Fig. 13). Mr Shave's property seems to be a court yard enclosed on three sides and there are fewer secondary structures behind the buildings fronting Fore Street. The earliest map of Ipswich by John Speede dated 1610 (Fig. 15) is not as accurate as the later maps, however there is an enclosure shown in the area of Salthouse Street which is not shown on later maps.

Published works

In Clarke's 'The History and Description of the Town and Borough of Ipswich', he notes the Jewish synagogue was in Rope Lane. The foundation of a building was

laid on 18th of August 1792. He comments 'The Jews are not numerous in Ipswich ... we believe that there are not more than fifty persons of that persuasion in the town'. The Burial Ground was granted to this community on a 999 year lease dated 6th May 1796 and since 1840, it has been in the trusteeship of the Board of Deputies of British Jews. The last burials on the site were in about 1849/50 and since that date further burials have been accommodated in the Jewish plot with Ipswich's municipal cemetery. The grounds are regularly maintained by Paul's and the site is outside this assessment area. It is Suffolk's only non Christian burial ground and recently similar Jewish cemeteries have been given listed building status.

In Muriel Clegg's work, she adds further notes on Hog Lane 'one little lane that has disappeared in recent years. Possibly it was not very old, as its name has not been noticed before 1706. It led alongside St Clement's workhouse (formerly on the site of nos. 46 - 54 Fore Street) which had a back entrance to the lane. The lane then turned south to emerge at the junction of Salthouse Street and Key Street ... The Green Man at the junction of Hog Lane and Salthouse Street, also gave its name to the lane. One reference to Green Man Lane is known, coming from the Girls Ragged School, housed there about 1850'.

Trevor Jones in his 'Ipswich Inns, Taverns and Pubs' notes that the Bull Inn was one of the most important inns in Ipswich - 'In 1681 the Bull had a rating assessment of £ 40 a year £ 5 a year more than that of the White Horse and a good indication of it's size and importance'. This further suggests that this was an area of some importance in the sixteenth and seventeenth centuries.

In a report on the Neptune Quay development completed for the Suffolk County Council Archaeological Service in November 1998, the general development of the lower part of Fore Street and the Common Quay was discussed. In series of deeds within the Borough Collection, it was noted that the corporation began to grant out parts of the common soil on the south side of Fore Street only after 1398, but the grants continue until 1562. In a fine imposed on a Robert Andrews in 1566 it was noted that 'he holdeth the parcel of the common soil, lately keyed and inclosed in St Clement Paris'. The Common Quay in the parish of St Mary Key had been constructed by 1477 and it was owned together with the Old Quay by the

corporation. In the 1580's the corporation sought to dispose of the cost of maintaining the Old Quay. Ipswich Borough's records have been recently re-catalogued and include a series of grants of common soil void land by the corporation in the late fifteenth century along the line of Lower Orwell Street. An illustration published by Clarke of an arcade house at the junction of this street and Key Street suggests that it may have been built in the early fifteenth century. The earliest records mention '*Le Frerysbrigge*' which may have crossed the town ditch to an entrance to the town, however the Blackfriars were established in Ipswich only in 1263 and the bridge may have only crossed from their enclosure to the open ground along Lower Orwell Street.

Deeds

There are three important collections of deeds relevant to the study of this area. The Cobbold family and business papers include records for the St Clements Ale Store (ref. HB8/2/58). This building was situated on the south side of Salthouse Street at the junction with Fore Street. In a deed dated 5th April 1827 the property was described as 'recently rebuilt on part of the site where the old buildings formerly stood and which were lately taken down to widen the street or way there now or late called the Salt Office Lane or otherwise leading from St Clements Street towards the Salt Office'. St Clements Street is the former name of Fore Street. One of the parties to this deed is William Henry Bucke who was selling the property. In the sale particulars dated 2nd November 1826, there is a further description of the property as 'A Smith's shop and dwelling house in the occupation of James Knight adjoining and abutting upon the New Road from Fore Street to the Common Quay'. This is the smith's shop shown on the plan published by Muriel Clegg. The details continue with a description of Lot IV as '2 coal stores and corn warehouses on the opposite side of the road one of which is 126 feet in length by 21 feet in width with extensive chambers over them, and the other 74 ½ feet by 17 feet, with a large yard adjoining abutting upon the New Road, with a frontage of 143 feet'. These are the premises to the east of Hog Lane. In an extract of title, a document listing previous owners, there is a reference to a deed dated 20th December 1737 when the property was sold by a John King. The description of the property included a reference to a 'way formerly reserved by one Susan Bray out of certain tenements by her sold unto John Brandling esqr leading out of St Clements Street towards the key and unto the said tenement to the west'. Susan Bray had retained vehicle access to the Common

Quay, despite having sold the land. Though the reference is found in 1737, Susan Bray had sold the property sometime during the seventeenth century. Until shortly before the sale in 1827, Salthouse Street was not a public road, but a private trackway open only because the right of access had been stipulated in a sale sometime in the seventeenth century.

In the same collection, there are deeds for the Bull Inn 1632 to 1713 (ref. HB8/2/28). The earliest document mentions an earlier deed of 1571 in which a William Whetcroft, the owner of the Bull then known by its former name as the Anchor, made an annual payment to the corporation. There is a will for William Whetcroft dated 1581 enrolled in Composite Rolls of the corporation (ref. C/2/10/1/25). He was also granted a piece of common soil in 1553 at the back gate of his property, 'where he throws his horse muck'. In 1674, the property was sold to a Mr Truth Norris and amongst the occupiers of the property named in the deed are a Richard Martin and Susan Smy whose names appear in an assessment of 1689.

There are two bundles of deeds in the W. Brown Ltd. Collection. The Bull Yard deeds date from 1721 (ref. HC3:2905/2/5) , but are not available for research. The catalogue does list the contents of this bundle, and the earliest document is the will of a Nicholas Carnaby who died in 1721. In a later conveyance dated 21st & 22nd June 1770, the purchaser was Thomas Shave whose name appears on Pennington's map of 1778 (Fig. 13). This is the bulk of properties sold to Paul's in 1912 and listed in the valuation under 118. The deeds for premises in Salthouse Street include the plan attached to the deed of 1866 (Fig. 12) which is the earliest document in the bundle (ref. HC3:2905/2/9). The deed records the sale of the property to Frank Alexander Christie. These are the sawmill and timber yard listed in the Valuation of 1914 under the hereditament number 3206.

In the Ipswich Borough Archives, there is a collection of deeds for St Clement's Workhouse (ref. C/3/9/1/2/1). The bundle has a label in a later hand which ascribes the deeds to that property, however the documents do not include the deed mentioned in Muriel Clegg's work and the property descriptions do not match the location of the workhouse as shown on Pennington's map. In the St Clement's Parish Collection, there is an account of expenses for the erection of the workhouse

in 1725 (ref. FB98/G11/1) and the deeds may refer to another building in a different location.

There is one other deed in the Ipswich Borough Collection which is of interest. The land in the parish of St Mary Key was described as 'a piece of land of common soil on which the grantee has lately built a new house' which was granted to John Carnabie, mariner on the 28th September 1599, (ref. C/3/8/6/33). It is of interest to note that the corporation was still selling off land in this area in the late sixteenth century.

Assessment of 1689

The record office in Ipswich holds a copy of the tax assessments for Ipswich for May 1689 - March 1694 (ref. HA 247/5/2). The town was divided into four wards and the area of this site was in the East Ward. The details of St Mary Key begin on page 29 with 'John Greene, gent. late Caley late Alex Scott & others'. This property was valued at £18 and had been subdivided into a 'valt & dwelling house' and accommodation for six others, and this is possibly the building numbered 127 in 1914. The next property was owned and occupied by Samuel Carnaby gent, and valued at £14. It was again subdivided into four separate dwellings. It is possible that this might be the property mentioned in the will of Nicholas Carnaby who died in 1721 and Samuel may be a descendant of John Carnabie who was granted part of the common soil in 1599. There are another two properties both valued at £8, before the residence of Sir John Shaw valued at £30, possibly the site of the house with the large garden to the rear shown on Pennington's map (Fig. 13). There are two smaller dwellings valued at £7 before the property of Truth Norris described in 1674 as 'three messuages and a malthouse'. The bulk of these buildings along Fore Street probably remained until demolished after the sale in 1912.

In the parish of St Clements, there is a reference to Mr Samuel Brandling, mentioned as the owner of a 'Salthouse and Yard'. He may have been an heir of the John Brandling mentioned in the extract of title of 1737.

Further research

The bulk of the early records of the borough of Ipswich are unpublished. In common with other medieval courts, it was common practice to enrol deeds with the records of the borough's courts. Only the 18 earliest Recognizance Rolls for 1294 - 1327

have been published, these records continue with a further 45 unpublished rolls up until 1425. After that date there are Composite Rolls for 1438 to 1479 and then a gap until 1567. These records combined with various rate books and other material offer considerable scope for further research.

Unfortunately the deeds for the property known as Bull Yard and owned by W. Brown were unavailable for research and the deeds of the properties owned by Paul's are yet to be deposited at the record office in Ipswich.

Conclusion

The western corner of the assessment area was covered with a line of sixteenth century buildings up until shortly after 1912 when they were demolished. The buildings were similar in appearance to those surviving in Fore Street such as the Isaac Lord Building and the Neptune Inn with a similar mixture of domestic and commercial usage. The establishment to the rear of the properties of the Jews' Burial Ground in 1796 and the survival of a large garden up until the start of the twentieth century suggests that the land now covered with car parks has not been greatly disturbed.

At the eastern corner in St Clement's Parish, there is some doubt as to the original line of the roadway between Fore Street and the Common Quay. Documentary evidence suggests that up until the earlier nineteenth century, a trackway that followed closely the line of Salthouse Street was a private road left open by a condition of sale dating back to the seventeenth century. In 1599 the corporation made a grant of common soil to a John Carnabie 'on which the grantee has lately built a new house'. This may have been one of the properties demolished after 1912. In 1553, William Whetcroft the then owner of the Bull Inn was granted part of the common soil at the rear of his property. In the fifteenth century, the corporation was granting out parcels of the common soil along the line of Lower Orwell Street, just beyond the town's ditch and embankment. At the St. Clement's end of the site, the corporation was again granting out common soil to the south of Fore Street only from 1398 onwards. The Common Quay was repaired in the late fifteenth century and in the late sixteenth century the Old Key was abandoned. It is possible that the

Key Street frontage only dates from the fifteenth or sixteenth century, though the properties may have been simply rebuilt at that time.

In the medieval period, this area was part of the suburbs of Ipswich. There is a possibility that the town ditch and embankment continued to the Orwell and there was no gateway in Key Street until the defences became redundant. Archaeological excavations however have shown that there was Anglo-Saxon occupation in this area which pre-dates the construction of the town's defences.

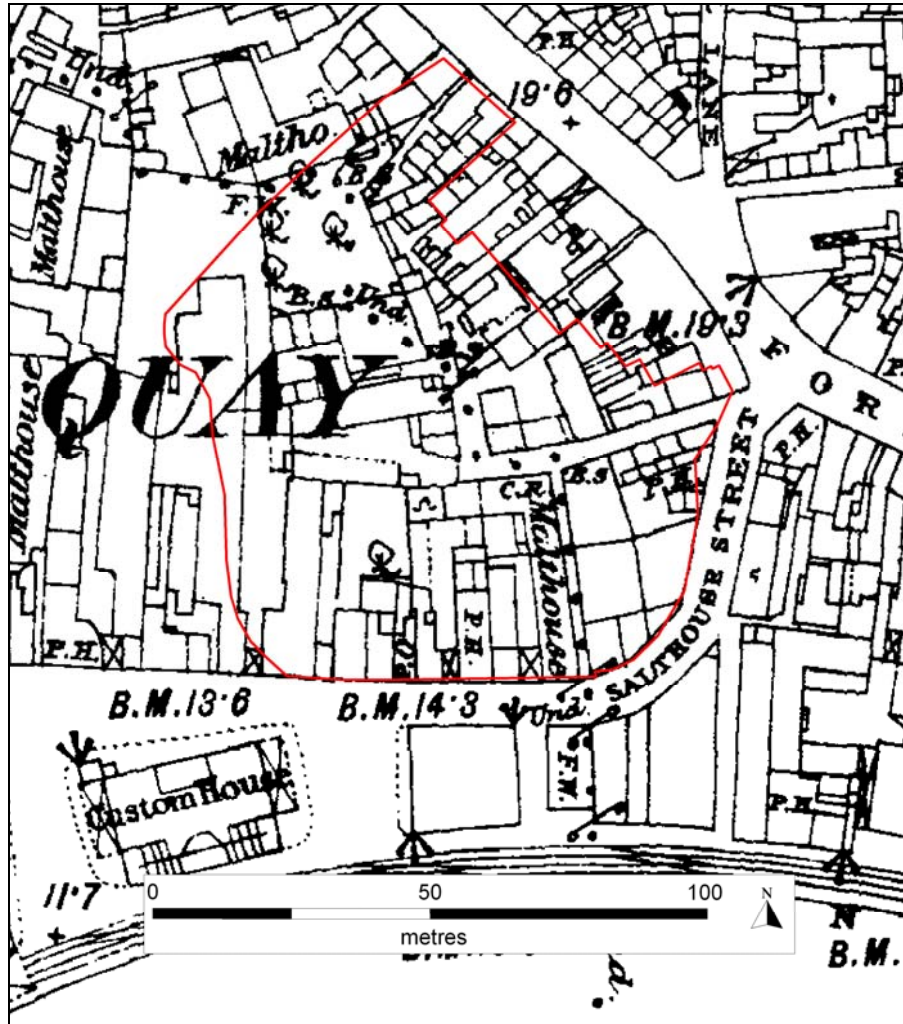


Figure 6. 1st Edition (1884) Ordnance Survey 1:2500 Scale

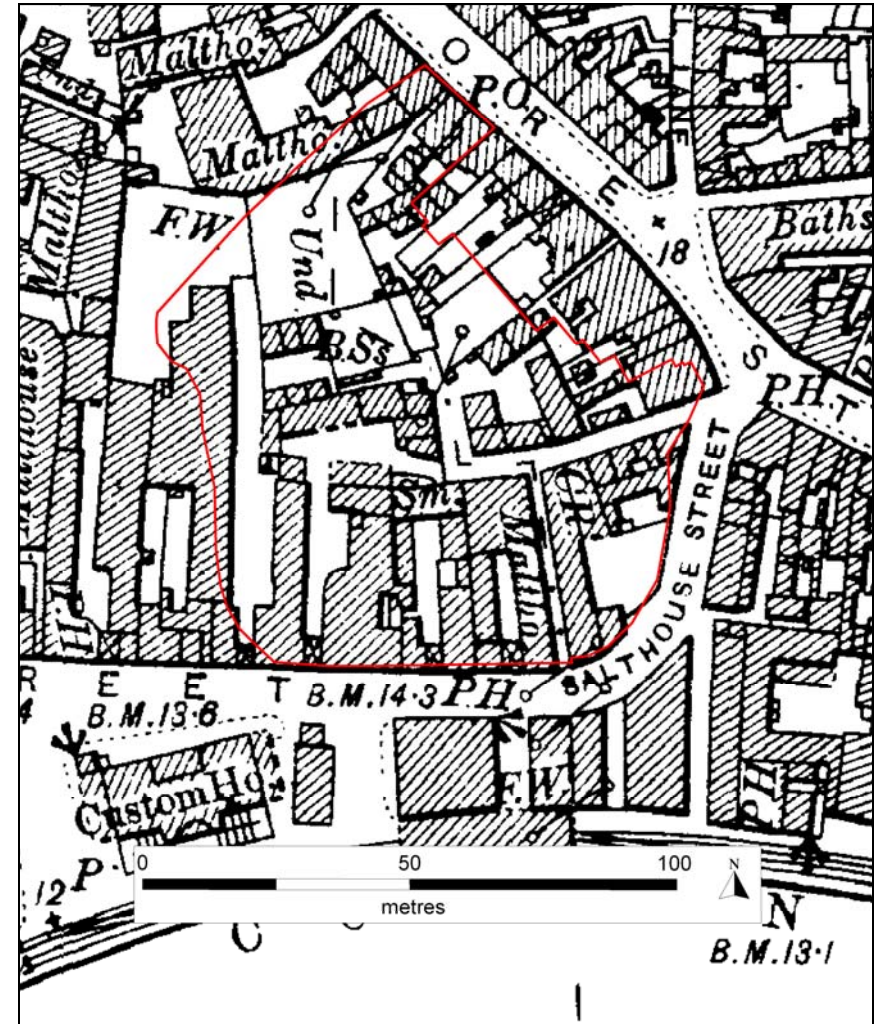


Figure 7. 2nd Edition (1903) Ordnance Survey 1:2500 Scale

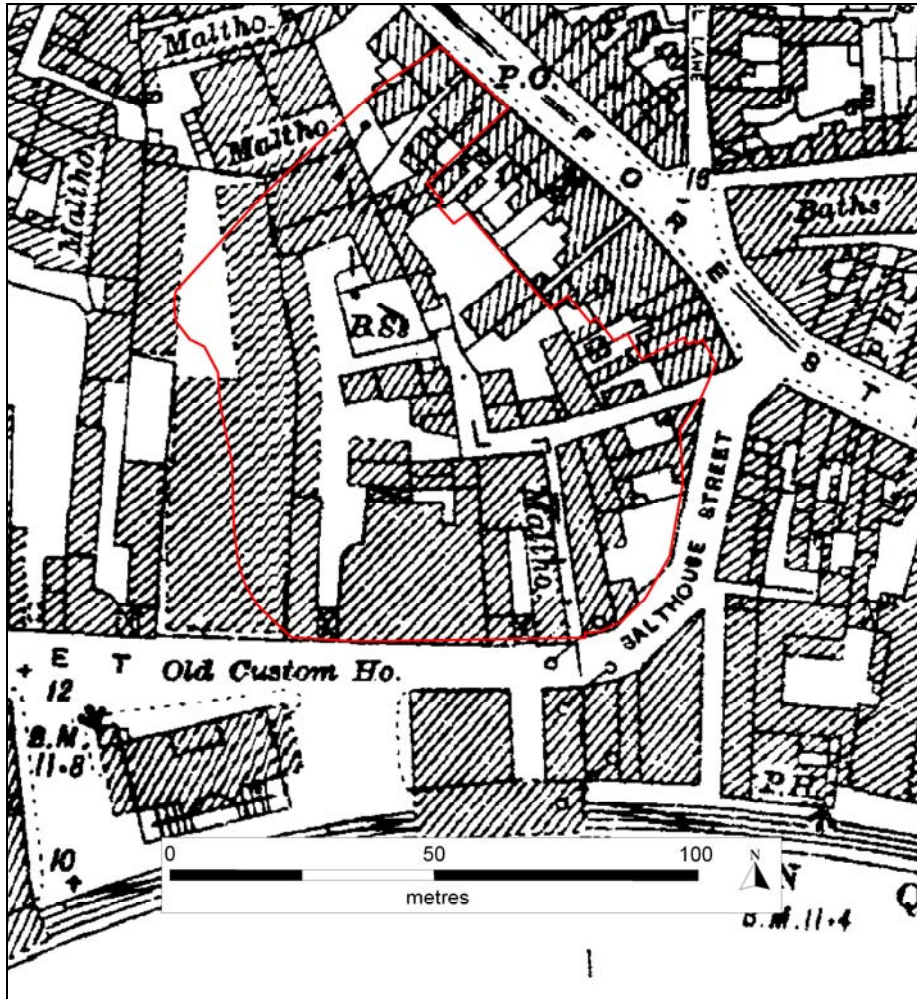


Figure 8. 3rd Edition (1927) Ordnance Survey 1:2500 Scale

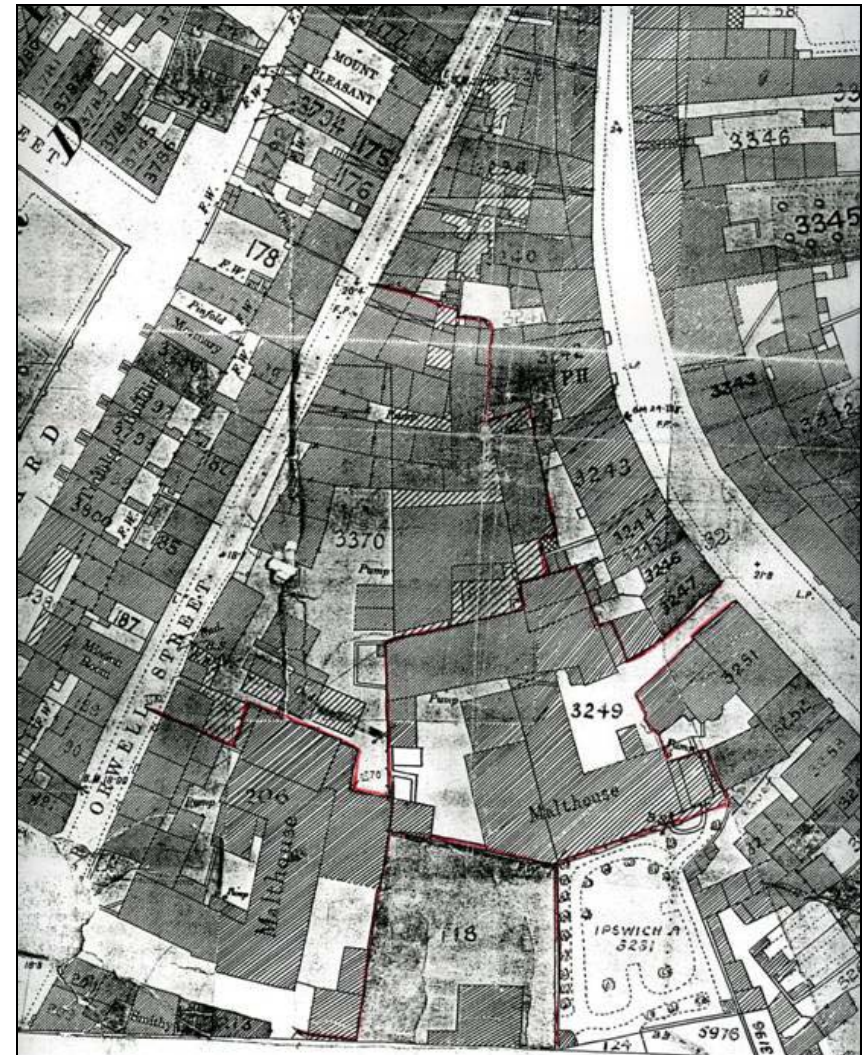


Figure 9. Valuation Office Survey, 1914 (Sheet LXXV 11.25)

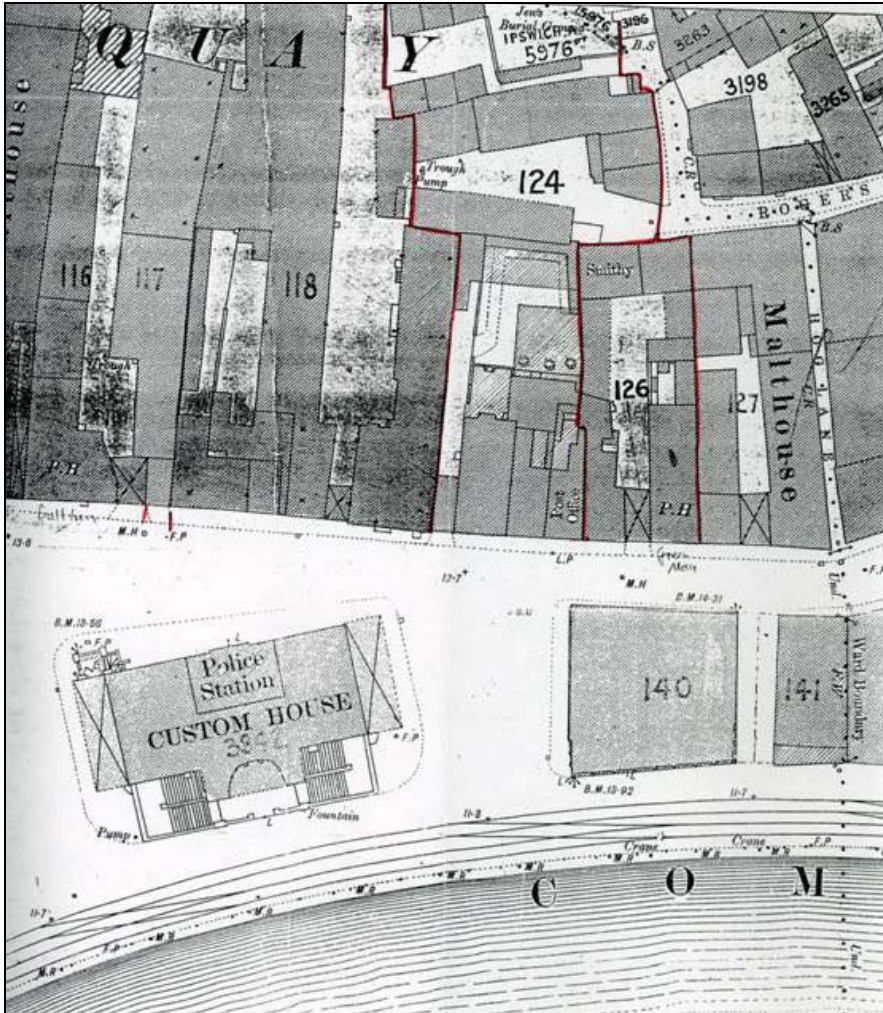


Figure 10. Valuation Office Survey, 1924 (Sheet LXXV 11.20)

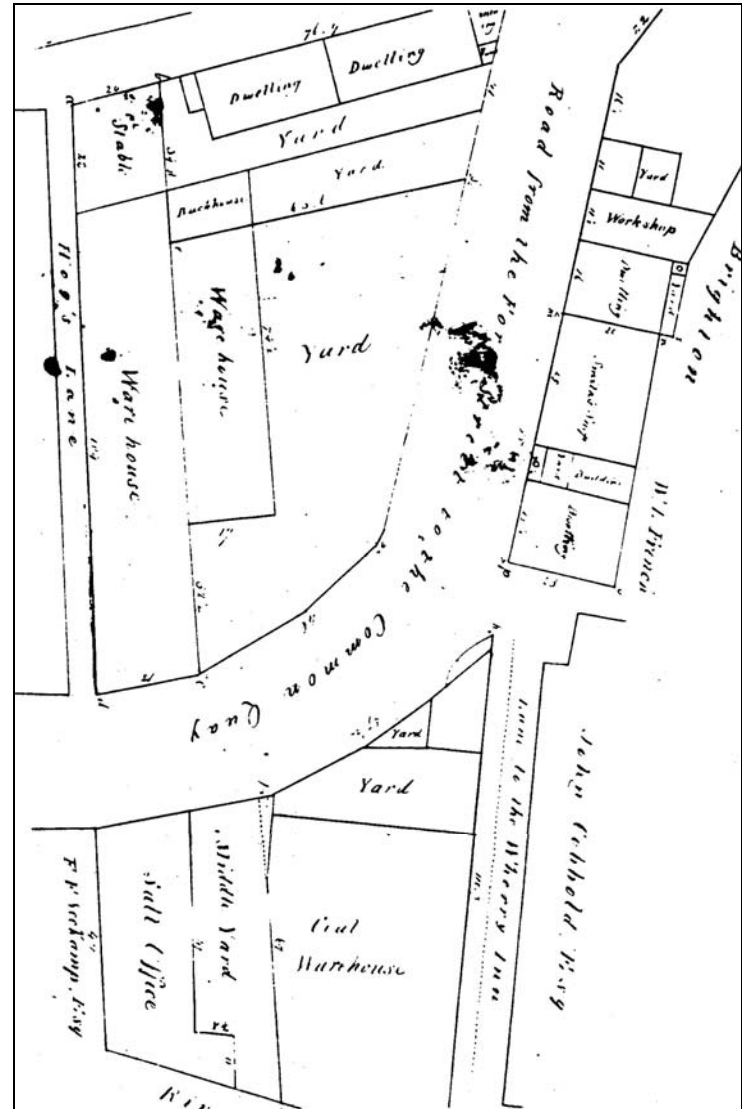


Figure 11. Extract from Muriel Clegg's 'Streets and Street names in Ipswich'

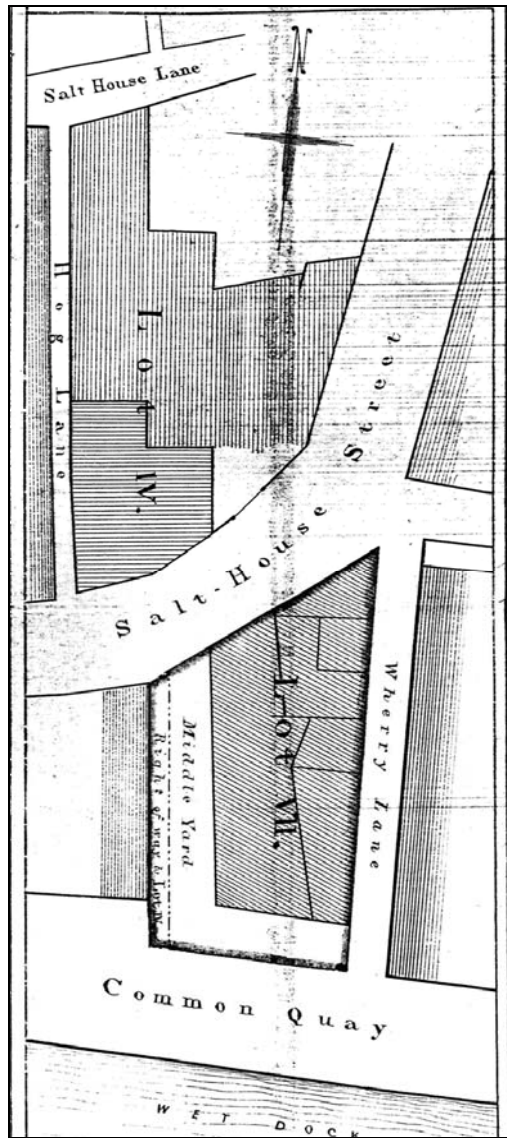


Figure 12. Plan attached to a deed for the premises in Salthouse Street, dated 1866

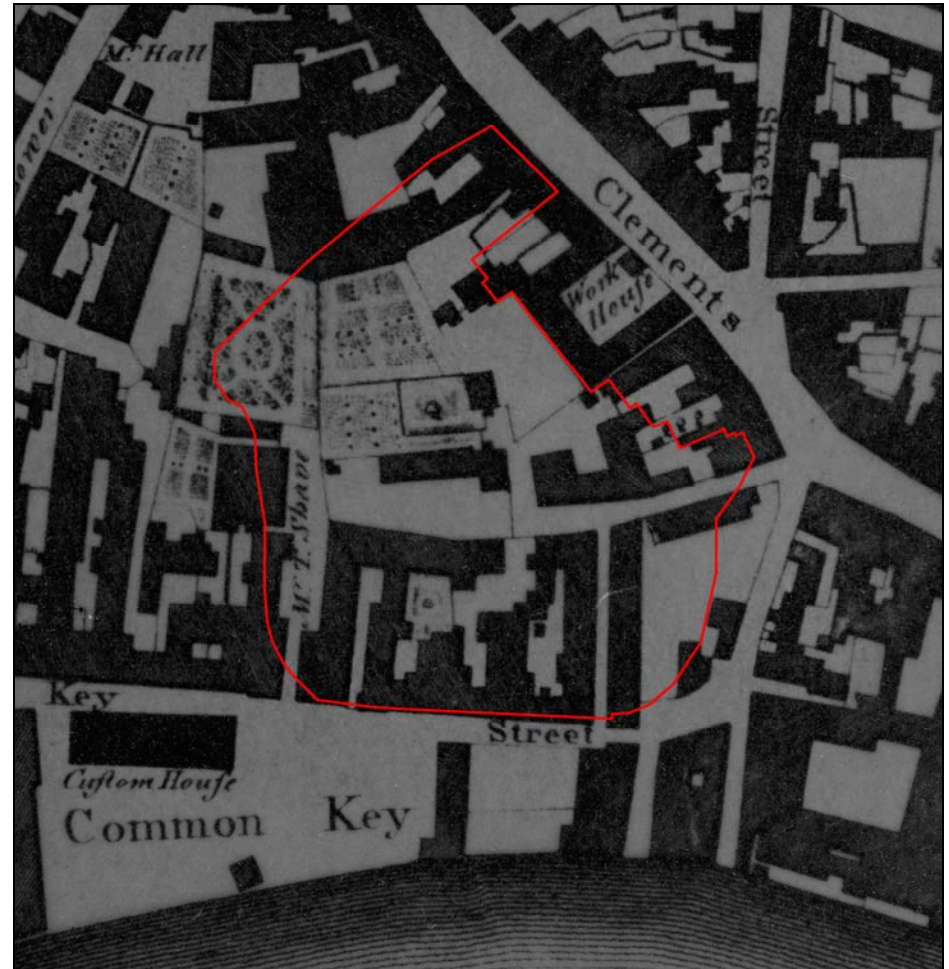


Figure 13. Pennington's map of 1778



Figure 14. Ogilby's map of 1674

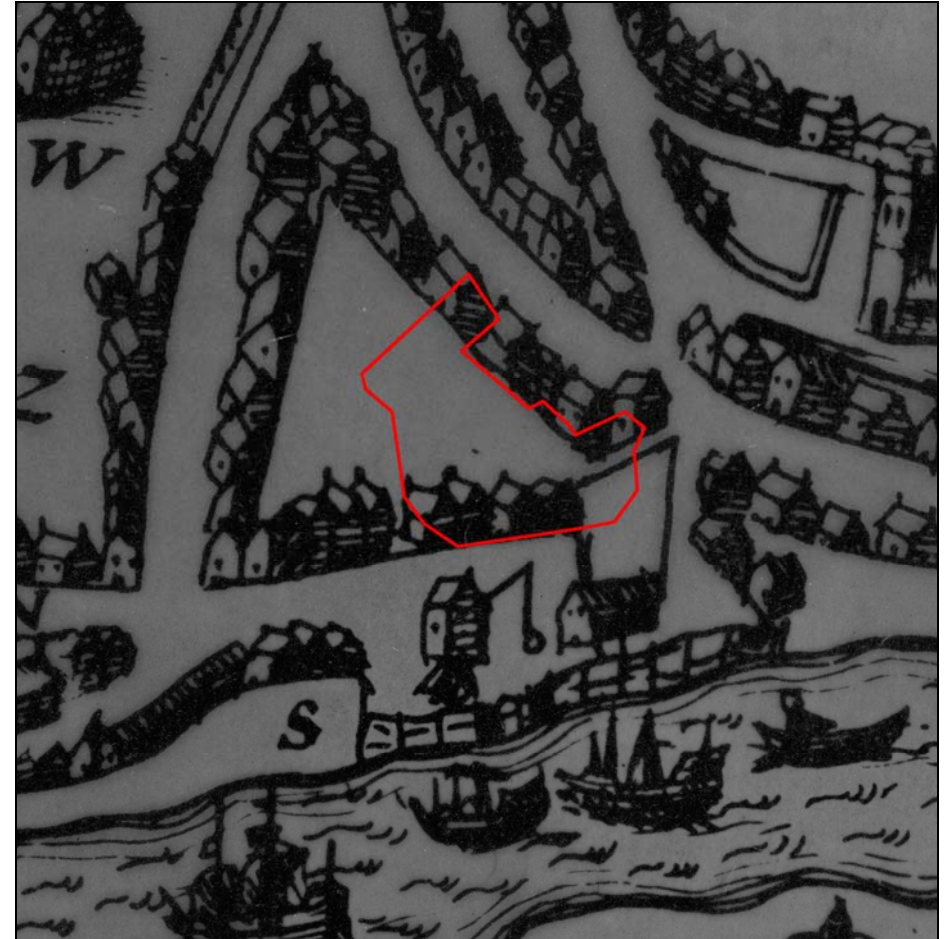


Figure 15. Speed's map of 1610

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 prehistoric and Roman periods.

In the southern part of the PDA there are two main themes of archaeological potential. The first is evidence of a church/chapel and associated burial ground. The burials found at **IPS 369** indicate a cemetery that extends eastwards in southern part of the PDA. It is reasonable to assume that an associated church or chapel existed close by in the south-eastern corner of the PDA. A church or chapel named 'Ostibolt' meaning east wall is thought to have existed in this area and it is thought that the burials are associated with this building. Therefore there is a **very high** potential for encountering further burials in this part of the PDA and potentially the remains of a church/chapel.

The second theme of archaeological potential in the southern part of the PDA relates to the waterfront. While the Early to Middle Anglo-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 Anglo-Saxon town are well known from the early defences of which the eastern arm lies some 160m to the west with the site lying well outside town. However, the southern edge of the PDA is on the line of the Anglo-Saxon / medieval waterfront indicated in excavations and evaluations immediately to the west of the PDA at **IAS 5804**, **IAS 6406** and **IPS 605**. Therefore there is **very high** potential for encountering deposits and structures that relate to waterfront activity from the Anglo-Saxon and medieval periods in the southern part of the site.

Adjacent to the north-west corner of the PDA, fronting onto Fore Street were found two medieval pottery kilns **IAS 5902** and **IPS 373**. There is a **high** potential that further kilns and/or associated features could be encountered in the north-western part of the PDA.

In the centre of the PDA is the disused Jewish burial ground **IPS 439**. It is assumed that burials related to this are confined within the walls, but this is not certain.

At **IAS 5902** two small ditches, probably Early Anglo-Saxon field boundaries and a similar ditch and pit of Middle Anglo-Saxon date were located. A Late Anglo-Saxon cellared building parallel to, and 8m back from, the street with associated pits indicate the earliest occupation on the site. At **IPS 371** and **IPS 369** pits containing Middle and Late Anglo-Saxon pottery were identified. At **IPS 605** evidence of Anglo-Saxon settlement activity, including pits and buildings were found. This suggests that throughout the PDA there is a **high** potential for encountering settlement evidence dating from the Anglo-Saxon period through into the medieval and post-medieval periods.

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

Regional research framework

The potential archaeological information resulting from this project may offer the potential to address research priorities (Brown and Glazebrook 2000) that relate to the layout and development of the Anglo-Saxon waterfront, suburban expansion, to identify the location of the Church/Chapel of 'Ostibolt' and inform the understanding of the medieval settlement and pottery industry in this part of the town.

Potential of preserved archaeological remains within the PDA

As discussed above there is a **very high** potential for archaeological material from the Anglo-Saxon and medieval periods, including human burials, settlement remains (buildings and pits) and industrial remains (pottery kilns) to be encountered within the PDA.

Little of the Island site would appear to be damaged by deep excavations. Few of the buildings fronting Key Street show evidence for light wells on the Ordnance Survey 1st edition, which might indicate the existence of basements, and the bulk of the building stock is known to have been timber-framed and or built off shallow footings.

Backing this up, archaeological interventions within and close to the PDA indicate that there is very good survival of archaeological material below ground dating from the

Anglo-Saxon and medieval periods. Furthermore these deposits can be as little as 0.5m below the present ground surface.

Assessment of the impact of the development on the archaeological resource

Due to the probable shallow nature of the overburden within the PDA and to the **very high** potential for Anglo-Saxon and medieval archaeological remains including burials to be encountered within the PDA, any development that involves any ground disturbance (grubbing out foundations, digging 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. Mitigation

Consultation with the County Council Planning Archaeologist should be at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation will determine the program of archaeological works that will need to be carried out. Consultation with English Heritage will also be required as any development of the PDA will directly affect two listed buildings located within the PDA and the setting of various other Listed Buildings adjacent to the PDA.

At present it is thought that there are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological deposits. Mitigation would therefore require that an adequate record is made of any archaeological features or finds which would otherwise be destroyed by the development.

Two burial sites are known to exist on the site; a medieval cemetery originally located below the present Slade Street, and extending eastward along the Key Street frontage; and a Jewish cemetery dating to 1796. Both cemeteries are now disused but any intention to remove burials from either site would be subject to the Burial Act of 1857 (and Disused Burial Grounds Act 1884 and 1981, together with any relevant planning and development legislation. Any burials that would not be preserved *in situ* would have to be fully excavated by approved archaeological contractors.

Demolition should only be to ground level and no grubbing out of foundations should take place until any archaeological evaluation work has been carried out.

Targeted evaluation trenching of 5% of the PDA, would enable the identification, the assessment of extent, character, density and depth of the archaeological deposits present to be undertaken. This could also include a palaeo-environmental assessment of any waterlogged deposits within the PDA to ascertain their nature.

This could then lead to the need for the grubbing out of the foundations to be carried out under archaeological supervision.

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

Archaeological evaluation

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

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

5. Conclusions / Recommendations

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

Throughout the PDA there is a very high potential for encountering important and extensive archaeological remains, and these fall into four main themes;

- There is a very high potential of encountering human burials in the southern part of the PDA and potentially the remains of an associated Chapel/Church. There is also the possibility that there may also be human burials in the vicinity of the Jewish cemetery.
- Also in the southern part of the PDA there is the potential of encountering archaeological remains that are associated with Anglo-Saxon and medieval waterfront activities. Archaeological interventions close to the PDA have demonstrated that the southern part of the PDA is on the line of the Anglo-Saxon and medieval waterfront.
- Adjacent to the north-west corner of the PDA, fronting onto Fore Street were found two medieval pottery kilns and there is a high potential that further kilns and/or associated features could be encountered in this part of the PDA.
- Two small ditches, probably Early Anglo-Saxon field boundaries, a similar ditch and pit of Middle Anglo-Saxon date and a Late Anglo-Saxon cellared building with associated pits indicate settlement activity within the PDA. This suggests that throughout the PDA there is a high potential for encountering settlement evidence dating from the Anglo-Saxon period through into the medieval and post-medieval periods.

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

Little of the PDA would appear to be damaged by deep excavations. Few of the buildings fronting Key Street show evidence for light wells on the Ordnance Survey 1st edition, which might indicate the existence of basements, and the bulk of the building stock is known to have been timber-framed and or built off shallow footings.

Backing this up, archaeological interventions within and close to the PDA indicate that there is very good survival of archaeological material below ground dating from the Anglo-Saxon and medieval periods. Furthermore these deposits can be as little as 0.5m below the present ground surface.

Due to the probable shallow nature of the overburden within the PDA and to the very high potential for Anglo-Saxon and medieval archaeological remains including burials to be encountered, any development that involves any ground disturbance (grubbing out foundations, digging 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.

At present it is thought that there are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological deposits. Mitigation would therefore require that an adequate record is made of any archaeological features or finds which would otherwise be destroyed by the development.

Two burial sites are known within the PDA and the removal of burials from either site would be subject to the Burial Act of 1857 and Disused Burial Grounds Act 1884 and 1981, together with any relevant planning and development legislation. Any burials that would not be preserved *in situ* would have to be fully excavated by approved archaeological contractors.

Demolition should only be to ground level and no grubbing out of foundations should take place until any archaeological evaluation work has been carried out.

Targeted evaluation trenching of 5% of the PDA, would enable the identification, the assessment of extent, character, density and depth of the archaeological deposits present to be undertaken. This could also include a palaeo-environmental assessment of the any peat and waterlogged deposits within the PDA to ascertain their nature. This could then lead to the need for the grubbing out of the foundations to be carried out under archaeological supervision.

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

Consultation with English Heritage will also be required as any development of the PDA will directly affect two listed buildings located within the PDA and the setting of various other Listed Buildings adjacent to the PDA.

6. 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.

7. Bibliography

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Disclaimer

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

Appendix 1.

SUFFOLK COUNTY COUNCIL ARCHAEOLOGICAL SERVICE - CONSERVATION TEAM

Brief and Specification for a Desk Based assessment

47 KEY 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

2. Brief for Desk-Top Study

- 2.1 Establish the nature and number of archaeological sites within and adjacent to the land parcel.

It is important that a sufficiently large area around the target area is studied in order to give adequate context; in this instance an area with boundaries 150m beyond the parcel boundaries will be the minimum appropriate.

- 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).
- 3.5 In accordance with the standards and guidance produced by the Institute of Field Archaeologists this brief should not be considered sufficient to enable the total execution of the project. A Project Design or Written Scheme of Investigation (PD/WSI) based upon this brief and the accompanying outline specification of minimum requirements, is an essential requirement. This must be submitted by the developers, or their agent, to the Conservation Team of the Archaeological Service of Suffolk County Council (9-10 The Churchyard, Shire Hall, Bury St Edmunds IP33 2AR; telephone/fax: 01284 352443) for approval. The work must not commence until this office has approved both the archaeological contractor as suitable to undertake the work, and the PD/WSI as satisfactory. The PD/WSI will *provide the basis for measurable standards*

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: 10th November 2010

Reference: 47 Key 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.