

Rear Range of 2 Bridge Street

Needham Market

Ipswich

Suffolk

IP6 8AG

(TM 08814 55145)

Parish Code : NDM

Oasis ID : 512269



Rear range attached to 2 Bridge Street, looking NE

Jane Blanchflower

April 2023

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Introduction

The Historic England Level 2 Historic Building Record has been compiled to fulfil Mid Suffolk Council's condition for planning and listed building consents under 06641061/06/LBC for conversion of the rear range attached to 2 Bridge Street, Needham Market, a Grade II listed building.

No. 2 Bridge Street dates from the early 16th century with 19th century alterations and the attached 3 bay, 16th century rear range has been used as stabling with a loft above since the 19th century. As part of the listed building, the rear range requires archaeological recording prior to conversion which will alter the character and use of the building. The building was listed at Grade II on 9th December 1955, ID 101232023. The main part of the building, which has a frontage on the south side of Bridge Street, is a house and Fish Shop situated within the Needham Market Conservation Area.

The site was visited on 23rd March 2023 and all photographs were taken on that date unless otherwise stated. References to archival records are included within the text and numbered bibliographical references are listed after the summary of significance. The abbreviation SROI indicates the Suffolk Record Office, Ipswich, now known as The Hold.

Historic England Listing

Entry Name: Number 2 and Bond's Fish Shop, (Including Attached Rear Range Now an Outbuilding of the Bull Inn)

Listing Date: 9 December 1955

Grade: II

Source: Historic England

Source ID: 1232023

English Heritage Legacy ID: 406983

ID on this website: 101232023

Location: Needham Market, Mid Suffolk, Suffolk, IP6

County: Suffolk

District: Mid Suffolk

Civil Parish: Needham Market

Built-Up Area: Needham Market
Traditional County: Suffolk
Lieutenancy Area (Ceremonial County): Suffolk
Church of England Parish: Needham Market with Badley St John the Baptist
Church of England Diocese: St.Edmundsbury and Ipswich

Description

NEEDHAM MARKET BRIDGE STREET
TM 05 NE

3/50 No.2 and Bond's Fish Shop,
(including attached rear
9.12.55 range now an outbuilding
of The Bull Inn)

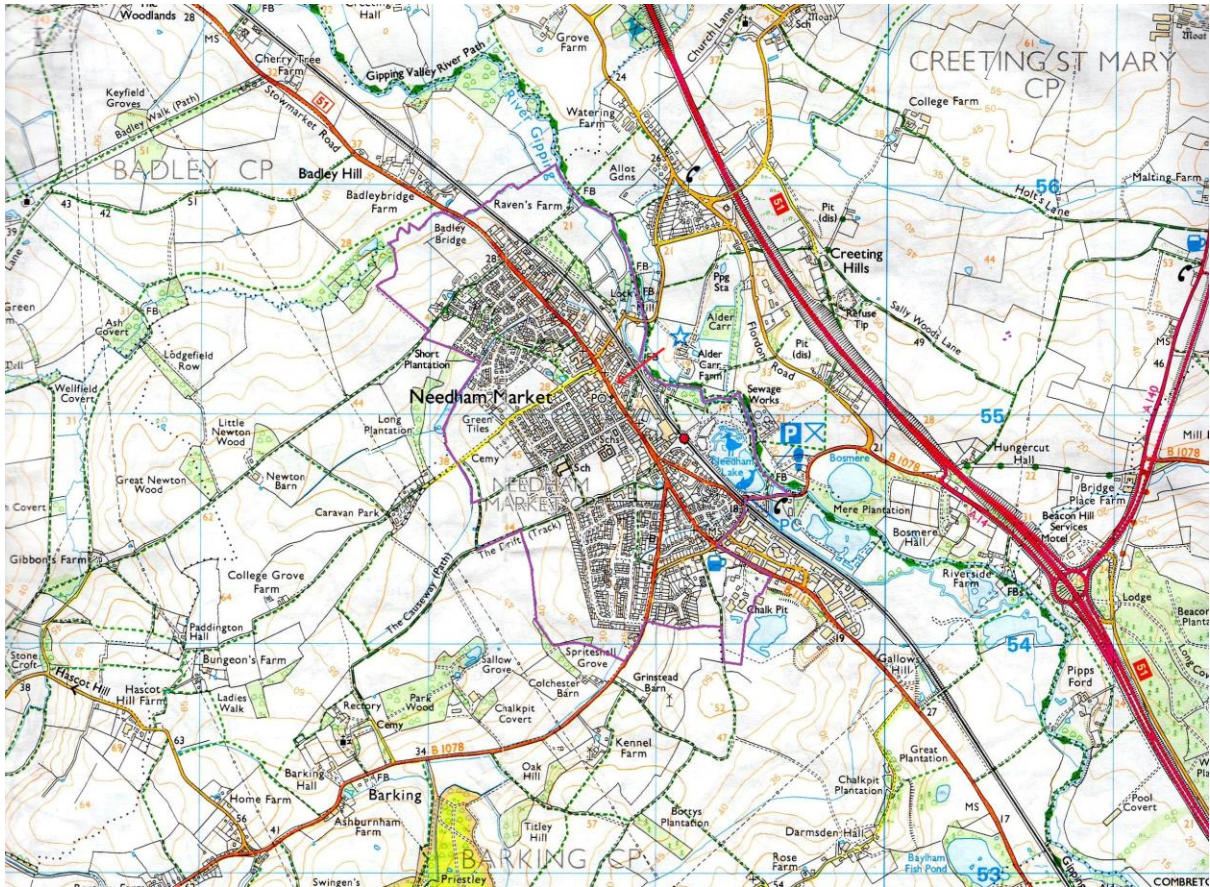
II

House and fish shop, early C16 with alterations of C19. Probably built as a 2-cell house, with integral shop beyond cross-passage, but with further original range to rear. 2 storeys. Timber-framed and plastered, the upper floor is long-wall jettied towards the street; C20 cable-pattern pargetting in panels. The joist ends and chamfered bressumer are exposed; a knee beneath the jetty to left has a buttress shaft with carved capital. Plaintiled roof with internal end chimney of red brick. A splayed bay shop window of early C19, or possibly C18. Mid C19 large-pane sashes. C19 glazed panelled entrance doors, one having an oblong fanlight. A 3-bay C16 rear wing has been used as stabling with a loft above since C19; timber-framed and weatherboarded with plaintiled roof. The rear bay has an original upper floor with massive joists, but the central 2-bay room has a C19 upper floor and appears formerly to have been open up to its plain crownpost roof. The roof was damaged by fire and partly rebuilt C20.

Listing NGR: TM0881455145

Location

Bridge Street is a narrow lane leading NE from Needham Market High Street. It is named Snamford Lane on Pennington's 1772 Map of the Town of Needham Market since it led to Snamford Bridge which crossed the River Gipping. The late Hugh Paget, who wrote a series of articles on the history of Needham Market (re-published as *A History of Needham Market*, (1988) by the Needham Market Society) suggests that Pennington misread the name *Snailford* since the name *Snailford* dates from at least 1476. Paget states that it is likely that the bridge was built over an earlier ford. *Snailford Cottage* is the only reminder of the old name. Bridge Street was known as Bull Lane until 1925, named after The Bull Inn, a former early 16th century town house of high quality (listed at Grade II*) which stands on the S corner of Bridge Street and the High Street. The public house closed in 1985 and the building is now known as The Old Bull, 86 High Street.



2012 OS Explorer 211, scale 1 : 25000 red arrow indicates site, parish boundary is mauve line

2 Bridge Street is situated on the S side of Bridge Street with the principal NW facade facing the street. The ground floor of the two storey building contains Bond's Fish Shop with living accommodation above. It is at the SW end of a terrace of cottages (Nos. 2 - 14) lining the S side of the street. The rear range of No. 2, which is in separate ownership and the subject of this report, is aligned NW/SE, attached to the SE elevation. A shared right of way, under ownership of the Old Bull, between No. 2 Bridge Street and the rear range of the former Bull Inn, gives access to the rear range of No. 2 Bridge Street and to 82 and 84 High Street.

The building is situated within the historic core of the town, in the NW sector of the Needham Market Conservation Area, designated in 1970 and appraised and extended by Mid Suffolk District Council in 2000. Needham Market is located in the River Gipping valley approximately 10 miles NW of the county town of Ipswich and 3.5 miles SE of Stowmarket.



OS Location Plan, scale 1 : 1250 (Nick Barber Architects drawing 1782 01, 06.01.2023) red line indicates planning application site, building in red cross hatch

Needham Market : the Local Context

The name Needham Market means a 'poor homestead/village with a market' or an 'enclosure of Haydda's people with market' (Ekwall). The parish was originally part of the parish of Barking and is not specifically listed in the 1086 Domesday survey. The 1842 Tithe map covers the area of Barking with Darmsden and Needham and Needham Market did not achieve civil parish status until 1901. The church remained a Chapel of Ease until 1907 when it was separated ecclesiastically.

Needham Market covers an area of 451 acres of mixed soils including deep, well-drained loam and sandy soils, calcareous and non-calcareous clay, and stoneless clay soils overlying peat by the river. The parish contains a deep lake called Bosmere, covering approximately 40 acres, on the S side of the B1078, to the E of the River Gipping. Until the 19th century, farming was mixed with rearing and dairying, barley, wheat, rye, oats, peas, hops, vetches and occasionally hemp. In the 19th century crop rotations had been introduced and by the early 20th century the parish was mainly urbanised.

The town is relatively small and compact, along the line of the Ipswich/Stowmarket road, W of the railway and the River Gipping forms a natural boundary to the NE. Probable influences on its development have been its market, its position on a main road and the rail and river links. In 1789 a meeting was held in Stowmarket, attended by local landowners, in

an effort to canalise the Gipping and subscriptions were opened at the Ipswich and Needham market banks of Alexander & Cornwell. In 1790 an Act was passed by Parliament for 'making and maintaining a navigable communication between Stowmarket and Ipswich' and the Stowmarket Navigation was opened in 1793.

In 1844, an average of 30 barges per week were passing backwards and forwards, taking about seven hours to reach Ipswich. Thereafter, use of the navigation declined owing to the opening of the railway, commercial transport on the river ending in the 1930s. In the 1970s, the construction of the A45 (now the A14) removed heavy vehicle traffic from Needham Market High Street and eased congestion.

The Manor of Barking cum Needham was owned by Sir Francis Needham in 1611 and later in the 17th century by Francis Theobald. Around 1756, John, Earl of Ashburnham was owner of the Manor and by 1912, the Earl of Ashburnham was the principal landowner. It is the arms of the Earls of Ashburnham which are portrayed on the town sign.

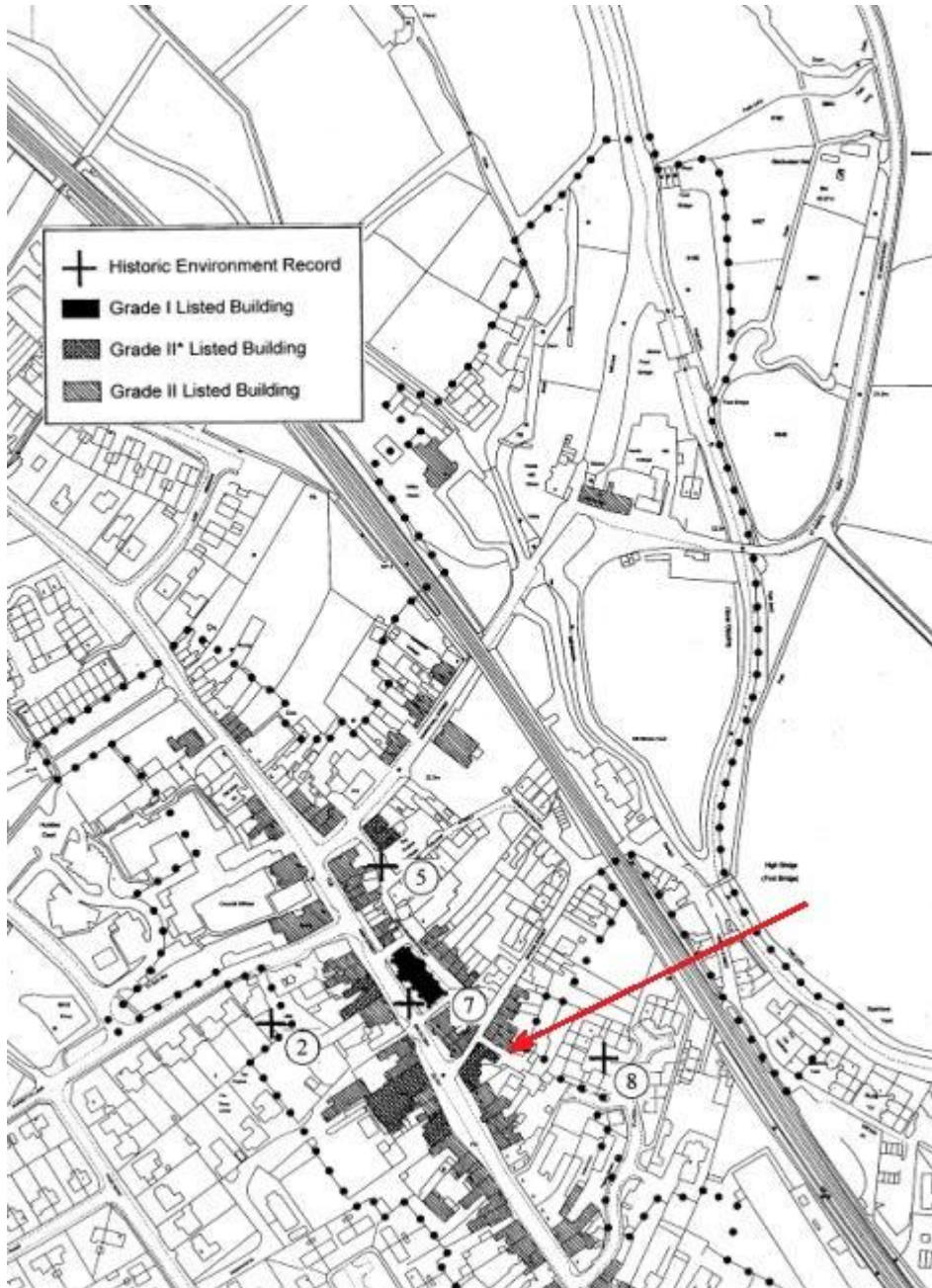
The town grew up around the wool combing industry until the plague which came to the town from 1663-1665. To prevent the spread of the disease, the town was chained at either end but this did not prevent the loss of two-thirds of the population. The town did not fully recover until the canalisation of the River Gipping and the introduction of the railway in 1845. Most of the town's industry was agriculturally based and included three maltings and a tannery near the river. The population in 1674 was 155 households but by 1801 it had risen to 1,348 inhabitants. By 1871, including Barking and Darmsden, it was 1,842, gradually rising to 3,424 in 1981. The population continued to increase reaching 4,528 at the 2011 census.

Needham Market is situated in the Bosmere Hundred, an historical administrative and judicial unit intermediate between the shire and the village. Bosmere is referred to several times in the Domesday Book (1086) and a 1277 survey of the Manor of Barking and Needham records: *'There belongs to the manor a certain market called Needham. There is a watermill.. There is also a certain mere which is called Bosmere and the whole fishing belongs to the Bishop of Ely.'* It is uncertain as to whether this is a reference to the existing Bosmere Mill since the name Bosmere Mill has been used for more than one building, and not always on the same site. The existing Bosmere Mill which dates from the late 18th century, is not the original Bosmere Mill. There was a Bosmere Mill in the reign of Elizabeth I, used as both a corn mill and a fulling mill for cleaning cloth. Today there are two large watermill buildings in Needham Market, Hawks Mill (at the NE end of the town, on Creting Road) and Bosmere Mill. Both buildings, now converted into residential units, were used for grinding corn and are listed by Historic England at Grade II for their architectural and historic interest. The mills are situated adjacent to locks, now sluices, on the Gipping navigation.

In 1226, the Bishop of Ely was granted a charter to hold a market in that part of his manor of Barking that lay along the road between Ipswich and Bury St Edmunds. By 1251 a chapel had been built in part of the market place; it did not become a parish church until 1901 which partly explains its unusual external appearance. The market closed in the 17th century but prosperity returned with the opening of the Ipswich and Stowmarket Navigation in 1793 and the railway in 1846. No.121, which dates from the 17th century, was situated on the W side of the former market place (now infilled with buildings), just NW of the church of St John the

Baptist. Despite its somewhat unprepossessing exterior, the church has a magnificent hammerbeam roof, 'the climax of English roof construction' (F H Crossley) and 'the culminating achievement of the English carpenter' (Munro Cautley). It is Grade I listed, one of 99 listed buildings in the parish, the majority of which are Grade II and situated on the High Street.

The Needham market Conservation Area was designated in 1970 and appraised and extended by Mid Suffolk District Council in 2000.



NW part of Needham Market Conservation Area showing listed buildings (Conservation Area Appraisal 2000), red arrow indicates rear range of 2 Bridge Street

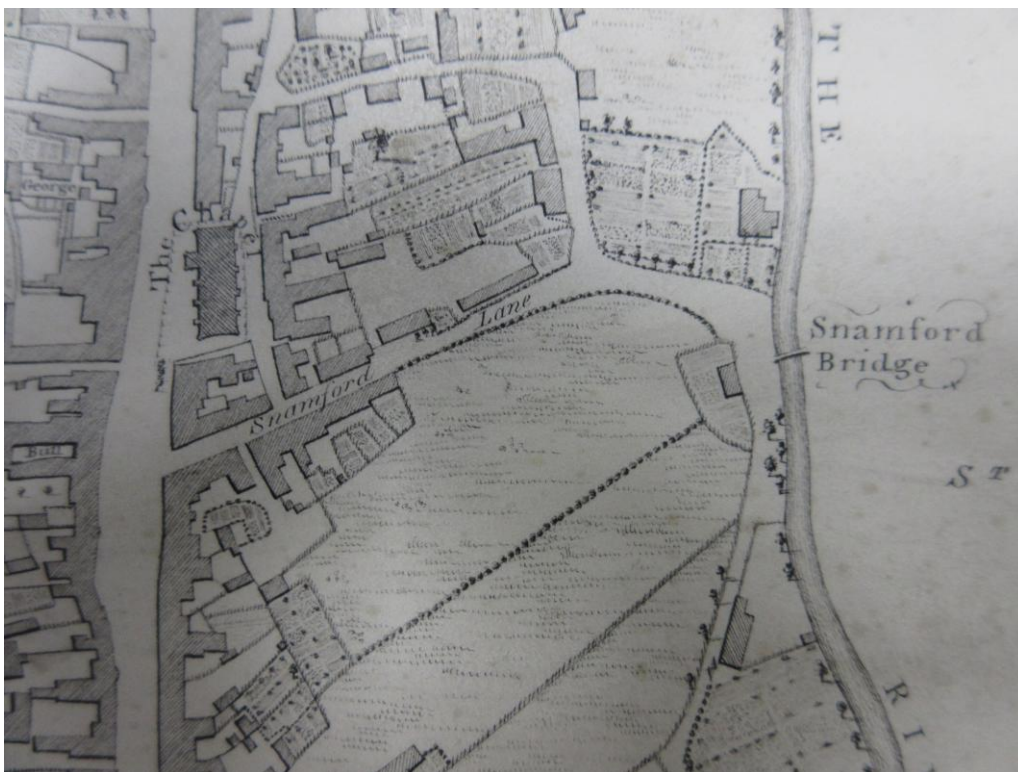
Building Summary

2 Bridge Street is a Grade II listed timber-framed and plastered early 16th century 2 cell house with an integral shop beyond the cross passage and an early 16th century rear range attached to the SE. The rear range, which is in separate ownership and is the subject of this record, is aligned on a NW/SE axis and is of 3 bays, timber framed and weather boarded with a pantiled roof. The rear SE bay has an original upper floor with massive joists, the central bay is open up to its plain crown post roof and the NW bay (attached to the existing shop fronting Bridge Street) has had a new upper floor, inserted after 2006.. The roof, SE gable wall and upper part of the NE wall in the middle and SE bays were damaged by fire and the roof was partly re-built in the 20th century.

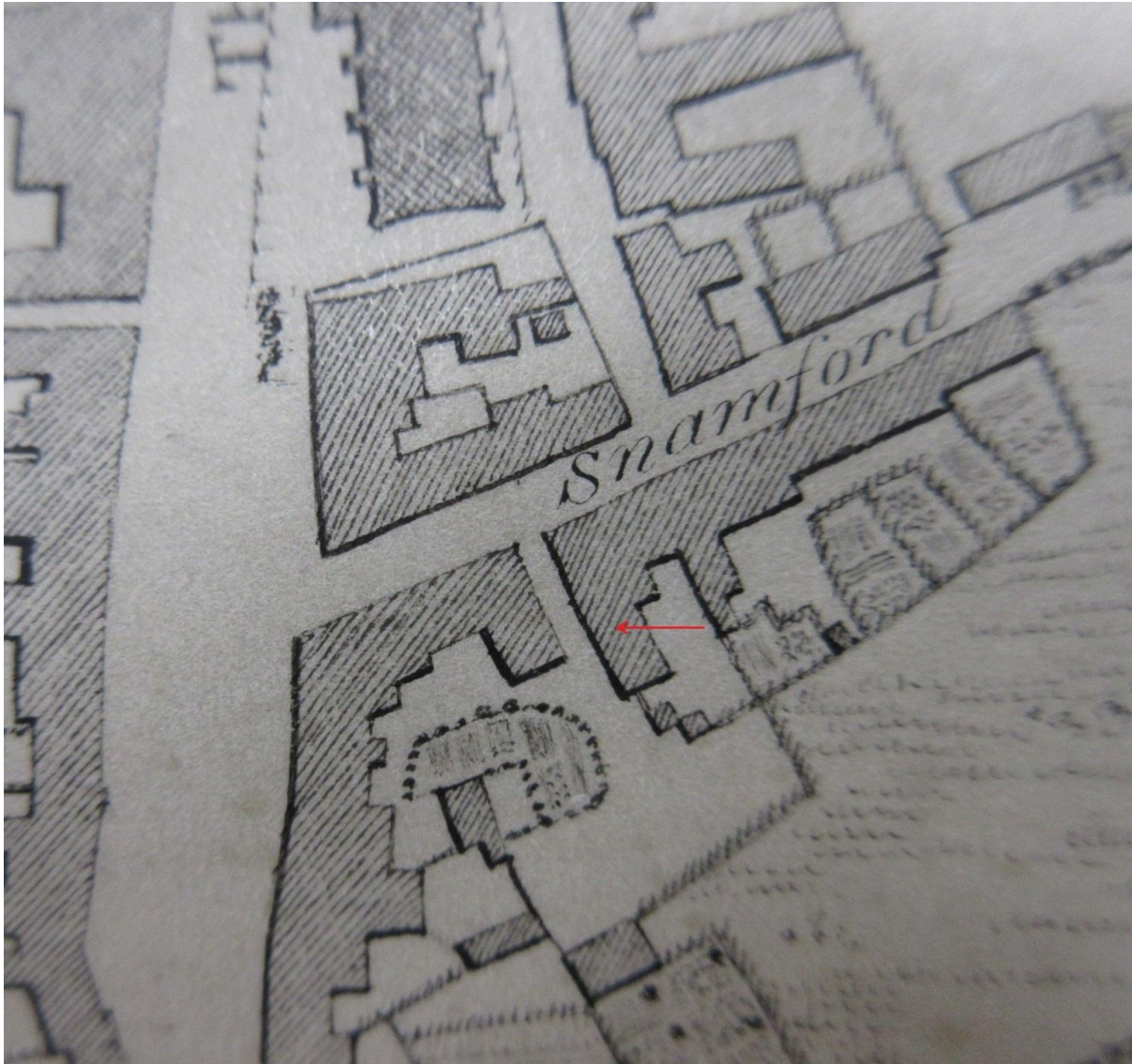
Since the 19th century, the rear range was used as stabling with a loft above serving The Bull Inn, a Grade II* former town house situated on the High Street to the SW of the rear range. Attached to the SE elevation of the rear range are two small late 20th century storage buildings with pantiled roofs, owned by 2 Bridge Street.

Site History

The earliest map held by the Suffolk Record Office showing 2 Bridge Street and its rear range is Joseph Pennington Map of the Town of Needham Market, surveyed in 1772. (SROI HD480/36). Shortly after his appointment in 1772 as agent to the 2nd Earl of Ashburnham of Barking Hall, Joseph Penning, still only 22 years old, drew up his map of Needham Market. The map shows Bridge Street named as Snamford Lane, leading to Snamford Bridge which crossed the River Gipping.



1772 A Map of the Town of Needham Market, surveyed by Joseph Pennington (SROI HD480/36)



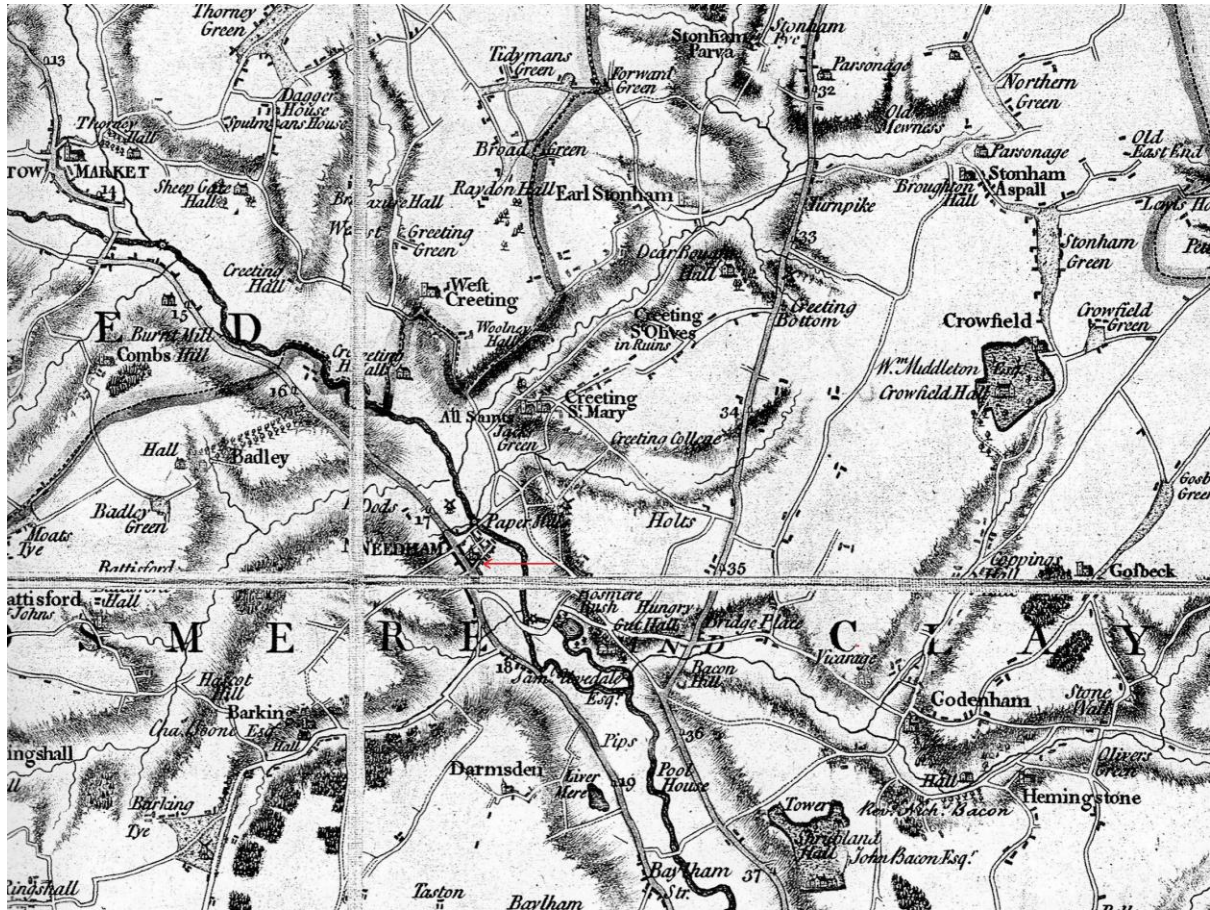
1772 A Map of the Town of Needham Market, surveyed in 1772 by Joseph Pennington(SROI HD480/36) Detailed extract; red arrow indicates rear range of 2 Bridge Street

The 1772 map shows the rear range with two small square outbuildings in the rear yard to the SE. These may have been privvies or sheds. The Bull Inn and attached shops/houses in the High Street are shown as a continuous block of buildings with The Bull extending down the S side of Snamford Lane with a right of way leading into the rear yard on the SW side of 2 Bridge Street. In the rear yard behind The Bull Inn is a small building with an enclosed rear yard. There is also a hedged vegetable garden which may have belonged to The Bull. The cottages on the S side of Bridge Street (now Nos 4-12) have vegetable gardens to the rear. The land to the SE is still undeveloped.

Needham Market Pubs by Sheelagh & Desmond Herring (SROI 647.944 NEE264) p.16 describes The Bull Inn which was a private house of high quality in 1547. By 1607 it was

known as The White Horse and was described in the 1607 Rental: 'Paul Banning owns a tenement or guesthouse called the sign of the White Horse, a kitchen, a stable and other buildings, and part of the yards adjoining of two acres in the occupation of Robert Harrold.'

Around 1770 it the name was changed to The Compasses since this was the sign of a carpenter and the inn was owned by John Turner, a carpenter. The property was insured with the Royal Exchange for £150 and was described as: 'a house, built of timber, brick and tile with a thatched stable.' The name was changed again in 1783 to The Bull and John Aldrich, brewer of Stowmarket, purchased the property. He started developing the site and two small houses were built at the rear.



1783 Hodkinson's Map of Suffolk, scale 1 in : 1 mile (Larks Press Edition 2003) red arrow indicates approximate site

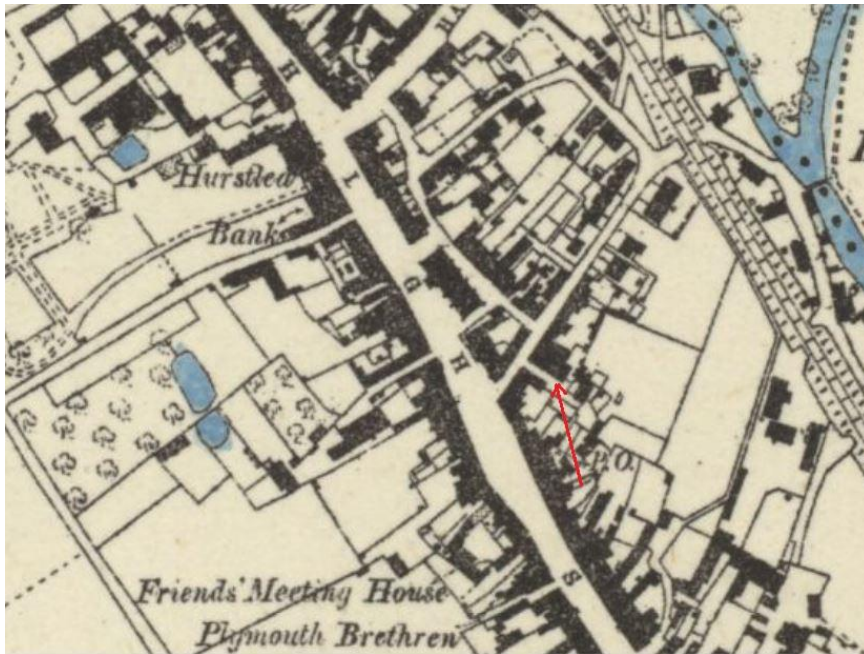
Hodkinson's 1783 map shows 'Needham' as a compact settlement in the Gipping valley, on the W side of the river with a recognisable pattern of roads linking the town to Stowmarket, Barking, Ipswich, Coddendam and the Creetingings.

In 1834, John Cobbold, of Cliff Brewery in Ipswich, bought The Bull and Robert Mudd became innkeeper. No.84 High Street had become part of The Bull and the premises were described as two shops and s gate house.



1842 Tithe Map, scale 6 chains : 1in (SROI FDA12/B1/1b) red arrow indicates approximate site

The 1842 Tithe map shows the houses on the S side of Bridge Street, including No 2, as a continuous block with the access to the rear yard of The Bull delineated. The Bull and the terrace of Bridge Street houses are part of enclosure 55 which is described in the 1841 Tithe Apportionment (SROI FDA12/B1/1a) as '*Site of Needham Town 18 acres 3 rods 20 perches*'. The individual owners and occupiers are not named. Enclosures 28 and 28a are described as gardens. The map shows Needham Chapel in the High Street N of Bridge Street. This was a Chapel of Ease serving Barking Church until 1901 when it became the parish church of St John the Baptist. White's 1844 Directory lists Chester's Bakery in Bridge Street and Dennis Wilding, who lived his entire life in Needham Market, states in his oral reminiscences (SROI 942.64NEE Vol.1) recalls that Chester's Bakery is now Bond's Fish Shop.

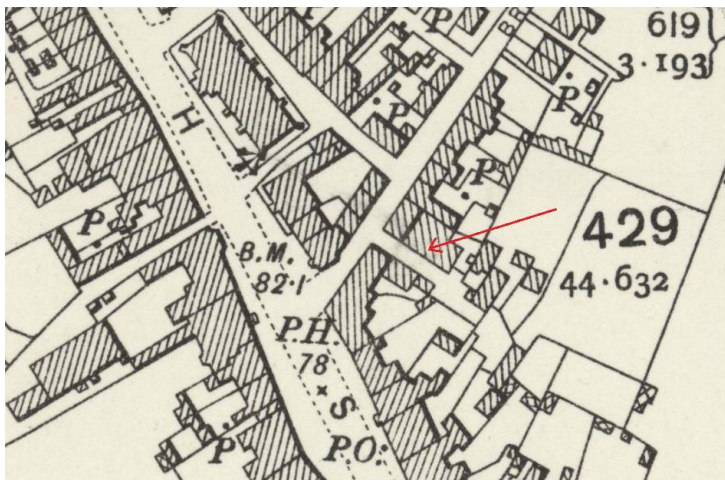


1884 OS LVI.SE, 6in : 1 mile (National Library of Scotland website), red arrow indicates site

The Record Office and National Library of Scotland did not have a copy of the first edition 25in OS map. The 6in map shows less detail but the building footprint shows the rear range without the existing sheds attached to the SE elevation. There are some detached outbuildings to the SE with a series of small enclosed yards. The narrow lane between The Bull and 2 Bridge Street is shown. There has been some limited infill development in the plots to the E of the High Street. The main change is the construction of the Ipswich - Bury St Edmunds railway line in the Gipping valley on the W side of the river in 1845. This cut across Bridge Street, necessitating the building of a bridge.

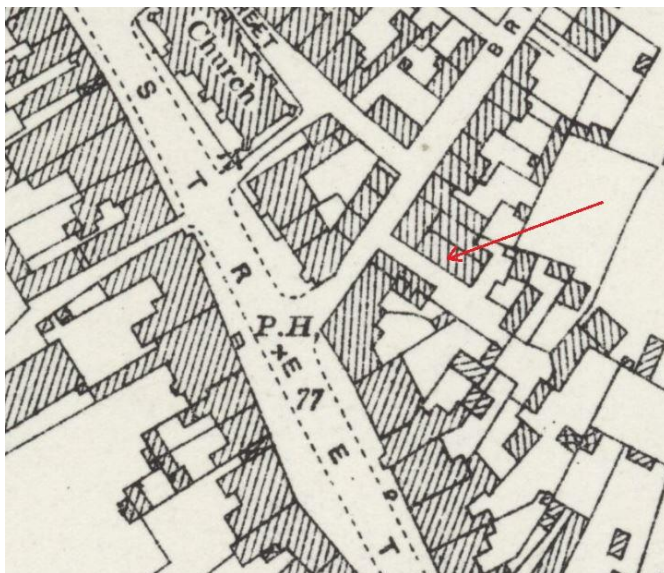


Left: c. 1900 Bull Lane looking NE (SROI K681/333/119); Right: Bull Lane & The Bull Inn early 20th century (SROI K681/333/114)



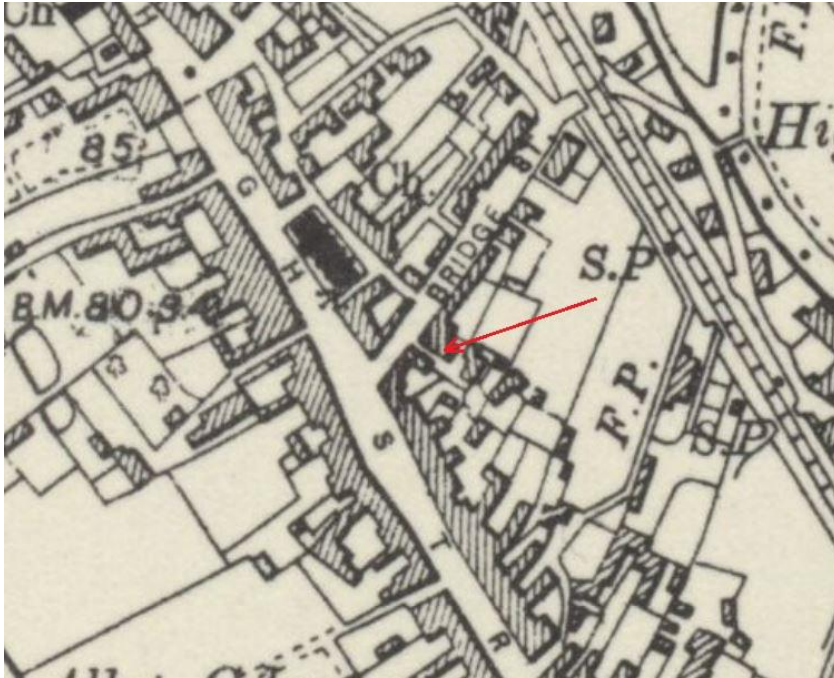
1904 OS LVI.16, scale 25in : 1 mile (National Library of Scotland website) red arrow indicates rear range

The 1904 25in map shows an internal division separating the rear range from 2 Bridge Street. The footprint of the rear range is wider than existing, across the entire SE elevation of the house and shop. The two detached outbuildings to the SE are shown together with two smaller outbuildings on the E side of an access to the yard to the NE. The rear range of The Bull, on the SW side of the right of way, is divided into two attached buildings.



1927 OS LVI.16, scale 25in : 1 mile (National Library of Scotland website) red arrow indicates rear range

The 1927 OS map shows an internal axial wall separating the rear range from the adjacent rear range attached to the rear elevation of 2 Bridge Street



1950 OS LVI.SE, scale 6in : 1 mile (national Library of Scotland website) red arrow indicates rear range

There is not enough detail on the 1950 and 1958 six inch maps to show internal changes but the building footprint appears the same. Bridge Street is named and the footbridge across the River Gipping is shown.



1958 OS LVI.SE, scale 6in : 1 mile (national Library of Scotland website) red arrow indicates rear range



1967 OS map, scale 1 : 2500 (SROI HD2650/3/1/4) red arrow indicates rear range

The 1967 map shows the rear range with the same footprint as existing. The building attached to the NE elevation of the rear range has been extended to the SE and is now longer than the rear range. 2 Bridge Street is numbered and The Bull is identified as a public house. According to Sheelagh and Desmond Herring (op. cit.), the last landlord retired in 1985 and The Bull closed as a public house.



1985 OS TM 0855, scale 1 : 2,500 (SROI) red arrow indicates rear range

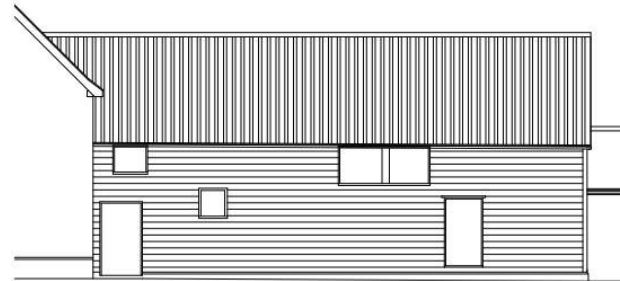
The 1985 and 1993 OS maps show the storage buildings attached to the SE elevation of the rear range. The building attached to the NE elevation of the rear range is shown as being shorter in length than on the 1967 map.



1993 OS TM 0855, scale 1 : 2,500 (SROI) red arrow indicates rear range

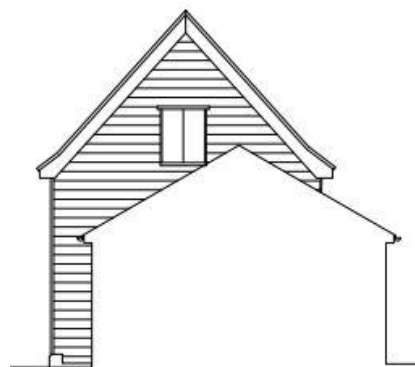
Exterior Description

This 3 bay building, which is aligned on a NW/SE axis, is of timber frame construction on a brick plinth with a red clay pantile roof. The exterior is of late 20th century replacement black weatherboarding and the brick plinth has been mainly rebuilt in common brick laid in cement mortar with only a small surviving section of the original plinth visible in the interior face of the SW wall. The roof is steeply pitched and would have been thatched originally.



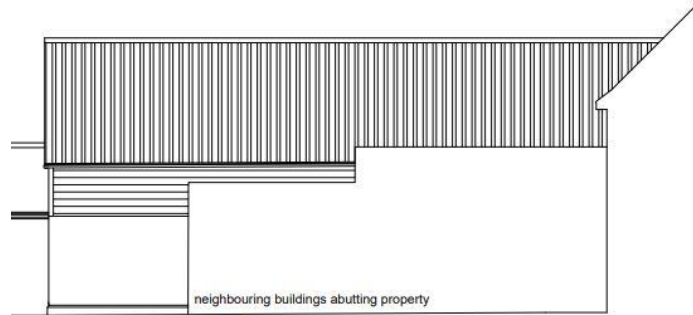
Left: SW and SE elevations looking N; Right: Existing SW elevation, scale 1 : 50 @ A1 (Nick Barber Architects drawing 1782 10, 29.06.2022)

The front SW elevation faces into a yard to the rear of The Bull Inn, listed Grade II* and situated on Needham Market High Street. Since the 19th century, the building was used by the Inn as a stable and this is reflected in the existing openings in the SW elevation which consist of two former stable-type, boarded doors with Suffolk latches in the NW and SE bays and the single loading door for the loft in the NW bay and a pair of loading doors which served the former loft in the central bay. There is a further small, square opening (blocked) lower down in the SW wall of the NW bay. This is a 20th century insertion.



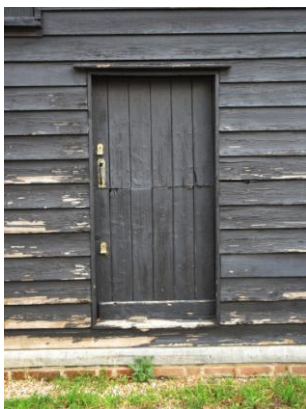
Left: detail of SE gable looking N; Right: Existing SE elevation, scale 1 : 50 @ A1 (Nick Barber Architects drawing 1782 10, 29.06.2022)

The building has timber barge boards at the SE gable and the pantiles are sealed with cement mortar at the eaves and gable. The red clay ridge tiles are laid in cement mortar and the rainwater goods are plastic. A late 19th century/early 20th century 2 pane former casement (now fixed) with drip hood and cill has been inserted in the SE gable. It has a narrow, moulded vertical glazing bar. Attached to the SE elevation is a single storey 20th century outbuilding owned and used for storage by the shop at 2 Bridge Street.



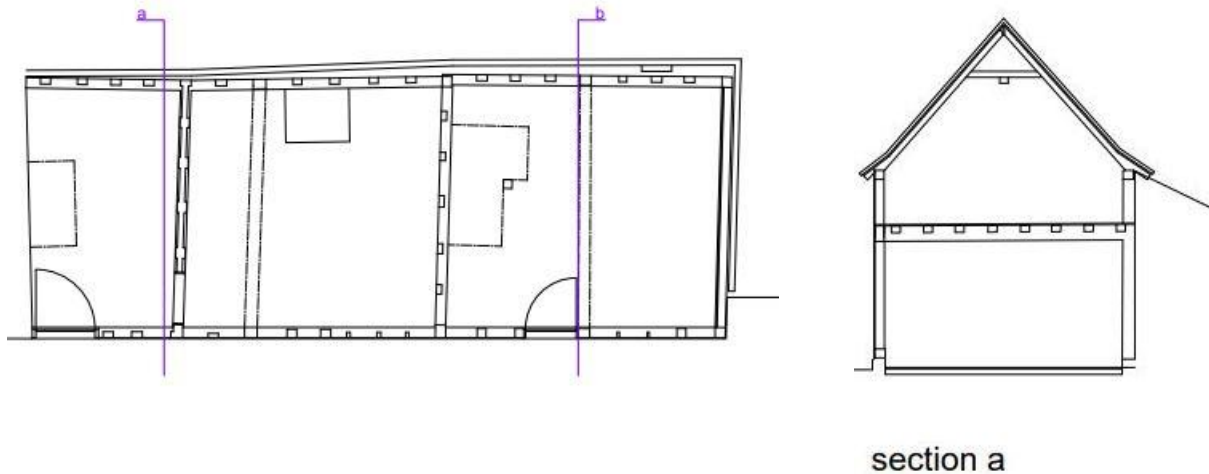
Left: NE elevation looking W showing attached outbuildings in rear yard of 2 Bridge Street ; Right: Existing NE elevation, scale 1 : 50 @ A1 (Nick Barber Architects drawing 1782 10, 29.06.2022)

The rear NE elevation has a black weather boarded exterior where visible above the attached lean to outbuildings in the rear yard of 2 Bridge Street. There was a small attached building in the return angle of the rear range in 1772 (shown on the Pennington map) and more outbuildings were added during the 19th and 20th centuries. These may have been associated with the bakery which occupied the shop in Bridge Street prior to the fish shop. The plaintiled roof of the adjoining shop is aligned NE/SW along Bridge Street and there is a small section of plain tiles where the roof of the rear range joins the roof of the shop.



SW Elevation: Left: former stable door in SE bay showing common brick plinth with lead covering; Centre: former stable door and loading door in NW bay; Right: former loading doors between middle and SE bays showing strap hinges

Interior Description



Left: Existing Ground Floor Plan; Right: Section a, scale 1 : 50 @ A1 (Nick Barber Architects drawing 1782 10, 29.06.2022)

Ground Floor

The building has replacement suspended floor plates throughout from 2007 and sections of the sole plate have been replaced . A brick base for a stove has been inserted against the NE wall in the middle bay and a concrete block NE wall, lined with plaster board in the NW bay and part of the middle bay, has been constructed behind the studs which have no remaining original infill. The SW wall has a 20th century weather boarded exterior with no infill or lining between the studs, many of which are replacements. The NW bay has new joists supporting the replacement upper floor and the walls are lined with plaster board.



Left: looking NW from middle bay showing dividing wall original studs set in replacement sole plate, doorway leads into NW bay; Centre: NW bay looking NE showing replacement upper floor and plaster board lined walls; Right: looking SW showing stable door, original studs and replacement weather boards

The middle bay has an original SE partition wall with the infill removed. The SW wall has slender replacement studs beneath and beside the loading door which was accessed from the pre-existing upper floor, now removed.



Middle bay; Left: looking NE showing original studs and sole plate with concrete block wall behind, brick standing in front; Centre: looking SW showing replacement studs beneath loading door; Right: looking SE from middle bay showing partition wall with infill removed



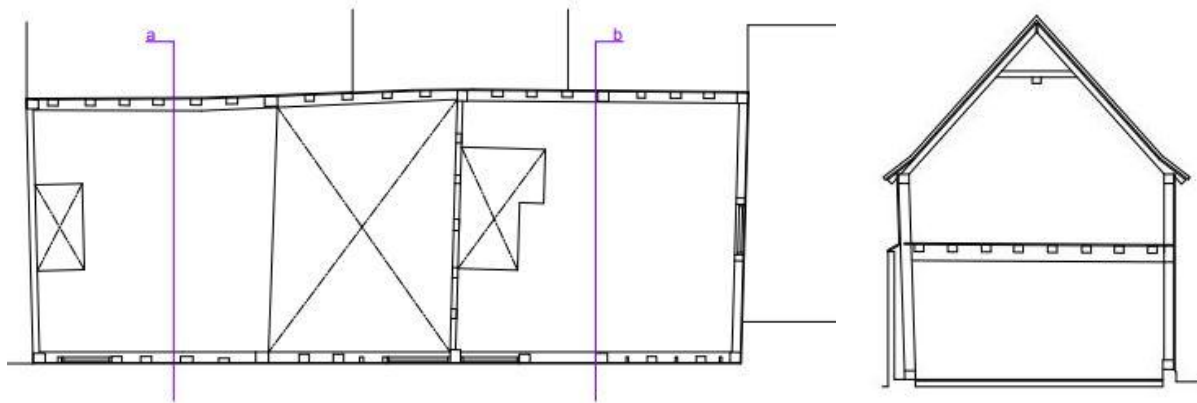
SE bay: Left: looking S showing stable door with concrete cill on re-built brick plinth beneath replacement sole plate and replacement studs to SE of door; Centre: looking SE showing original binder (chamfered) and replacement upper floor joists, SE end wall lined with ply; Right: looking NE showing original studs set in replacement sole plate

The SE (gable) wall of the building has replacement framing apart from a single central stud, visible from the upper floor since this wall is clad in ply sheets. The binder is chamfered on both sides and the ends are supported on braces, the NE one reduced in length.



SE bay; Left: reduced brace at NE end of binder; Centre: complete brace at SW end of binder bolted onto replacement post; Right: SW corner showing original corner post with replacement framing on rear SE wall to left and replacement floor above

First Floor



Left: Existing First Floor Plan; Right: Section b, scale 1 : 50 @ A1 (Nick Barber Architects drawing 1782 10, 29.06.2022)

The 16th century, 3 bay rear range has a substantial frame with a crown post roof. The crown posts are undecorated and the building would have been open to the roof apart from the SE bay which had an original upper floor. At the time of listing in December 1955, the central and SE bays had upper floors. The SE bay had an original upper floor and the central and NW bays had a 19th century upper floor. The empty mortices where the joists tenoned into the binding beam are visible in the middle bay where the floor has been removed. The frame has no mouldings indicating that, unlike the higher status Bull Inn (formerly a house) the building was constructed as a rear wing of simple vernacular form attached to 2 Bridge Street. The smoke blackening on some of the rafters and the upper part of the NE wall is the result of a fire in the 20th century.

The NW and middle crown posts have solid braces and the SE crown post has concave braces. The NW and middle crown posts are uniform in design and numbering (carpenter's marks) on the brackets of the NW crown post (against the party wall with 2 Bridge Street) and the crown post brackets between the NW and middle bays is consistent (VI, V, III) indicating that they were part of the original construction. It was not possible to closely examine the SE crown post to check for carpenter's marks but the collar purlin which links all 3 crown posts is intact apart from a small section above the N bracket and a further section S of the SE crown where new timber sections have been scarfed in. The collars are all recent replacements.

The crown post against the S wall of 2 Bridge Street rests on a cranked tiebeam but the other two tiebeams are relatively straight. The NW tiebeam (chamfered on the NW face with flat stops) and the tiebeam between the N and middle bays have concave braces and the SE crown post rests on an open studwork division which has horizontal smoke markings remaining after the lath and plaster and wattle and daub infill was removed, probably after the fire.



Left: NW crown post next to SE wall of 2 Bridge Street, looking W, showing cranked tiebeam; Right: looking NW from ground floor of middle bay showing massive binding beam with empty joist mortices, tiebeam above with crown post between NW and middle bays



Left: looking W from SE bay showing 3 crown posts with original collar purlin beneath replacement collars; Right: looking NW from SE loft showing open framing with lath marks beneath SE crown post

The NE slope of the roof in the NW bay retains the original rafters, some of which are barked, and the wall plate is original. The SW slope in this bay has 4 replacement rafters and the wall plate has a new section scarfed in above the loading door. All 8 mainposts are jowelled and there is no close studding. A replacement floor with new oak joists and a stair well (no staircase, first floor accessed via ladder) has been introduced into the NW bay after 2006. The new joists rest on the original binder.



NW bay; Left: NE wall with original rafters, wall plate and studs; Centre: SW wall looking S showing replacement rafters and new section of wall plate above loading door; Right: N corner showing jowelled corner post, tiebeam and arch brace in front of rear wall of 2 Bridge Street



Left: bridled, edge halved scarf in collar purlin in middle bay; Centre: edge halved scarf in NE wall plate of middle bay; Right: detail of NW side of junction between NW and middle bays showing jowelled main post supporting wall plate and NE end of tiebeam which has a plain chamfer with flat stop



SE bay: Left: looking E showing upper part of SE wall with smoke blackened studs and wall plate and replacement rafters in NE roof slope; Centre: looking SE showing replacement framing in SE gable wall apart from central stud and inserted window; Right: looking SW showing replacement rafters in SW and 3 original remaining studs, original wall plate, loading door (SE of pair) on right, replacement loft floor with stair well (no staircase) supported on replacement joists

The middle bay is open to the roof. The rafters in the NE roof slope of the middle bay are all original apart from one adjacent to the NW tiebeam. The SW roof slope retains the original

rafters. The NW loading door of the pair is in the middle bay and the SE door is in the SE bay of the building. A temporary softwood frame with a polythene membrane has been applied on the internal face of the loading doors. The NE wall of the middle bay retains the original studs and sole plate which has an edge halved scarf. The SW wall has replacement sawn timber studs and a replacement sole plate.

The SE window is an inserted late 19th/early 20th century, 2 pane former timber casement (now fixed) with moulded vertical glazing bar. This was inserted to illuminate the stable loft. There is evidence of smoke blackening, indicating that this area of the roof was damaged by fire and rebuilt in the 20th century. The rafters, collars and collar purlin are replacements in this bay.

The Setting

The map of the Needham Market Conservation Area (page 9) shows that 2 Bridge Street and its attached rear range is part of a cluster of listed buildings on either side of the High Street within the historic core of the town close to St John the Baptist Church. Historically, Bridge Street was an important public right of way leading to a crossing point of the River Gipping and No. 2 is at the SW end of a row of early 16th century, jettied timber framed houses lining Bridge Street. The main house and shop were not examined internally but the listing suggests that it was built as a 2-cell house with an integral shop beyond the cross passage and the rear range was original.



Left: looking NE showing SW gable elevation of 2 Bridge Street and entrance to yard behind the former Bull Inn; Centre: detail of SW elevation showed pargetted panels on lower part of wall of the house and shop with boarded rear range behind; Right: looking SW from Bridge Street, showing jettied front elevation of the pair of listed houses



Left: main elevation of the former Bull Inn, looking NE from High Street; Centre: rear elevation and wing of the former inn, looking NW from the yard; Right: looking NE from far end of yard

No. 2 Bridge Street and some of the adjacent houses have panels of cable or rope pargetting on the exterior walls. Whilst this pargetting is 20th century, it may be a restoration of original work and could be symbolic of the hemp or textile industry as suggested by Tim Buxbaum (*Pargetting* Shire Library 1999 p.12). The economy of Needham Market was based on the wool combing industry before 1663 when the plague arrived.



Left: looking NW from driveway leading to rear gardens of Bridge Street houses; Centre: looking W showing pantiled roof of rear range and two storey rear wing of No. 4 from area behind rear gardens; Right: looking NE down Bridge Street from outside No. 2

The setting is characterised by the surviving small scale timber framed houses with interesting architectural features lining narrow streets leading off the High Street. The plots are at right angles to the street and many of the houses have been extended in linear form to the rear. Bridge Street passes under the Ipswich/Bury St Edmunds railway line to join Crown Street which runs between the railway embankment and the river. The houses on the NE side of the High Street date mainly from the 16th to 19th century and their density contributes to the intimacy of the setting.

Significance

Historical

The rear range dates from the mid 16th century and is a significant surviving rear range which was probably in the same ownership as the early 16th century attached house and fish shop when constructed. The site is likely to be rich in archaeological deposits since River Gipping valley has been settled since at least Roman times and Needham Market was mentioned in a 13th century survey although part of the parish of Barking at this time. The building is shown on the 1772 Pennington map.

Architectural

Although the building underwent considerable change in the 19th century when used as stabling for The Bull Inn and the loft was inserted in the NW and middle bays, it has retained its crown post roof which is of moderate to high architectural significance as a good example of a plain crown post form in a relatively low status vernacular building. The NW and middle bays contain a significant proportion of original framing in comparison with the SE bay which was fire damaged in the 20th century.

Social/Associative/Representative

The rear range has moderate social significance as part of the 16th century house and shop at 2 Bridge Street. It was not possible to establish whether there was a ground floor connection with No.2 owing to the 2007 alterations. The NW and middle bays of the rear range are likely to have been open to the crown post roof in the 16th century suggesting that the building was originally part of the 16th century dwelling or alternatively it functioned as a domestic workshop, possibly associated with the cloth trade.

The building has a significant 19th century association with The Bull Inn, having served as stabling and it is likely that the wattle and daub infill and thatch were replaced by weather boarding and pantiles at this time and the upper floor was inserted as a hayloft. It has significance as a representative example of a small vernacular building of 16th century form and dimensions without decoration.

Bibliography

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4. Joseph Pennington's 1772 Map of the Town of Needham Market
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Historic England Listing : The Bull Inn

Entry Name: The Bull Inn

Listing Date: 9 December 1955

Grade: II*

Source: Historic England

Source ID: 1277416

English Heritage Legacy ID: 406982

ID on this website: 101277416

Location: Needham Market, Mid Suffolk, Suffolk, IP6

County: Suffolk

District: Mid Suffolk

Civil Parish: Needham Market

Built-Up Area: Needham Market

Traditional County: Suffolk

Lieutenancy Area (Ceremonial County): Suffolk

Church of England Parish: Needham Market with Badley St John the Baptist

Church of England Diocese: St.Edmundsbury and Ipswich

Description : NEEDHAM MARKET BRIDGE STREET
TM 0855

3/49 The Bull Inn, (including
No.86 High Street)
9.12.55

- II* Public House, built early C16 as a high-quality town house. 3-cell cross-passage entrance plan, with two integral shops. 2 storeys. Timber-framed and roughcast; the upper floor is long-wall jettied towards both Bridge Street and High Street. Plaintiled roofs with axial chimneys of red brick, and C19 ornamental bargeboards. Various C18/early C19 windows, some with wrought-iron casements. C19 boarded entrance doors (the doorway to No.86 High Street has 2 fielded panels). Exposed framing outside the building is confined to joists and brackets supporting a moulded bressumer, and a richly-carved corner post. This is weathered but has traceried panels at the base, an embattled frieze, a winged human or angel figure, an embattled capital and a traceried spreading head. Blocked original openings all with 4-centred arches (some damaged), include:- both cross-passage doorways, a shop doorway adjacent to the front door, a pair of wide shop windows, and a further doorway and window in a formerly separate shop room. In the hall the upper half of the original main window remains, with chamfered square mullions, each light having little arched spandrels. High quality close-studding with arch- and tension-bracing. The large hall fireplace and that in the chamber above have cambered lintels. Wainscotted cross-passage screen perhaps of later C16. Roll-moulded 1st floor joists in hall and parlour cells, the main beams also embattled. An original door now in the service end is unusual in having linenfold enriched planking. Over the parlour chamber is a crownpost roof, with plain square post at the open truss, 2-way braced; there are traces of original red paint. A cell positioned to right of the entrance from the High Street is apparently earlier, with moulded 1st floor members and a coupled-rafter roof.

Listing NGR: TM0881355135

Historic England Listing : 4 & 6 Bridge Street

Entry Name: 4 and 6, Bridge Street

Listing Date: 9 December 1955

Grade: II

Source: Historic England

Source ID: 1231760

English Heritage Legacy ID: 406984

ID on this website: 101231760

Location: Needham Market, Mid Suffolk, Suffolk, IP6

County: Suffolk

District: Mid Suffolk

Civil Parish: Needham Market

Built-Up Area: Needham Market

Traditional County: Suffolk

Lieutenancy Area (Ceremonial County): Suffolk

Church of England Parish: Needham Market with Badley St John the Baptist

Church of England Diocese: St.Edmundsbury and Ipswich

Description

NEEDHAM MARKET BRIDGE STREET

TM 0855

3/51 Nos. 4 and 6.

9.12.55

II

Two houses. Built early C16 as a 2-cell house, with integral shop beyond cross-passage. 2 storeys. Timber-framed and plastered; the upper floor is long-wall jettied towards the street. Exposed joist-ends on knees; the timber-framing is exposed from 1st floor upwards with close-studwork and long tension braces. Plaintiled roof with end chimneys of red brick. Early C19 small-pane sashes; that to No.6 has panelled external shutters. Boarded C19 entrance doors. The arched head of the original entrance doorway is exposed internally. The upper storey was originally undivided, with arched-braced tie-beams and square crown-posts with 2-way plank braces; it may therefore have been a workshop. A large chimney stack with single open fireplace within a narrower bay at the end of the hall. A C17 2-storey wing to rear. No.4 was restored 1985.

Listing NGR: TM0882255149

Monument Record NDM 026 - Needham Market

Summary

The Medieval town of Needham Market.

Location

Grid reference	Centred TM 0884 5500 (529m by 778m)
Map sheet	TM05NE
Civil Parish	NEEDHAM MARKET, MID SUFFOLK, SUFFOLK

Type and Period (2)

- TOWN (Medieval - 1066 AD to 1539 AD (at some time))
- MARKET (Medieval - 1066 AD to 1539 AD (at some time))

Full Description

The medieval town of Needham Market. After 1200 Needham Market was begun speculatively by the Bishop of Ely. By the middle of the century its chapel-of-ease had been built within a rectangular market place. The first market was recorded in 1226. The new market grew up in a corner of the Bishop's large manor of Barking. For the Church see NMD 007, for medieval pottery see NDM 002 & NDM 012, also see NDM 008 for Medieval material found in trial trenches to east of main street. See NMD 015 for Post Medieval (probably Med in origin) bridge to the north plus NMD 003 for plague pit to the south (& outside) the town.

HBSMR mapping mainly after Hodkinson's (1783) and 19th century OS maps and Listed Building distribution.

Note: Bridge Street may once have led to a bridge site though nothing shown on Hodskinsons of later maps.

Sources/Archives (0)

Finds (0)

Protected Status/Designation

- None recorded

Related Monuments/Buildings (0)

Related Events/Activities (0)

Record last edited

Nov 8 2010 3:44PM