

MONASTERY COURT, NORWICH, NORFOLK

HISTORIC BUILDING RECORDING AND
ARCHAEOLOGICAL MONITORING & RECORDING

ARCHAEOLOGICAL SOLUTIONS LTD

MONASTERY COURT, NORWICH, NORFOLK

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ARCHAEOLOGICAL MONITORING & RECORDING

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NGR: TG 2312 0885		Report No. 3430
District: Norwich		Event No: ENF122921 Site Code: 44635
Approved: Claire Halpin MIFA		Project No. 3469
Signed:		Date: Nov 2009

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OASIS SUMMARY SHEET

Project details			
Project name	<i>Monastery Court, Norwich, Norfolk</i>		
Project description (250 words)	<p><i>In June 2009 and October 2009, Archaeological Solutions Ltd conducted programme of historic building recording and archaeological monitoring and recording at Monastery Court, Elm Hill, Norwich. The building was constructed in the mid-19th century as a base for Father Ignatius, a preacher, monk and advocate of spiritual renewal, who carried out an unsuccessful attempt to reintroduce monasticism to England in the area of Elm Hill. He raised funds to construct the building, though abandoned it before completion to undertake a pilgrimage to Rome in 1866. He left no provision for its upkeep and when he returned in 1869 he found the building in use as a Baptist preaching hall. After attempts to reoccupy the site he was evicted in 1876, when the building became an upholstery works.</i></p> <p><i>In style the building leans towards the more restrained style associated with Protestant meeting houses, though cost may have determined a more modest form over the revived Gothic favoured by Anglo-Catholicism at the time. It is however, entirely consistent with the 1860s, with some Arts and Crafts influences. It appears to have been self-contained, with the church occupying the upper floor and other functions accommodated below. Few fixtures and fittings remain to elicit its layout and use. Likewise, no trace of coloured glass or luxurious finishes survive, which may have been intended had the building been completed as planned. Some modification is apparent, including an extension at the north-west end which appears broadly contemporary and is constructed in congruous style, though these alterations may be related to later occupation.</i></p> <p><i>The monitoring recorded a brick-lined 19th century drain. No earlier features or finds were present.</i></p>		
Project dates (fieldwork)	<i>29/05/2009 – 03/06/2009, 16/10/09, 28/10/09</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>3469</i>	Event number	<i>ENF122921</i>
		Site Code	<i>44635</i>
Type of project	<i>Historic building recording, & archaeological monitoring & recording</i>		
Site status	<i>None</i>		
Current land use	<i>In use as a college building</i>		
Planned development	<i>Modifications for new teaching facilities</i>		
Main features (+dates)	<i>Mid-19th century</i>		
Significant finds (+dates)			
Project location			
County/ District/ Parish	<i>Norfolk</i>	<i>Norwich</i>	<i>Norwich</i>
HER/ SMR for area	<i>Norfolk HER</i>		
Post code (if known)			
Area of site	<i>c. 525m²</i>		
NGR	<i>TG 2312 0885</i>		
Height AOD (max/ min)	<i>c. 21m AOD</i>		
Project creators			
Brief issued by	<i>Norfolk Landscape Archaeology</i>		
Project supervisor/s (PO)	<i>Tansy Collins</i>		
Funded by	<i>Norwich University College of the Arts</i>		
Full title	<i>Monastery Court, Norwich, Norfolk. Historic Building Recording and Archaeological Monitoring and Recording</i>		
Authors	<i>Collins, T. Higgs, K. & Adams, M.</i>		
Report no.	<i>3430</i>		
Date (of report)	<i>Nov 2009</i>		

MONASTERY COURT, NORWICH, NORFOLK HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING

SUMMARY

In June and October 2009, Archaeological Solutions Ltd conducted programme of historic building recording, and archaeological monitoring and recording at Monastery Court, Elm Hill, Norwich. The building was constructed in the mid-19th century as a base for Father Ignatius, a preacher, monk and advocate of spiritual renewal. Father Ignatius carried out an unsuccessful attempt to reintroduce monasticism to England in the area of Elm Hill. He raised funds to construct the building, though abandoned it before completion to undertake a pilgrimage to Rome in 1866. He left no provision for its upkeep and when he returned in 1869 he found the building in use as a Baptist preaching hall. After attempts to reoccupy the site he was evicted in 1876, when the building became an upholstery works.

In style the building leans towards the more restrained style associated with Protestant meeting houses, though cost may have determined a more modest form over the revived Gothic favoured by Anglo-Catholicism at the time. It is however, entirely consistent with the 1860s, with some Arts and Crafts influences. It appears to have been self-contained, with the church occupying the upper floor and other functions accommodated below. Few fixtures and fittings remain to elicit its layout and use. Likewise, no trace of coloured glass or luxurious finishes survive, which may have been intended had the building been completed as planned. Some modification is apparent, including an extension at the north-west end which appears broadly contemporary and is constructed in congruous style, though these alterations may be related to later occupation.

The monitoring recorded a brick-lined 19th century drain. No earlier features or finds were present.

1 INTRODUCTION

1.1 In June and October 2009, Archaeological Solutions Ltd (AS) conducted programme of historic building recording, and archaeological monitoring and recording at Monastery Court, Elm Hill, Norwich (NGR TG 2312 0885; Figs. 1 & 2). The recording was commissioned by Hudson Architects and carried out as part of a planning requirement on approval to carry out modifications to the building for Norwich University College of the Arts (Planning Ref. 09/00033/F). It was undertaken according to a brief issued by Norfolk Landscape Archaeology (NLA; dated 31st March 2009) and a specification prepared by AS (dated 16th April 2009).

1.2 The relevant planning policies which apply to the effect of development with regard to cultural heritage are Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) and Planning Policy Guidance Note 16 'Archaeology and Planning' (PPG16) (Department of the Environment). PPG15 (1994) is the national Planning Policy Guidance Note which applies to the conservation of the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (of architectural or historical interest) from demolition and unsympathetic change and safeguarding their settings as far as is possible. This condition is also widely applied by local authorities.

1.3 The project was carried out to Level 2 as defined in the English Heritage document *Understanding Historic Buildings: a guide to good recording practice*, 2006 and the RCHME *Recording Historic Buildings: A descriptive specification 3rd edition*, 1996. It was also carried out in accordance with the Institute of Field Archaeologists' (IFA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (revised 2001). The relevant sections of *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Paper 14/ALGAO (Gurney 2003) and the IFA *Standard and Guidance for Archaeological Watching Briefs* (revised 2001) were also followed for the archaeological monitoring and recording.

1.4 The objectives of the historic building recording were;

- to compile a record of the structures of the Monastery Court building, in order to understand the form, function, evolution, and any remaining architectural/technological embellishment of the building, prior to alteration, and;
- to provide a review of the local and regional historical context of the structures recorded by the project. It will be adequately detailed to place the findings of the recording in context. The project will produce a fully integrated archive suitable for long-term deposition in order to 'preserve by record' the building in its current form.

1.5 The objectives of the archaeological monitoring and recording were:

- To ensure the archaeological monitoring of all aspects of the development programme likely to affect archaeological remains;
- To secure the adequate recording of any archaeological remains revealed by the development programme;
- To secure the full analysis and interpretation of the site archive and the publication of the project results, if appropriate;
- To secure the conservation and long-term storage of any artefactual/ecofactual material recovered from the site.

2 DESCRIPTION OF THE SITE

2.1 The site of Monastery Court is located at the northern extent of the historic core of Norwich, with the cathedral to the east and Norwich Castle to

the south (Fig. 1). Elm Hill, which was largely rebuilt after the great fire in 1507, lies to the south-east, while the River Wensum flows immediately to the north. The most important historic remains are of a medieval Dominican Friary, adjacent to the west.

2.2 The site itself comprises an extant, two-storey Victorian building known as Monastery Court (NHER 44635), with small areas of surrounding land on the south-west, south-east and north-east (Fig. 2). It is contained within an approximately rectangular plot of land covering an area of c. 525m². The proposed development comprises modifications to the building in order to provide new teaching facilities for the Norwich University College of the Arts.

3 METHOD OF WORK (HISTORIC BUILDING RECORDING)

3.1 Archaeological databases

The standard collation of all known archaeological sites and spot-finds is contained within the Norfolk Historic Environment Record (NHER) and the Norwich Urban Archaeological Database (UAD). In order to provide a representative sample, the NHER and UAD databases were searched for all known entries within a 100m radius of the study area. Entries within an approximate 100m radius of the site are listed (Appendix 1) and plotted below (Fig. 3). Their significance, where relevant, is discussed in Section 4.

3.2 Historical & cartographic documents

The principal sources for these types of evidence were the Norwich Record Office (NRO) and Norfolk Heritage Centre (NHC), based in The Forum. Relevant documents are listed in Appendix 2 and reproduced in Figs. 4 - 6.

3.3 Secondary sources

The principal sources of secondary material were the Norfolk Historic Environment Record (HER), Norwich Record Office (NRO) and Norfolk Heritage Centre (NHC), based in The Forum, as well as AS's own reference library. Relevant material is listed in the bibliography.

3.4 The buildings

3.4.1 The site was visited on 8-9th June 2009 in order to compile the description of the building and undertake the drawing and photographic work. Tansy Collins carried out the written descriptions and photographic recording and the drawing work was completed by Kathren Henry. Floor plans, sections and elevations based upon drawings provided by the client are included with annotations (Figs. 7-10).

3.4.2 The photographic recording was conducted using medium format (4.5 x 6cm) black and white film and included all external views and general internal shots. This utilised a Zenza Bronica ETRS camera and Ilford HP5 IOS 400 film. Finer architectural detail was captured using 35mm black and

white film. Colour photographs were taken using an Olympus Camedia E20 digital camera, duplicating the black and white photography. Supplementary colour photography was captured on 35mm Ektachrome colour transparency film. External lighting and weather conditions were good at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with location plots (Figs. 7-8).

3.5 Geological / geotechnical information

A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps based on the work of the Geological Survey of Great Britain (BGS 1995).

4 THE EVIDENCE

4.1 Topography, geology & soils

4.1.1 The site is located within the city of Norwich (Fig. 1). The site lies within the medieval city walls of Norwich at a height of c. 21m AOD and is situated on land which slopes gradually down to the north-west and the River Wensum flowing some 12m to the north.

4.1.2 The site lies upon drift geology of Holocene alluvium associated with the River Wensum, and which overlies the solid geology of chalk (Penn 2000; BGS 1995). Given its urban character, the soils of Norwich remain unsurveyed (SSEW 1983). A recent archaeological evaluation at land to the rear of the Maids Head Hotel and 200m to the north-east of the site revealed archaeological deposits to a depth of 3 - 3.46m below the existing ground surface and evidence of organic silting deposits derived from the narrowing of the river during the early medieval period (Williamson & Murray 2003).

4.2 Archaeological & historical background

Prehistoric

4.2.1 The prehistory of Norwich is relatively unknown, and it is likely that subsequent development has destroyed evidence for early occupation. The majority of prehistoric remains in Norwich comprise isolated small finds found and recorded in the 19th century (NHE website). No prehistoric remains have been found in the area immediately surrounding the site. The Fen Causeway, which runs across the Cambridgeshire and Norfolk fens, is thought to have prehistoric origins and lies to the south of Norwich.

Romano-British

4.2.2 There is limited evidence for Romano-British activity and occupation and it is known that Roman settlement was concentrated upon the Roman town of *Venta Icenorum* 5km to the south of the site (Salway 2001; Wade-Martins 1994). It has been suggested that there was a Roman road between Bawburgh and Bishop Bridge in the centre of Norwich, which followed the course of Waggon and Horses Lane, 50m to the south-east of the site (NHER 5244). Small finds within Norwich are thought to reflect its proximity to *Venta Icenorum*.

Anglo-Saxon

4.2.3 Although early Saxon occupation in the city is little understood, Norwich developed as one of the foremost towns in late Saxon and Norman England (Penn 2000). By the early 10th century it had acquired burghal status, with its own mint and sets of defences on both sides of the River Wensum. Domesday Book of 1086 reveals that it included some 50 churches, a castle, a new market place and later a cathedral, and owed much of its *wic* or trading port status to the River Wensum. Despite the site's location within the historic core of the city, no Anglo-Saxon remains have been recorded in its immediate surroundings.

Medieval

4.2.4 By the early medieval period, Norwich became one of the largest towns in England, yet the impact of the Norman Conquest saw large-scale abandonment and desertion of large swathes of the city (NHE website). The construction of the castle and cathedral precincts in the 11th century necessitated the demolition of two of the largest known Saxon settlement areas. The medieval walls date from 1294 and later, but were not completed until 1343 when the wealthy private citizen Richard Spynk paid to complete the fortifications (*ibid.*).

4.2.5 Evidence of medieval occupation is prevalent in the area of the site; including the Dominican Friary (a Scheduled Ancient Monument) and its surviving second precinct (NHER 428) immediately to the west. Extant medieval buildings in the area include part of St Andrew's Hall, the church of St Peter Hungate on Princes Street, and The Briton's Arms at No. 9 Elm Hill (NHERs 827, 188, 456 & 26100). Recent archaeological work in the area of the site has revealed extensive building remains along with finds of medieval pottery and animal bone (see Appendix 1, below).

Post-medieval & later

4.2.6 The prosperity of Norwich began to decline in the early post-medieval period, yet development still occurred within the city walls, not least in the areas of the dissolved monastic buildings (Penn 2000). Civil unrest in the form of Robert Kett's peasant's revolt and devastating fires also affected the prosperity and growth of the city, although the early 17th century witnessed

the emergence of textile manufacture under the influence of Protestant refugees from the Continent. This led to the development of weaver's workshops, factories and the subsequent provision of workers' housing (Ayres 2003).

4.2.7 Post-medieval development is well attested in the area surrounding the site, with a number of extant structures including the early 18th century Monastery house, workshop and store situated 40m to the south-east of the site and the Duke's of Norfolk Palace 120m to the west (NHERs 48295 & 463; see Appendix 1, below). Recent archaeological work in the area attests to many more post-medieval buildings, perhaps destroyed in the redevelopment of the city in the 1930s (Page 1906; see Appendix 1, below).

The site

4.2.8 The site lies in a key position within the late Saxon town and to the north of the pre-Conquest market place of Tombland. Fye Bridge, which lies to the north-east, is one of the earliest and most central river crossings in the city (Page 1906), while adjacent to the west the Dominican Friary, dating from 1307 must have exerted an influence of the urban morphology (NHER 428). Elements of the Friary's early structure were destroyed by fire in the 15th century and it is possible that the earliest layout of the complex extended to the site of Monastery Court.

4.2.9 A archaeological watching brief undertaken during a tree-planting scheme at the Monastery Court Car Park and 60m to the south-east of the site in 1999 observed six planting pits, which cut through predominantly modern material (NHER 26518; Ames 1999). One of the pits disturbed two late medieval or early post-medieval flint and mortar walls, which were overlain by a later wall and slum clearance debris of early 20th century date. All but one of the seven tree planting pits contained modern make up/rubble to the maximum depth of 0.7m, although lower levels were not disturbed.

4.2.10 Medieval remains were also encountered during a recent archaeological evaluation at land to the rear of the Maids Head Hotel and 200m to the north-east of the site (Williamson & Murray 2003). A sequence of organic silting deposits derived from the narrowing of the River Wensum during the early medieval period was found. This was overlain by a significant sequence of medieval floor and occupation layers, along with 12th century pits and a boundary ditch. These remains were sealed by 1–1.5m of recent overburden and were well preserved.

4.2.11 The Monastery is an important survivor of the fluid and sometimes volatile history of 19th century Christianity. It was established and built as a monastery by a rebel Anglican clergyman, Rev. Joseph Leycester Lyne, who subsequently took the name of Father Ignatius (Calder-Marshall 1962).

4.2.12 References to the site can be confusing. Calder-Marshall suggested that it consisted of a rag warehouse prior to 1860 (*ibid*) but the physical evidence makes this unlikely, and instead may refer to an earlier structure to

the north with links to Father Ignatius. Other buildings in the area also remain associated with him, indicating that the situation is much more complicated.

4.2.13 The purpose of Father Ignatius' religious mission was to reintroduce monasticism into England, though other monasteries had already returned from the Continent in the wake of the French Revolution. His attempt was either half-hearted or imperfectly formed, as in 1866 he embarked on a pilgrimage to Rome, but made no provision for the support or continuing function of his new foundation. On returning three years later, his community had dispersed and a group of Baptists had appropriated the building for use as a meeting house. They were dislodged, but some dispute over ownership led to attempts to remove Father Ignatius, who was finally evicted in 1876. Later documents show that it soon became an upholstery works (Calder-Marshall 1962). The structure is currently in use by the Norwich University College of the Arts.

4.2.14 No documentary sources directly concerning Monastery Court were found in either the Norwich Record Office (NRO) or Norfolk Heritage Centre (NHC). However, a Norwich estate map of Elm Hill Monastery and associated tracing, both of which date to 1869, reveal that the site was occupied by a standing structure occupying the same footprint as does the extant Monastery Court, confirming its occupation as Father Ignatius' monastery in the 1860s (Refs. DS 192 & DS 192A; not illustrated).

4.3 Cartographic sources

1st edition Ordnance Survey map, 1886 (Figure 4)

4.3.1 The earliest cartographic source produced comprises the 1886 Ordnance Survey map. The site is clearly occupied by a single range aligned north-west to south-east. This map appears to indicate the structure fronted the river immediately to the north. This along with the fact there is no evidence of buttresses to the building is perhaps due to the lack of detail on the map, and the large number of structures in the immediate vicinity prevents the level of detail seen on later OS maps.

Aerial photograph, 1946 (Figure 5)

4.3.2 The 1946 aerial photograph depicting the site was taken immediately following the end of World War II and it is known that Norwich was subject to widespread enemy air raids and bombing (Higgs 2008). Nevertheless, in 1946 the site is still occupied by a single structure. The dormer window in the roof pitches of the structure are also apparent in this photo.

Aerial photograph, 1988 (Figure 6)

4.3.3 The final historic cartographic source consulted was the 1988 aerial photograph. Although this photograph lacks clarity the area does not appear to have altered significantly, and the small sections of surrounding ground

located to the south-west, south-east and north-east appears to comprises kind of hard-standing, possibly car parking.

5 THE BUILDING

5.1 The structure is brick-built, facing an open car park to the south-west, This is bounded on all sides with boundary walls, structures and the river to the north, while immediately to the south an early 18th century industrial building survives. A cobbled road gives access to the area from Elm Hill. A further boundary wall encloses the north-east side of the building creating a walled garden area. This side of the building is inaccessible although the upper area was viewed from the car park.

Exterior

5.2 The building is of five bays and two storeys, of predominantly regular construction with bay divisions marked by full-height buttresses and dentilated cogging at eaves level. The walls are constructed of large well-made orange bricks, many of which display straight skintles, laid in English bond. The bricks measure 8³/₄" x 4¹/₄" x 2¹/₂" and have 1/2" lime mortar joints. The original pointing survives in places, particularly to the buttresses, although elsewhere cement repointing is visible. The roof is steeply pitched, covered with blue Welsh slates, with brick parapets at the gable ends. Three dormer windows pierce each side and an external chimneystack rises above the apex at the north-west end, obscured at lower level by a later addition. Cast-iron guttering and down-pipes survive all round. The building has been extended at the north-west end with a later addition set at a lower level, which now houses the entrance. Entry was formally given through large doors on the south-east, though these are no longer in use.

5.3 Additional structural strength has been given by the insertion of metal plates and ties visible on the south-west, south-east and north-east walls. These may have addressed earlier structural concerns, as cracking within the brickwork at the south-east end is currently being measured by tell-tales.

5.4 The south-west façade (Plate 1) stands on a downward slope at to the north-west. The five bays are framed by buttresses, with the ground and first floors divided by an offset which is also expressed on the buttresses. The north bay differs from the rest in that it has a predominantly blank façade with only a narrow six-pane fixed casement at the north end, with a semi-circular arched head. Some modification is visible and a straight joint to ground level.

5.5 The remaining bays frame windows of similar form; the central three have windows spanning almost the full bay-width, while the south bay has a similar but smaller example. The windows have cambered arched heads and concrete sills, although do not express queen closers as would be expected (apart from the north jamb of the north window). The central windows have five lower lights, the middle being a side-hung casement, with upper lights,

two of which form top-hung casements. The south window has two lower side-hung casements and two upper top-hung casements.

5.6 At first floor level bay-width Diocletian windows occupy the southern four bays. Each is set below a semi-circular arch and comprises a central six-pane pivoted casement with flanking margin lights. As at ground floor level the north bay differs and we see two narrow lancet windows with pointed arched heads and chamfered brick sills. Each window comprises an eight-pane fixed light with thin glazing bars.

5.7 The dormer windows have their own slate roofs with brick gables rising to small parapets with decorative mouldings to the brick. Each gable has two lancet windows with pointed arched heads of the form described above, here containing leaded quarries. Above these in the apex is a circular window, also with leaded quarries.

5.8 The south-east gable (Plate 2) has been much repaired and modified and as noted above, attempts to reinforce the structure is evident with the insertion of metal ties. There are six at low level and two at upper level on this end. At ground floor level the façade presents a general accretion of blocked doorways and inserted openings flanking a central doorway. These doors are no longer in use but comprise double doors with single lower panels and glazed upper panels. The brick jambs display somewhat incoherent reworking with a straight joint and no queen closers to the west. The central door is flanked by an existing doorway to the west and a series of blocked apertures to the east. The west door is of heavy boarded form, remodelled as a fire door and set below a steel lintel where an isolated section of architrave is visible.

5.9 Between ground floor and first floor level semi-circular arches frame blind panels, above which three narrow adjoining lancet windows with pointed arched heads are set below a large circular window in the gable with simple tracery. Within the apex a sub-circular window has a pointed arched head and base. Most of the windows retain the original leaded quarries, although two of the lower lancets contain timber-framed replacements.

5.10 The north-east façade is largely inaccessible but where visible appears generally to follow the form seen on the south-west, except here the two lancet windows of the north dormer have lost their original glass and now contain plain lights with thin glazing bars.

5.11 The north-west elevation is obscured by the extension, although the apex is visible at upper level, where we can see the head of a pointed arch to a large aperture. Above this lies a chimneystack with wide shoulders which sits, somewhat incongruously, directly over the arched aperture.

5.12 The extension adjoining the north-west end rises to two storeys, although has a lower roofline (Plate 3). It is constructed of bricks, similar to those used for the main range, although slightly larger, measuring 9" x 4¼" x 2½" (229mm x 108mm x 64mm). Many of the bricks display straight skintles

while the brickwork is likewise laid in English bond. This extension has been given congruous features such as an offset between ground and first floor along with a further buttress at the north-west corner in keeping with the main range. The roof is of mansard form, covered with pan-tiles.

5.13 A modern door lies on the south-west, giving access to the interior, although the area to the north has been reworked. Here we see a small inserted single light casement and this, along with the addition of a brick external fire stair has obscured any earlier configuration, although a straight joint in the brickwork and a truncated cambered arch perhaps indicates the position of a former doorway. At first floor level plain brickwork is pierced by a modern fire door, given access from the external stair.

5.14 The fire escape abuts the south-west side of the extension and is constructed of a purple / red brick, many with straight skintles. There is evidence of significant over burning with areas of vitrification. A retaining wall of the same material is constructed along with north-west wall of the extension and continues to form part of the retaining wall on the north-east side.

5.15 The north-west elevation of the extension is visible above the later wall and comprises a plain brick façade to the apex. The outline of a former structure is visible, earlier than the retaining wall below. A small enclosed yard has been created to the south of the fire escape stair, incorporating a short section of flint and brick boundary wall, the remainder comprising brick walls below iron railings with gates, now used to hold bicycles.

Interior

5.16 The interior is extremely plain and unadorned, with painted brickwork to the walls, and a number of sub-divisions formed by modern plasterboard or other materials. Few original partitions appear to survive, except perhaps enclosing the staircase at the south-west end. Entry is gained through the north-west extension, which is now divided into an entrance vestibule, WC, and an additional room containing a boiler. This area has been much reworked and a series of blocked doorways and apertures are visible within the WC. Queen closers are visible on the north-west wall, while blocked apertures on the north-east give former access to the store and on the south-east to the main building. The base of the chimneystack is visible here with simple chamfers and stops.

5.17 The main building is open-plan (Plate 4), apart from an office enclosed in the north-east corner, and the stairwell in the south-west corner. The bay divisions at ground floor level are characterised by brick pilasters, corbelled at the head, supporting robust binding joists. These are painted black, though side-axing is visible, together with bracking marks suggesting their origin from the Baltic. Additional support is given by cast-iron stanchions with decorative heads (Plate 5). Some variation is visible at the bay divisions, for example the pilasters at the north-west end have no corbelling and the pilaster is more robust. Metal strapping is evident in places.

5.18 The window pattern on the south-west reflects, as noted above, semi-circular head in the northern bay, with large, wide windows in the central bays. These are of transom and mullion form, with the frames simply chamfered, but all pegged and well-made. The glazing bar profile is of typical 19th century form. The north-east wall, although similar, differs with windows set in alternate bays.

5.19 The stairwell occupies the west side of Bay 5 and is given access via a short flight of stairs in Bay 4. The staircase is of simple form with stick-balusters on a closed string, a simple, shaped handrail and a robust newel with pyramidal finial. The remainder of Bay 5 is divided from the main area by plasterboard which leaves only the heads of the stanchions visible. The south-east wall reflects the reworking as seen from the exterior, although is obscured at lower level by plasterboard. To the north-east, within a recess, we can see the rear of the arched head above a blocked doorway. The double doors are as described above, each upper panel of 4 x 3 panes, with robust glazing bars with ovolo and fillet mouldings. It is set within a simply moulded, yet robust, architrave. This door is clearly a later insertion as pintles survive for earlier double doors.

5.20 The staircase rises to the first floor, through a dog-leg form at half-landing level (Plate 6). There is evidence of reworking in the external walls. The window has simple chamfered mullions, although from the interior it appears that a larger, original window has been reduced in size. Despite this the pegging and moulding profiles are identical to those elsewhere in the building, perhaps suggesting a contemporary alteration during construction. A single brick within the altered brickwork is inscribed with the word 'IGNATIUS'.

5.21 The south-east wall houses a robust boarded, ledged and braced door with large strap hinges with round finials. The strap hinges are not utilised as the door now opens outward reflecting its current use as a fire door.

5.22 At half landing level the south-west wall contains the Diocletian window, noted above. The semi-circular arch is of three courses of brick, springing from a slight offset on the south side at half-landing level, with the window occupying the upper half. The windows comprise a central six-pane casement working on a central pivot. The mouldings are exactly as seen on the ground floor, and all the frames are pegged as before.

5.23 The upper floor is open to the roof at collar level, but now divided into a number of separate compartments with modern plasterboard (Plate 7). The simple finishes of painted brickwork continues (Plate 8), though the northern bay (Bay 1) has been given a different treatment, noted below. The Diocletian windows retain much original glass, although many panes have been replaced, especially in the central casements.

5.24 The south-east wall of the main area is obscured at low level by plasterboard and the enclosed stairwell. However, three central lancet style

windows are visible. The central window retains its leaded panes, while its companions have been replaced with 20th century casements. The large circular window preserves casements with original leadwork, though the brick divisions are failing, causing warping of the casements.

5.25 Bay 1 differs from the rest, and has two lancet style windows with pointed heads immediately adjoining the buttress (Plate 9). The area has latterly been subdivided to create two offices, which were inaccessible at the time of recording. The north-west wall has a central aperture with a pointed arched head which gives access to the area to the north-west, set at lower level, while a view from the doorway of the north-west office reveals two low blocked apertures with round arched heads flanking this aperture. A decorative tie-plate is visible. The aperture seen from the exterior at high level is not evident as it lies above the current ceiling level. The north-east office contains a door to the lift mechanism.

5.26 The roof form is fairly simple, having four large softwood trusses resting on brick corbels at the bay divisions, with a further pair of trusses closing the building at either end, flush with the walls. Additionally, shorter, half-bay trusses rest on corbels over the window heads. The area is ceiled at collar level, but short posts rise from the brick corbels over which the principal rafters ride before disappearing behind the ceiling (Plate 10). Raking struts extend from the principal rafter at this point, secured by coach bolts, to a collar at ceiling level. A single purlin in each pitch extends over the backs of the rafters where they are supported with cleats. Four common rafters per half bay spring from walls and appear to ride over the purlins, forming a classic 19th century double-framed structure. Survey drawings reveal that the raking struts rise above the ceiling as a scissor brace to the principal rafters, where a second smaller collar lies between the rafters. At half-bay division in Bay 4 a lateral metal tie is visible binding the walls and supporting a king rod that rises through the ceiling. The dormer windows are as described from the exterior, with a roof form of slender softwood members.

5.27 The area to the north is set at a lower level and is given access via a short flight of stairs with square newel posts with pyramidal finials and a simpler shaped handrail with stick balusters on a closed string. Here we see that the main building continued with a small projecting unit which was later altered and extended, creating the mansard-roofed range. The stair gives access to a central area framed with full-height semi-circular arched apertures to either side, through thick external walls. The original form of the area at high level cannot be discerned as a ceiling has been inserted at this point. The north-east arch is now enclosed with boarding at high level with glazing below and a modern fire door giving access to the later extension, occupied by a WC. The south-west arch remains open to the area of the extension. Here we see plain walls of painted brickwork with the fire door on the south-west. Within the WC we see blocked apertures mirroring those seen in the first floor office to the south-west.

6 METHOD OF WORK (ARCHAEOLOGICAL MONITORING AND RECORDING)

6.1 The monitoring and recording focused on all intrusive activity associated with the ground works. The site was visited during October 2009.

6.2 The archaeological monitoring comprised the observation of all groundworks, inspection of subsoil and natural deposits for archaeological features, the examination of spoil heaps and the recording of soil profiles. Deposits were excavated by hand and recorded by means of *pro forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was searched for archaeological finds.

7 RESULTS (ARCHAEOLOGICAL MONITORING AND RECORDING)

7.1 Site visit 16/10/09

The site visit monitored and recorded the excavation by hand of a square pillar foundation trench in preparation for the laying of concrete foundations (Trench 1). The area measured 1.70m x 1.70m x 0.70m deep. Two sample sections were recorded of the stratigraphy and these are tabulated below.

Trench 1, Sample Section 1

Sample Section 1 Western baulk of Trench 1. 0.00 = 21.25m AOD	
0.00 – 0.03m	L1000. Floor Surface. Compact black tarmac
0.03 – 0.17m	L1001. Base Layer for Floor. Compact pale yellow grey concrete
0.17 – 0.21m	L1002. Preparatory Layer for Concrete. Friable pale grey chalky silty sand
0.21 – 0.60m	L1003. Made Ground. Mixed lenses of firm dark grey brown sandy silt and firm mid orange brown silty sand
0.60m+	L1004. Buried Soil. Firm dark grey brown sandy silt

Trench 1, Sample Section 2

Sample Section 2 Located across the middle of the trench 0.00 = 21.37m AOD	
0.00 – 0.06m	L1005. Cast Iron Pillar
0.06 – 0.08m	L1006. Iron base plate for pillar
0.08 – 0.31m	L1007. Pillar Base. Compact pale grey concrete
0.31 – 0.34m	L1008. Bedding layer. Firm pale/mid yellow brown sand and cement
0.34 – 0.43m	L1009. Brick Pad. Un-frogged and un-mortared single course
0.43 – 0.50m	L1010. Bedding layer for brick pad. Compact pale yellow brown cement
0.50 – 0.70m	L1011. Foundation block
0.70m+	L1004. Buried Soil. As Above

7.2 Site Visit 28/10/2009

This site visit monitored and recorded the excavation by hand of three further square pillar foundation trenches (Trenches 2, 3 and 4; Fig.11) in preparation for the laying of concrete foundations.

Trench 2 measured 1.70m x 1.50m x 0.85m.

Trench 3 measured 1.70m x 1.50m x 0.76m.

Trench 4 measured 1.80m x 1.80m x 0.94m. .

Trench 2, Sample Section 3

Sample Section 3 Southern baulk of Trench 1 0.00 = 21.32m AOD	
0.00 – 0.03m	L1000. Floor Surface. As above, Tr. 1
0.03 – 0.08m	L1001. Base Layer for Floor. As above, Tr. 1
0.08 – 0.24m	L1003. Made Ground. As above, Tr.1
0.24 – 0.56m	L1004. Buried Soil. As above, Tr. 1
0.56m+	L1012. Demolition/Levelling layer. Mid grey brown sandy silt with lenses of pale grey mortar and light orange red brick rubble

Trench 3, Sample Section 4

Sample Section 4 Western baulk of Trench 3 0.00 = 21.26m AOD	
0.00 – 0.03m	L1000. Floor Surface. As above, Tr.1
0.03 – 0.08m	L1001. Base Layer for Floor. As above, Tr. 1
0.08 – 0.27m	L1003. Made Ground. As above, Tr. 1
0.27 – 0.43m	L1004. Buried Soil. As above, Tr.1
0.43m+	L1012. Demolition/Levelling layer. As above

Trench 4, Sample Section 5

Sample Section 5 Southern baulk of Trench 4 0.00 = 21.33m AOD	
0.00 – 0.03m	L1000. Floor Surface. As above, Tr. 1
0.03 – 0.11m	L1001. Base Layer for Floor. As above, Tr. 1
0.11 – 0.34m	L1003. Made Ground. As above, Tr. 1
0.34m+	L1004. Buried Soil. As above, Tr. 1

Description: Trench 2 contained a brick-lined drain, F1013, S1014. This feature was also present in Trench 4.

Construction cut, F1013, was linear in plan (11.5m+ x 0.44m x 0.38m). It had vertical sides and a flat base. It contained a brick lining, S1014, comprising un-frogged red bricks (0.22m x 0.10m x 0.07m) with four courses of regularly-finished stretcher bonding. It was bonded with cement mortar. The base and

cap comprised concrete slabs. It also contained infill, L1015, a friable dark grey brown sandy silt.

No archaeological feature or finds were present in Trench 3.

8 CONFIDENCE RATING

8.1 It is not felt that any factors inhibited the recognition of archaeological features or finds during the monitoring and recording.

9 DEPOSIT MODEL

9.1 The uppermost layer was the building floor surface, L1000, a compact black tarmac. A base layer for the floor, L1001, was immediately below L1000 and comprised a compact pale yellow grey concrete. In Trench 1, this overlay another preparatory layer, L1002, a friable pale grey chalky silty sand. Below L1001 was Made Ground, L1003, mixed lenses of dark grey brown sandy silt and mid orange brown silty sand with small angular flint and chalk flecks.

9.2 In all trenches, a possible buried soil, L1004, occurred below Made Ground L1003. It comprised a firm dark grey brown sandy silt .

9.3 In Trenches 2 and 3, below L1004, was a demolition/levelling layer, L1012, which comprised a friable mid grey brown sandy silt with mixed lenses of pale grey mortar and light orange red brick. It may have occurred in the other trenches, but they were too shallow.

9.4 The natural geology was not exposed.

10 DISCUSSION

10.1 Documentary evidence indicates Father Ignatius was active in the area of Elm Hill in the early part of the 1860s, when he occupied Number 14 Elm Hill and the industrial building attached to the rear where he set up his monastery, known as the Priory of St Mary and St Dunstan.

10.2 He raised funds to construct the building at Monastery Court in order to establish his mission in more fitting surroundings, but this may have proved unsuccessful, and it seems that when he embarked on his extended pilgrimage to Rome in 1866, the building was unfinished. His attempts to recover the property were futile, and after a protracted struggle, Monastery Court was put to more utilitarian, industrial uses as an upholstery workshop.

10.3 The building is eclectic and restrained in its construction, borrowing both traditional, if diluted Gothic motifs such as lancet windows and more classic, semi-circular or 'Diocletian windows' which are typical of the new Arts and Crafts styles becoming fashionable at the time. Combining a 'pick-and-

mix' of styles with domestic elements such as the staircases leads to confusion in interpretation, making the full evolution of the building difficult to understand. A lack of queen closers in the window jambs would normally suggest later insertion for example, but such huge, bay-width apertures could not have been introduced without great cost and structural implications, suggesting that the building always appeared as a curious hybrid. The existing two-floor arrangement is clearly original, so that we must assume that the principal area of worship was on the upper floor, which has a more church-like feel, with its open roof structure and circular gable-end windows.

10.4 Cheapness and restraint in expense are everywhere visible. The window tracery is of the simplest form, only plain glass was ever used and the walls were clearly never plastered. This may reflect a harsh ascetic by Father Ignatius, but perhaps more probably the unfinished state of the building when first abandoned, and a hasty attempt to complete it for other uses. Interesting elements of construction include the use of Baltic timber for the binding joists; a typical feature which we might expect in agricultural and industrial buildings from the early 19th century onwards.

10.5 Given its size and compact nature, it is likely that the building was designed to accommodate all aspects of monastery life, with domestic and service accommodation at lower level, and religious services above. Nothing remains to suggest that these were ever employed for their original purpose, and instead, the building lent itself equally well to use as an upholstery works.

10.6 The monitoring recorded a brick-lined 19th century drain. No earlier features or finds were present.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Norwich University College of the Arts. AS is also pleased to acknowledge Hudson Architects who commissioned the project, in particular Mr Robin Bertram.

Thanks are also due to the staff at Norwich Record Office (NRO) and Norfolk Heritage Centre (NHC), based in The Forum, and those at the Norfolk Historic Environment Record (NHER).

AS would like to thank Dr Ken Hamilton of Norfolk Landscape Archaeology (NLA) and Mr Stephen Heywood of Norfolk County Council for their advice and input.

AS also gratefully acknowledges the assistance of Dr Lee Prosser

DEPOSITION OF THE ARCHIVE

An archive of all materials produced by the report has been created and listed according to English Heritage (MAP2) and RCHME standards. Copies of the final report will be lodged with the NLA, NHER, LPA and National Monuments Record (NMR), Swindon. The archive will be lodged with Norwich Museum.

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Bryan McNerney's Father Ignatius website;
<http://www.bryanmcnerney.co.uk/Father%20Ignatius.htm>

Heritage Gateway website;
<http://www.heritagegateway.org.uk>

Images of England (IoE) website;
<http://www.imagesofengland.org.uk>

Norfolk Heritage Explorer (NHE) website;
<http://www.heritage.norfolk.gov.uk/SimpleSearch.aspx>

Norfolk Online Access Heritage website;
<http://www.noah.norfolk.gov.uk>

The Father Ignatius Memorial Trust (TFIMT) website;
<http://www.fatherignatius.com/>

APPENDIX 1
ARCHAEOLOGICAL DATABASE (NHER/UAD)

NHER/UAD	NGR TG	Description
Romano-British (AD 43 - 410)		
5244	2000 0927	It has been suggested that there was a Roman road between Bawburgh and Bishop Bridge in the centre of Norwich, which followed the modern Dereham Road
Medieval (AD 1150 - 1500)		
875	2302 0891	A watching brief during the conversion of a former maltings to the Norwich Playhouse in Gun Wharf noted flood deposits and made up ground for the foundations of a medieval building
403	2305 0890	Three or four medieval to post-medieval pottery fragments were found in 1971 at No. 46 St George's Street
428	2313 0882	The Second Precinct of Dominican Friary, Blackfriars, St Andrew's Hall was acquired by the Dominicans or Black Friars c. 1307, of which two of the Penitents' buildings, Beckett's Chapel and the Crypt, still survive today
126	2308 0887	A wooden post with planking attached, probably part of a medieval quay, was found about a metre from the river during works at No. 1 St George's Street along with animal bones and pieces of medieval pottery
835	23126 08785	A watching brief during works by the east wall of the south porch of St Andrew's Hall noted redeposited chalk and medieval pottery fragments
827	23122 08785	The interior of the south porch of St Andrew's Hall was surveyed prior to re-plastering work and revealed a blocked medieval window and arch
188	23210 08803	St Peter Hungate on Princes Street comprises a 13 th century and later flint, brick and stone former parish church with the date 1467 on a buttress by the north door, which since restoration in the 1930s has been used as a museum of church history
456	23211 08808	Medieval precinct of St Peter Hungate Church
26100	23194 08828	9 Elm Hill (The Briton's Arms) is reputed to be the only house in Elm Hill to escape destruction by fire in 1507, has one of the few remaining thatched roofs in Norwich and dates to the early 15 th century
383	23221 08893	Observations during trench-digging works in Elm Hill noted a possible medieval or early post-medieval road surface
340	23087 08818	Excavations carried out at Nos. 20 - 30 St George's Street revealed evidence of two phases of land reclamation, the first probably associated with the construction of St George's Street bridge in the mid 12 th century, the second with the construction of the adjacent Dominican (Blackfriars) Friary in the early 14 th century
26518	2315 0889	A watching brief undertaken during a tree-planting scheme at the Monastery Court Car Park noted six planting pits cut through modern material and one that was seen to disturb two late medieval or early post-medieval flint and mortar walls

Post-medieval (AD 1500 – 1750)		
746	2317 0878	A watching brief during excavation of a post-medieval cellar of No. 2 Princes Street noted traces of an earlier flint and brick wall and three pieces of medieval pottery
38109	23179 08793	A watching brief at No. 4 Elm Hill noted a number of post-medieval features and a set of steps incorporating a re-used gravestone
684	2321 0881	An excavation in advance of works in St Peter Hungate Churchyard recovered post-medieval pottery fragments from disturbed ground and revealed three human skeletons.
48295	2317 0884	The Monastery comprises an early 18 th century red brick house, workshop and store, three storeys high with a basement
47913	2321 0886	Nos. 29 - 29A Elm Hill comprise a 17 th century and later rendered timber framed building, now two shops, with a pantile roof
26102	2322 0889	Nos. 41 & 43 Elm Hill comprise a 17 th century and later two storey rendered timber framed former house, now a shop, extensively restored in the late 1940s, and originally the site of a large courtyard house belonging to the Paston family and extending over all of Wright's Court
463	2300 0880	The Duke's of Norfolk Palace was built in 1561 and underwent a second build stage in 1672, the main building was demolished in 1711 but the associated bowling alley survived until the 1960s
195	2309 0879	A small post-medieval bottle and four clay pipe stems were found at The Red Lion public house at No. 18 St George's Street
Early modern (AD 1750 – 1900)		
44635	23163 08871	The Art College Library at Monastery Court comprised an important building in 19 th century religious history, and was a former monastery of about 1860
47910	2323 0889	Nos. 45 & 47 Elm Hill comprise a pair of two storey red brick houses with a date plaque of 1880
Undated		
40127	23107 08801	A platform-type deposit of very compact chalk mixed with brick flecks and flint nodules was observed during a 2004 watching brief, under the medieval footings of St Andrew's Hall
41793	23183 08799	A watching brief at No. 6 Elm Hill found no archaeological finds or features
26584	2319 0882	A circular pit lined with wood was revealed when a pavement collapsed outside Britons Arms, Elm Hill, its purpose is unknown, though it has been suggested that the pit housed an early electricity supply pole

APPENDIX 2 CARTOGRAPHIC EVIDENCE

Date	Map	Scale	Fig. No.	Location
1886	Norfolk sheet LXIII.11; 1 st edition Ordnance Survey map	25":1 mile	4	NHC
1946	Aerial photograph	-	5	NHC
1988	Aerial photograph	-	6	NHC
1999	Ordnance Survey Explorer sheet 237; site location	1:50,000	1, 3	AS
2009	Detailed site location plan	1:1,250	2	Client
2009	Proposed development plan	1:100	7	Client

Documents consulted at the Norwich Record Office (NRO);

Elm Hill Monastery, Norwich estate map, 1869 Ref. DS 192

Elm Hill Monastery, Norwich estate map tracing, 1869 Ref. DS 192A

APPENDIX 3 HBR ARCHIVE FORM

Site Details	
Site Name: Monastery Court, Norwich, Norfolk	NGR: TG 2312 0885
County: Norfolk	Museum Collecting Area: Norwich Museum
Site Code: ENF122921	Project Number: 3469
Date of Work: May & Oct 2009	Related Work:

Brief/s		Specification/s	
Date	Present	Date	Present
31.03.09	Yes	16.04.09	Yes

Site Records (Description)		
Notes (17 sheets A4)		
Site Drawings (Give Details of Formats & Size)		
Drawn Plans & Sections:		
Architect's Drawings: 6 sheet A3 plans and elevations - annotated		
Digital Drawings		
Printouts of Drawings	Printouts of Data	Digital Data
In report		Digital photographs and drawings on CD

Reports		
Report No	Report Type	Present
3430	Historic building recording Archaeological Monitoring & Recording	Yes

Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
1	120mm	1-15	Yes	Yes			
2	120mm		Yes	Yes			
Photographic Location Plans Present? (Give Details) In report and separate printout in archive folder							
Digital Photographs (Give Details): Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD							

COLOUR PLATES



Plate 1 South-west elevation of the assessment building, taken from the west (DP 03)



Plate 2 South-east elevation of the assessment building, taken from south (DP 01)



Plate 3 North-west end of the assessment building, taken from the north-west (DP 04)



Plate 4 Ground floor of the main building, taken from the north-west (DP 20)



Plate 5 Detail of moulded head of the stanchions supporting the first floor, taken from the south-west (DP 21)



Plate 6 Staircase at upper level (south-east end), taken from the north (DP 28)



Plate 7 South-east area of the main building at first floor level, taken from the north-west (DP 37)



Plate 8 North-east wall of Bay 2 at upper level, taken from the south (DP 31)



Plate 9 Division between Bays 2 and 1 at upper level, taken from the north-east (DP 32)



Plate 10 North-east side of the roof structure of the main building, taken from the south-east (DP 53)

PHOTOGRAPHIC INDEX



DP 1
*South-east elevation of the assessment building,
taken from south*



DP 2
*South-west elevation of the assessment building,
taken from the south-west*



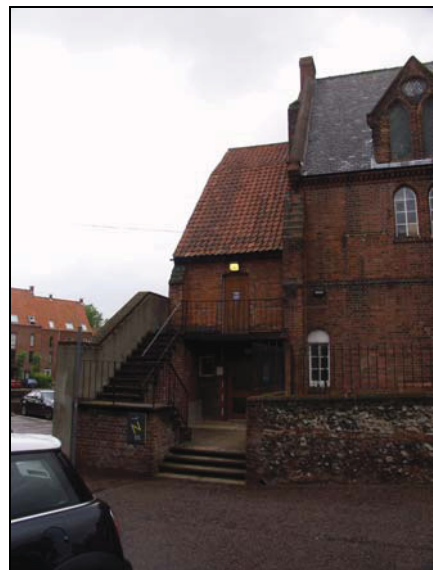
DP 3
*South-west elevation of the assessment building,
taken from the west*



DP 4
*North-west end of the assessment building, taken
from the north-west*



DP 5
*North-east elevation of the assessment building,
taken from the north-east*



DP 6
*South-west elevation, north-west end, taken from
the south-west*



DP 7

Detail of blocked apertures on the south-east elevation, taken from the south-east



DP 8

Detail of graffiti and straight joint in brickwork at the south-east end of the building, taken from the east



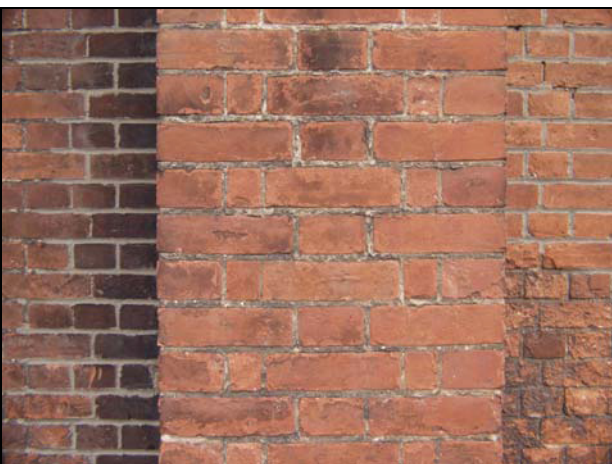
DP 9

Detail of graffiti and straight joint in brickwork at the south-east end of the building, taken from the east



DP 10

South-west reveal of doorway at the south-east end of the building, taken from the east



DP 11

Detail of brickwork of a brick buttress on the south-west side of the building, taken from the south-west



DP 12

Detail of graffiti on the south-west side of the building, taken from the south-west



DP 13

Detail of graffiti on the south-west side of the building, taken from the south-east



DP 14

Detail of buttress on the south-west side of the building, taken from the west



DP 15

Sample of brickwork on south-west façade, north end, showing original pointing and cement repointing, taken from the south-west



DP 16

Area adjoining current entrance and external staircase, taken from the south



DP 17

Sample of brickwork on the north-west of the external staircase, taken from the north-west



DP 18

Ground floor WC showing side of chimneystack with adjacent blocked apertures, taken from the north-west



DP 19

North wall of Bay 1 (ground floor), taken from the south



DP 20

Ground floor of the main building, taken from the north-west



DP 21

Detail of moulded head of the stanchions supporting the first floor, taken from the south-west



DP 22

Detail of window on the north-east side of Bay 3 (ground floor), taken from the south



DP 23

Detail showing head of ground floor pilaster supporting the binding joist between Bays 3 and 4, taken from the north



DP 24

Detail showing head of ground floor pilaster supporting the binding joist between Bays 1 and 2, taken from the east



DP 25

Staircase in Bay 4 (ground floor) giving access to the stairwell in Bay 5, taken from the north-west



DP 26

South-east wall of Bay 5 (ground floor), taken from the north-west



DP 27

South-west wall of Bay 5 showing former opening with arched head, taken from the south-west



DP 28

View of half-landing at south-east end, taken from the north at first floor level



DP 29

South-west wall of Bays 4 and 3 of the main building at first floor level, taken from the south-east



DP 30

South-east wall of the main building at upper level, taken from the north



DP 31

North-east wall of Bay 2 at upper level, taken from the south



DP 32

Division between Bays 2 and 1 at upper level, taken from the north-east



DP 33

North-west end of the main building at upper level showing arched aperture, taken from the south-east



DP 34

First floor vestibule, taken from the south-west



DP 35

Detail of full-height arch to first floor vestibule, taken from the south-west



DP 36

Blocked apertures to the main building seen from the first floor WC, taken from the west



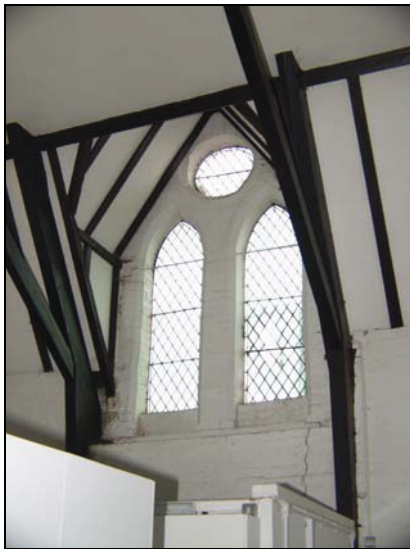
DP 37

South-east area of the main building at first floor level, taken from the north-west



DP 38

View of roof of the main building, taken from the south-west



DP 39

Detail of dormer window at upper level, taken from the north



DP 40

Doorway area on south-east elevation, taken from the west



DP 41

Doorway area on south-east elevation, taken from the south



DP 42

Detail of graffiti on brickwork



DP 43

Detail of graffiti on brickwork



DP 44

Detail of graffiti on brickwork



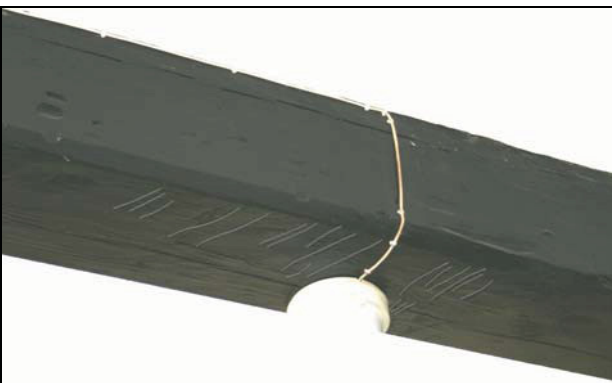
DP 45

Sample of brickwork on boundary wall extending from the north-west of the building, taken from the west



DP 46

Detail showing Baltic bracking mark (emphasised) on binding joist between Bays 1 and 2, taken from the south



DP 47

Detail showing Baltic bracking mark (emphasised) on binding joist between Bays 2 and 3, taken from the south



DP 48

Detail showing Baltic bracking mark (emphasised) on binding joist between Bays 3 and 4, taken from the south



DP 49

Detail showing Baltic bracking mark (emphasised) on binding joist between Bays 1 and 2, taken from the north



DP 50

Detail showing Baltic bracking mark (emphasised) on binding joist between Bays 4 and 5, taken from the south



DP 51

North wall of Bay 1 (ground floor) showing adjoining blocked apertures (indicated), taken from the south



DP 52

Detail of graffiti on south-west wall of Bay 5 (ground floor) spelling 'IGNATIUS', taken from the north



DP 53

North-east side of the roof structure of the main building, taken from the south-east



DP 54

Detail of brick corbel on which the roof truss rests, taken from the south



DP 55

Central dormer window bisected by half-bay roof truss, taken from the east



DP 56

Detail of slightly different internal buttress between Bays 1 and 2 at upper level, taken from the east



DP 57

Decorative tie plate at the north-west end of the building at upper level, taken from the south-east



DP 58

Limited view into north-west office at first floor level showing blocked apertures (indicated), taken from the south-east



DP 59

Staircase at first floor level at the north-west end of the building to the upper level vestibule, taken from the north-west



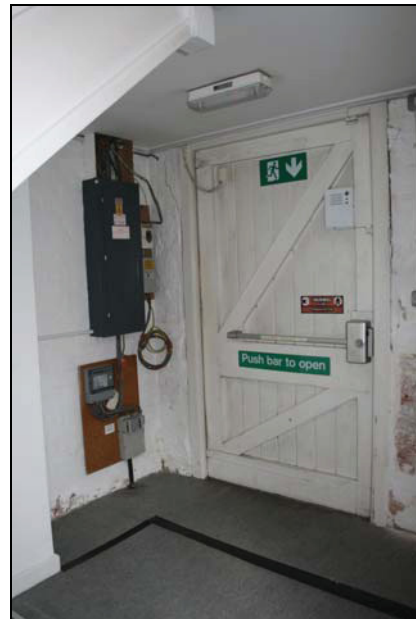
DP 60

Window in first floor WC, taken from the west



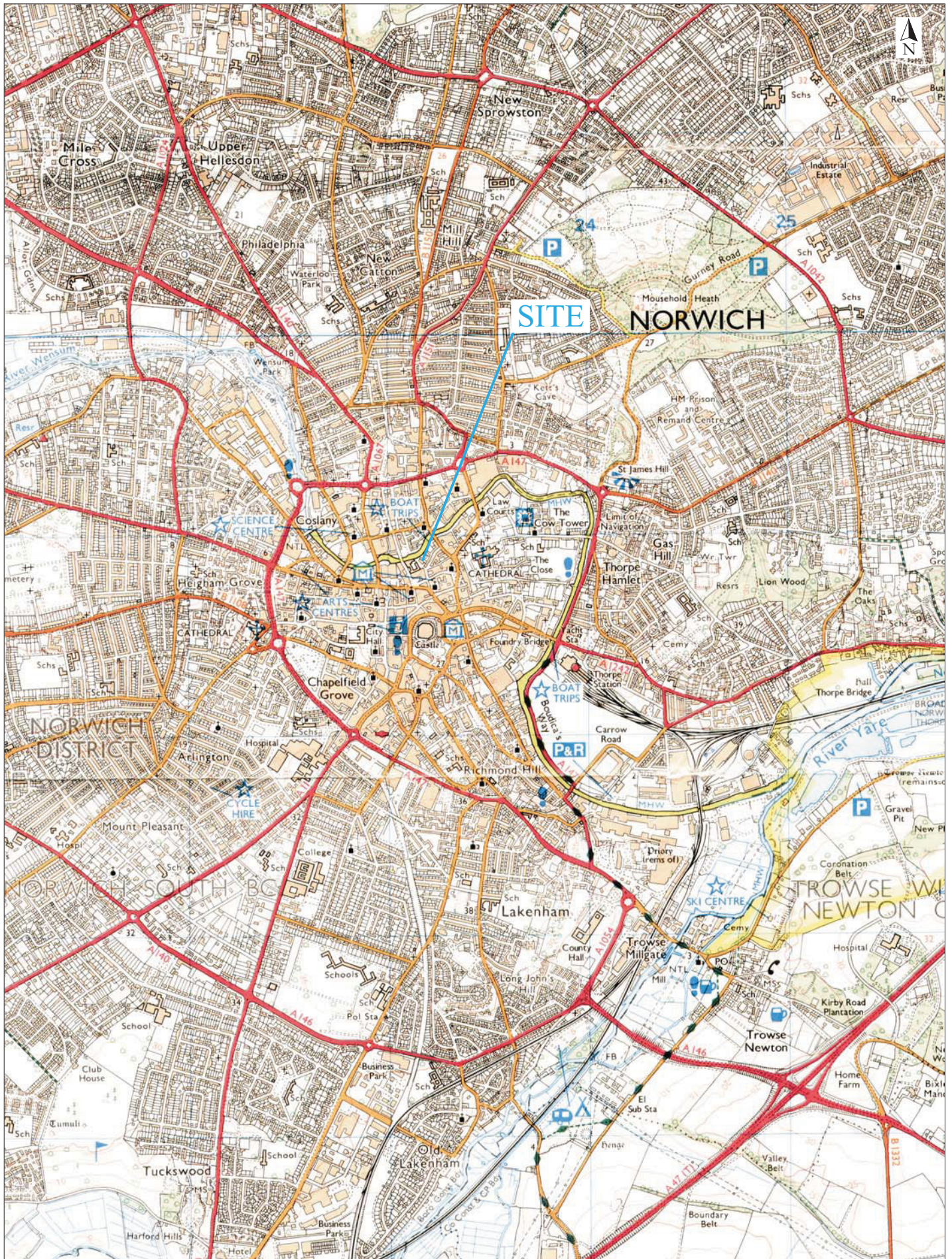
DP 61

Ceiling area of the upper level vestibule, taken from the south



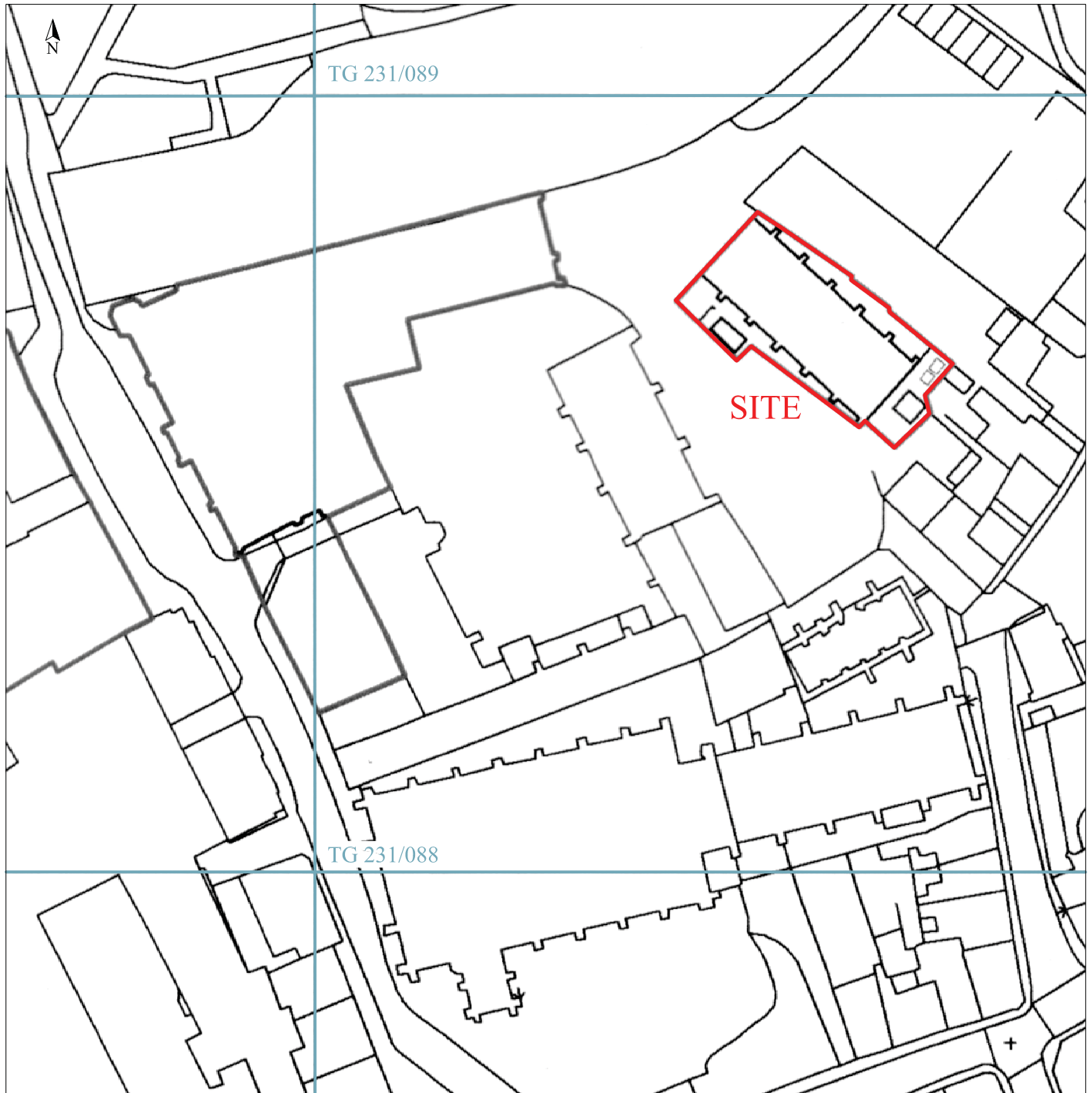
DP 62

South-east area of the stairwell showing door giving access to the exterior, taken from the north



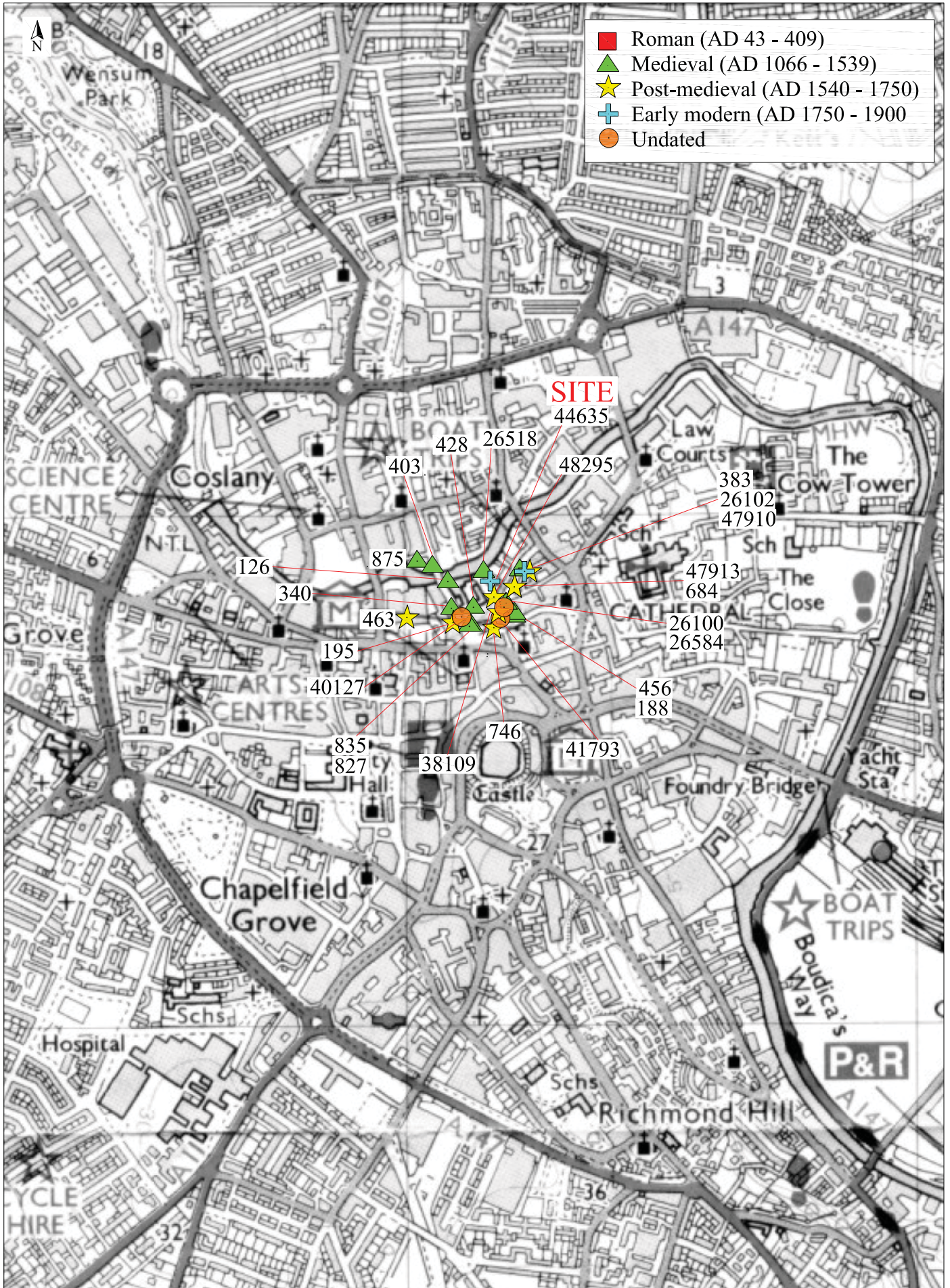
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Fig. 1 Site location plan
 Scale 1:25,000 at A4



0 50m

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Fig. 2 Detailed site location plan
Scale 1:750 at A4



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Fig. 3 HER data
 Scale 1:10,000 at A4



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Fig. 4 1st edition OS map, 1886

Not to scale



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Fig. 5 Aerial photograph, 1946

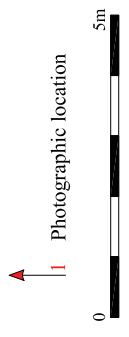
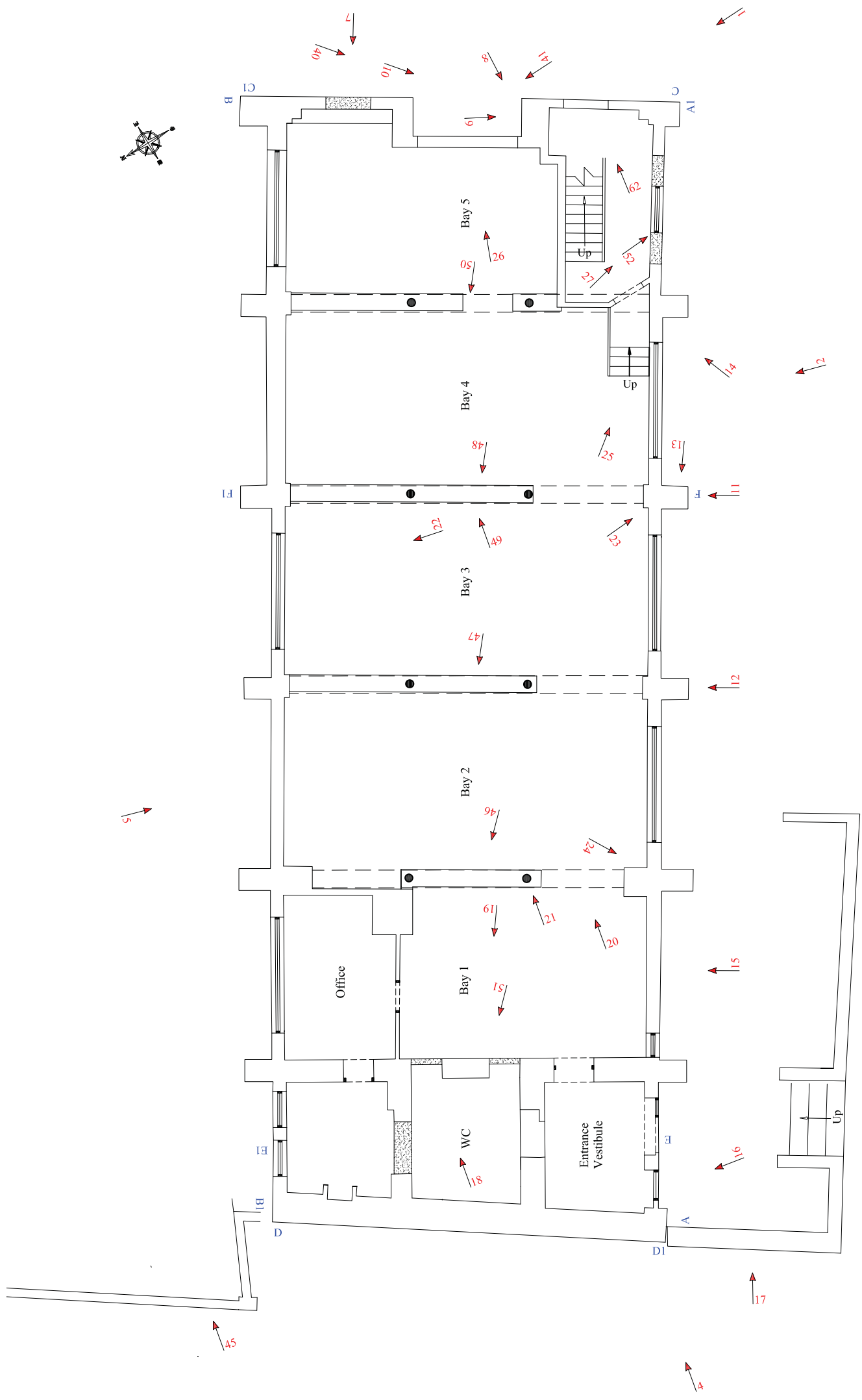
Not to scale

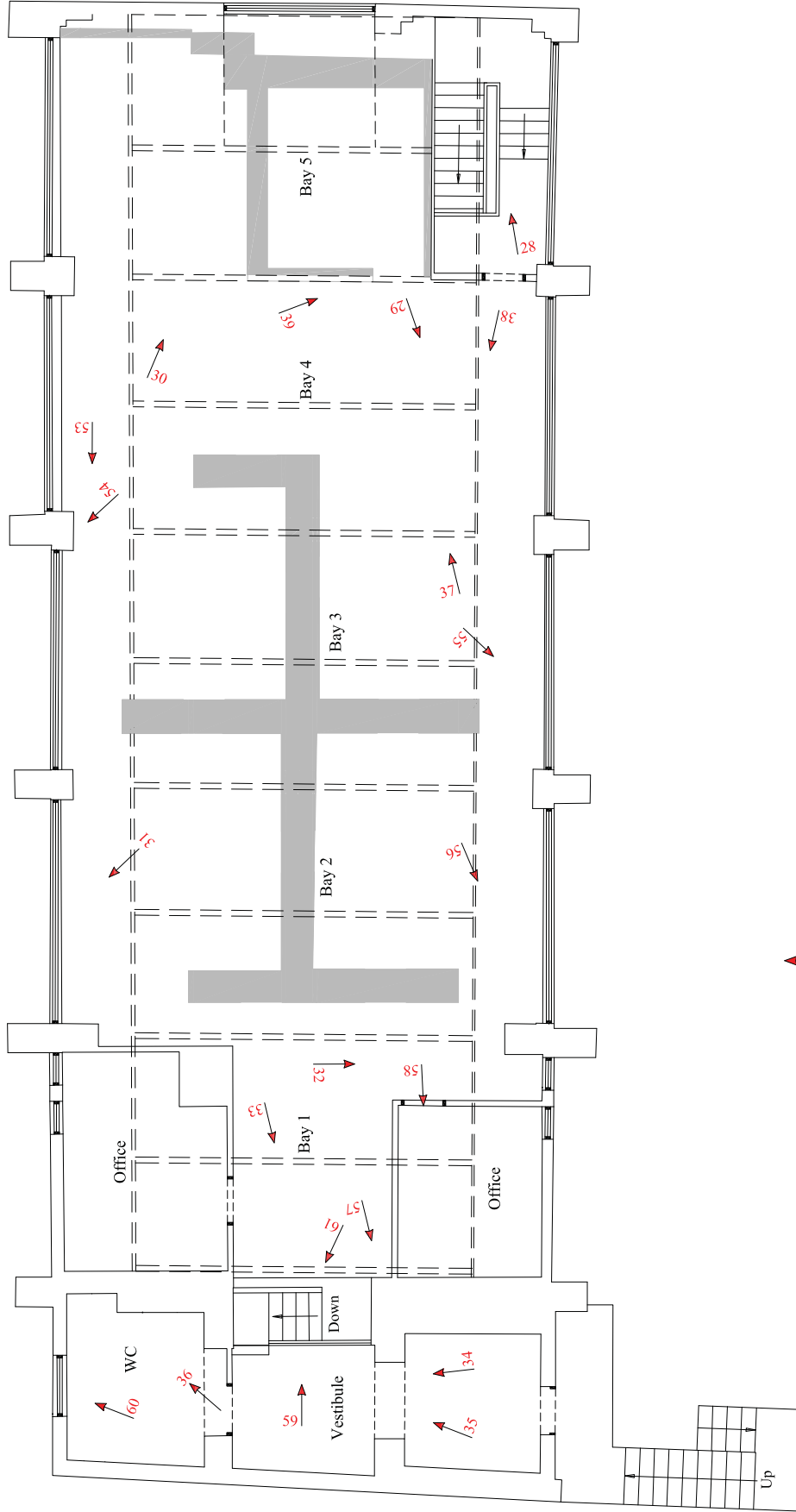


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Fig. 6 Aerial photograph, 1988

Not to scale

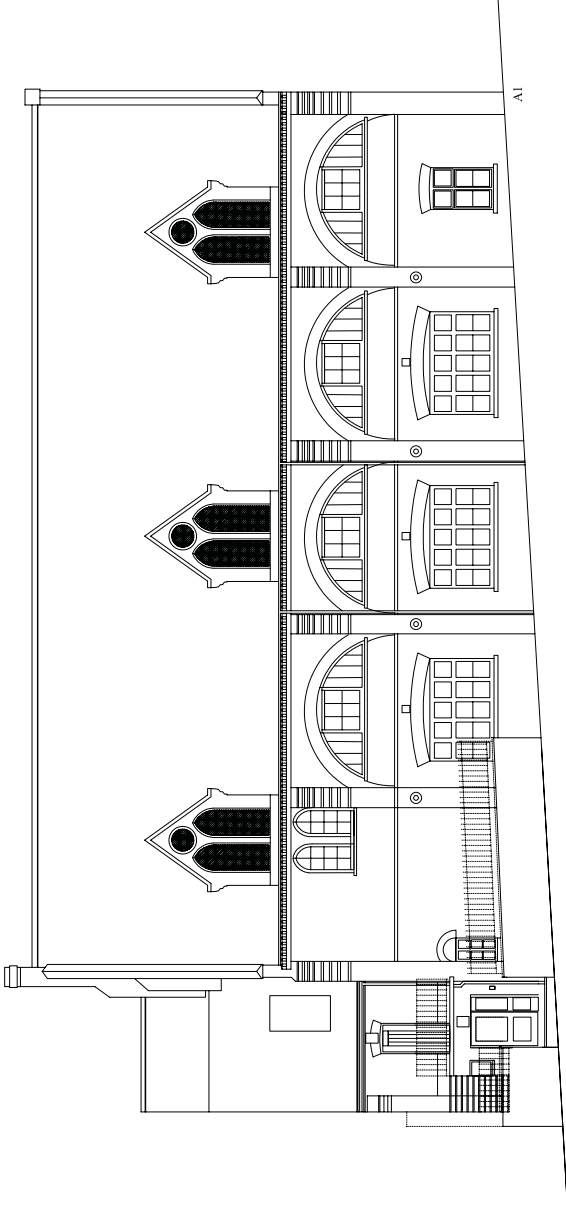




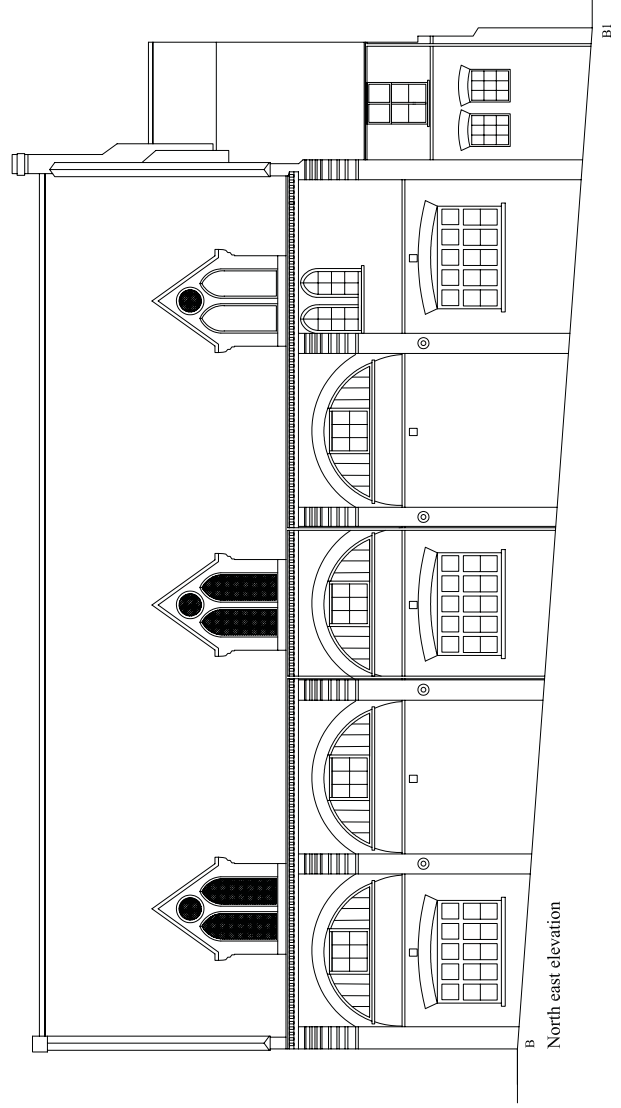
↑ 1 Photographic location

■ Temporary partitions

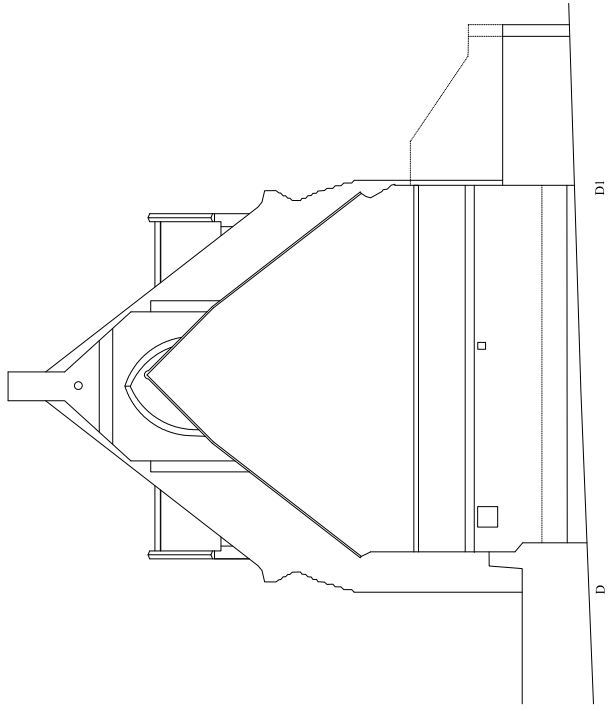




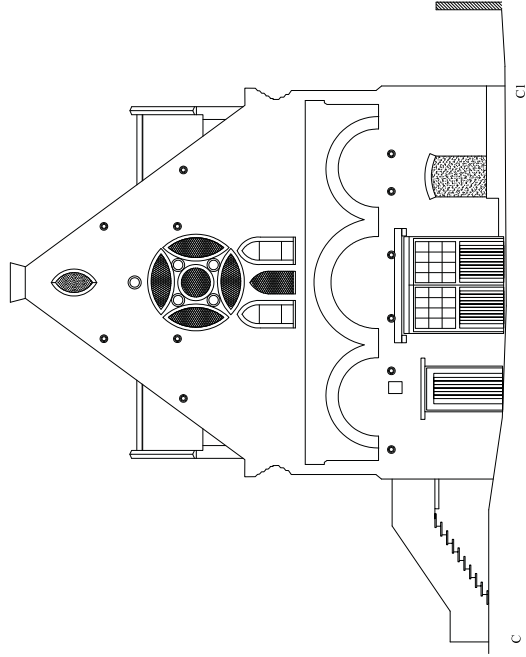
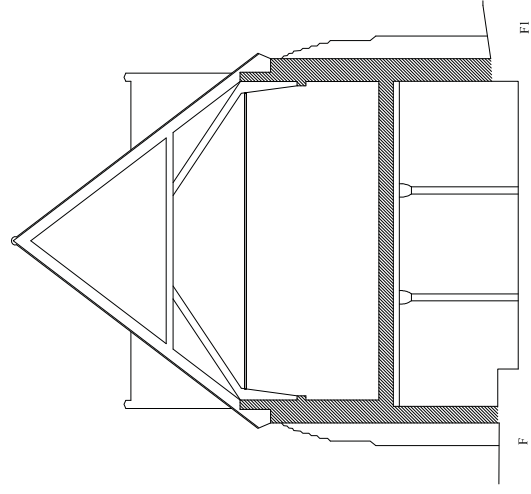
A South west elevation



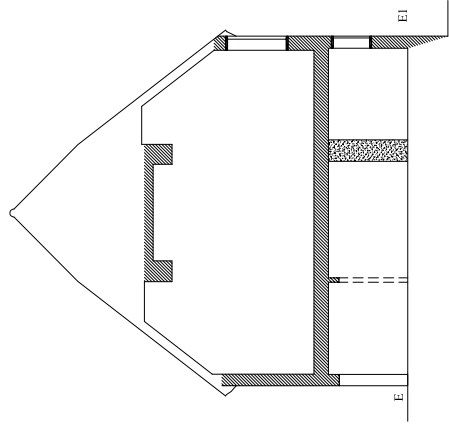
B North east elevation

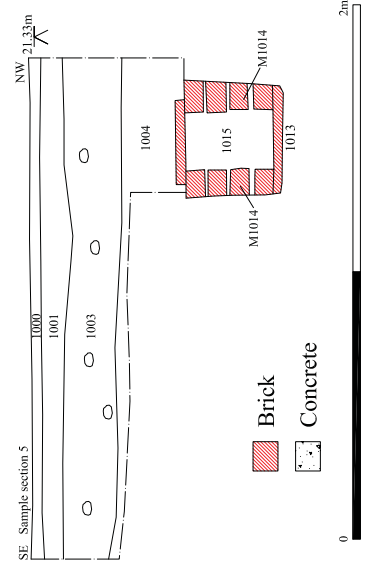
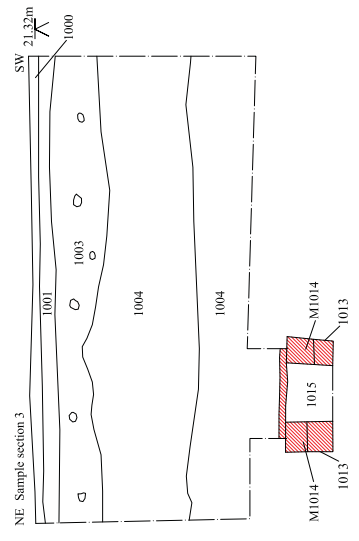
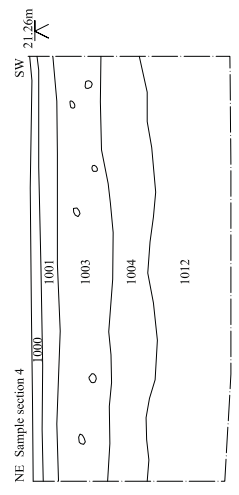
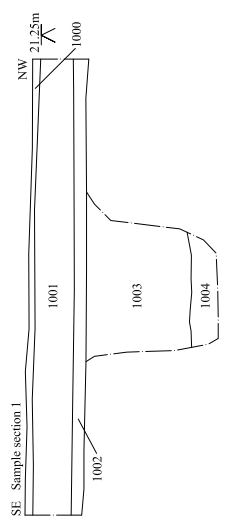
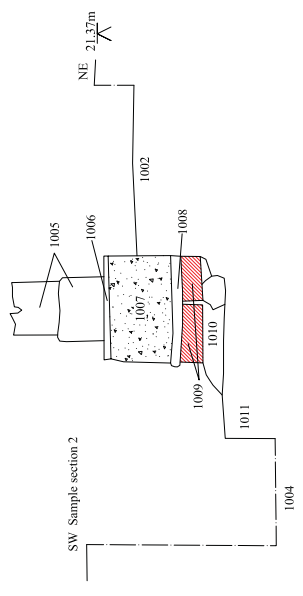
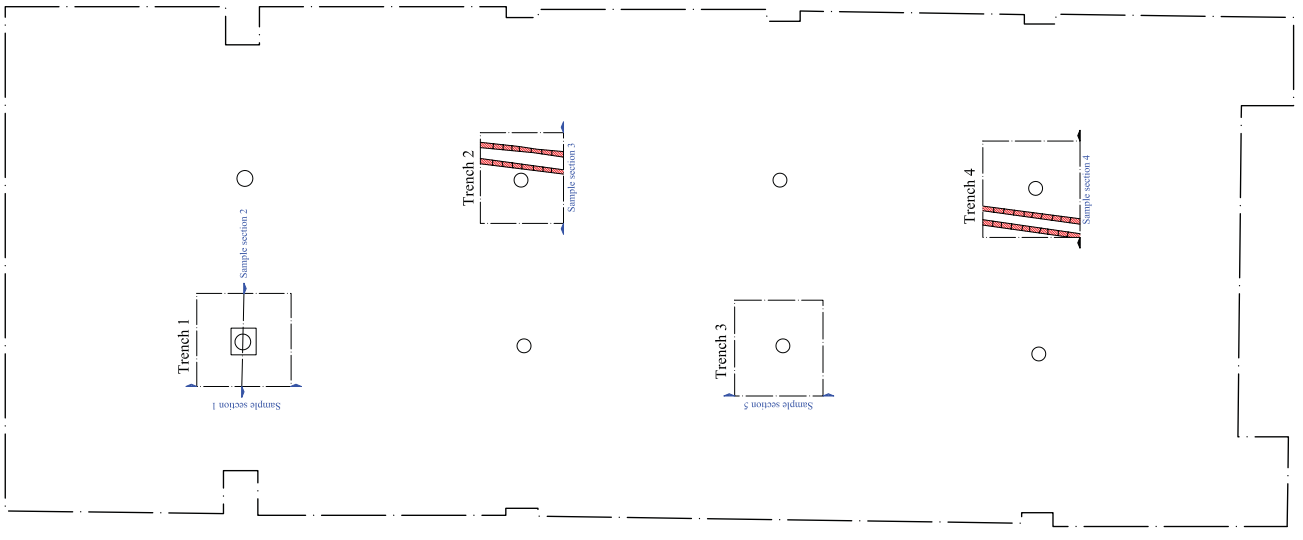


North west elevation



South east elevation





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Fig. 11 Area of watching brief & sample sections
 Scale plan at 1:100 & sample sections at 1:20 at A3