

# **Witham** Archaeology

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A Report to Flagship Housing

January 2021



## **ABBEY ESTATE, THETFORD, NORFOLK**

### **Desk-Based Assessment**

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# ABBEY ESTATE, THETFORD

## DESK-BASED ASSESSMENT

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# ABBEY ESTATE, THETFORD, NORFOLK

## DESK-BASED ASSESSMENT

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# ABBEY ESTATE, THETFORD, NORFOLK

## Desk-Based Assessment

### **SUMMARY**

*This report presents the results of research carried out by Witham Archaeology in relation to the redevelopment of Abbey Estate, Thetford. The report, commissioned Flagship Housing, will inform the local planning authority in deciding the scope of for further archaeological works prior to the determination of a planning application.*

*The area of the proposed development, covering approximately 36 hectares, is located at the north-western edge of Thetford. Most of the area of the Site is occupied by a housing estate, built from mid 20<sup>th</sup> century.*

*Spot finds have been made within Abbey Estate dating to the Prehistoric, Roman and medieval periods, Areas of significant archaeological remains have been identified in the nearby area, including Abbey Heath to the west of the Site, where over 6000 prehistoric flint implements were found and the scheduled sites of the medieval Cluniac Priory to the east, the remains of the Roman settlement and Saxon town.*

*This investigation identified a high potential for archaeology remains to be present on the Site.*

### **1.0 INTRODUCTION**

This desk-based assessment for a proposed redevelopment at Abbey Estate, Thetford (hereafter referenced as the ‘Site’) includes a detailed account of known and potential historic environment assets in the area, and an assessment of the likely impact of the development upon both the historic built environment and sub-surface archaeological remains. The report was commissioned by Flagship Housing for submission as part of a proposed housing development, including demolition extant housing at Abbey Estate.

The Abbey Estate was part of the Town Expansion Scheme which along with other similar developments at Redcastle Furze and Barnham Cross increased Thetford’s housing stock by 3000 new homes between 1957 and 1974. The Abbey Farm estate, later renamed the Abbey Estate, was the last of the three to be built, on what was previously a 1,000 acre farm. Construction started in 1967 and the estate now provides homes for 1178 households, with more than half of them (670) owned and managed by Flagship Housing.

The proposed redevelopment of the estate which currently supports 932 houses, 58 bungalows and 188 flats/maisonettes includes six options for redevelopment as presented in the Masterplan Option Study (Bernstein 2019). The options are as follows:

Option A: Infill Development which would demolish 72 homes and add 463 new builds

Option B: Reconfiguration of the East which would demolish 624 homes and add 1191 new builds

Option C: Reconfiguration of the West which would demolish 420 homes and add 804 new builds

Option D: Redevelop and Reprovide which proposes to demolish all homes and add 1675 new builds

Option E: Optimise Quantum of Housing which proposes to demolish all existing homes and provide 1520 new builds

Option F: Optimise Quantum of Flats which proposes to demolish all existing homes and provide 2003 new builds

All options include demolition and subsequent provision of new housing stock in varying proportions across the six options. The building of new housing stock represents a threat to any surviving subsurface archaeological features and deposits and potentially impacts upon the settings of known historic environment assets located within the zone of inter-visibility around the site.

The information in this document is presented with the proviso that further data may yet emerge. Witham Archaeology cannot, therefore, be held responsible for any loss, delay or damage, material or otherwise, arising out of this report. The document has been prepared in accordance with the Code of Conduct of the Chartered Institute for Archaeologists.

## **2.0 SITE LOCATION, TOPOGRAPHY & GEOLOGY (see Figs. 1 & 2)**

Abbey Estate, Thetford lies in the civil parish of Thetford town and in the administrative district of Breckland. It is located approximately 45km southwest of Norwich and 19 km south of Bury St Edmunds. Abbey Estate is located on the northwest side of the town comprising land of around 36 ha and centred on NGR TL 86086 83644. The site is a mixture of housing, concrete parking areas, roads, and open grassed public space.

Topographically, it is bordered to the north by the line of the Norwich to Cambridge railway line, and to the south by the west-to-east flowing Little Ouse. Wooded countryside forming the east limit of Thetford Forest Park borders the estate on its west side with the north to south line of the A11 road lying 350m further to the west. The east side of the estate is bordered by the private housing estate of Priory Park. The estate lies on a gradual slope on the north side of the valley of the River Thet. The higher ground lies to the north.

The site is located upon solid geology of the Lewes Nodular Chalk Formation overlain by superficial deposits of sand and gravel River Terrace deposits (British Geological Survey 1:50 000 Solid and Drift).

## **3.0 RELEVANT LEGISLATION AND PLANNING POLICY**

### **3.1 Legislation**

The Town and Country Planning Act 1990 provides the legislative framework for the regulation of development in relation to archaeology.

The Ancient Monuments and Archaeological Areas Act 1979 gives statutory protection to any structure, building or work which is considered to be of particular historic or archaeological interest and regulates any activities which may affect such areas. Under the Act any work that is carried out on a Scheduled Ancient Monument must first obtain Scheduled Monument Consent.

The Planning (Listed Buildings and Conservation Areas) Act 1990 applies special protection to buildings and areas of special architectural or historic interest. Section 66 (1) states that: *in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.*

### **3.2 National Planning Policy**

The Department of Communities and Local Government *National Planning Policy Framework* (hereafter referenced as NPPF) sets out current national planning policy with regard to development and the historic environment. The NPPF (as revised in February 2019) provides a framework for the development of local planning policy and must be taken into account in the preparation of local development plans. Policies relevant to the historic environment are set out in Section 16, *Conserving and Enhancing the*

Historic Environment. The relevant provisions contained in NPPF, Section 16 are set out in the table below.

| Policy Area  | NPPF Policy Statement  |
|--|--|
| Local plans and the historic environment (Para. 185)   | <i>Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats.</i>   |
| Responsibilities of applicants for planning permission (Para 189)  | <i>In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers submit an appropriate desk-based assessment and, where necessary, a field evaluation.</i> |
| Responsibilities of the local planning authority in assessing the implications of development (Para 190)               | <i>Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</i>   |
| Key factors to be considered in determining planning applications (Para. 192)  | <i>In determining planning applications, local planning authorities should take account of:</i> <ul style="list-style-type: none"> <li>• <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i></li> <li>• <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i></li> <li>• <i>The desirability of new development making a positive contribution to local character and distinctiveness</i></li> </ul>  |
| Assessing the impact of development upon designated heritage assets (Para 193)   | <i>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</i>  |
| Assessing the impact of development upon non-designated heritage assets (Para. 197)                                    | <i>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</i>   |
| Encouraging development which makes a positive contribution to the settings of historic environment assets (Para. 200) | <i>Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.</i>  |

Table 1: Relevant Statements in the National Planning Policy Framework



Definitions of the terms used in describing and assessing the historic environment implications of development are set out by the NPPF in Annex 2. These definitions are set out in the table below.

| <b>Term</b>             | <b>Definition</b>  |
|-------------------------|--|
| Heritage Asset          | <i>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).</i>                |
| Archaeological Interest | <i>There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.</i>  |
| Setting                 | <i>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</i> |

Table 2: Definitions of Terms used in the assessment of historic environment assets

Designated assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

### 3.3 Local Planning Policy

The Breckland Council Local Plan, adopted on November 2019 and in effect up to 2036, establishes the overall vision, objectives and spatial strategy for Breckland Council and includes Policy ENV 07 – Designated Heritage Assets and states:

*The significance of designated heritage assets (including their settings), such as listed buildings, scheduled monuments, registered parks and gardens and conservation areas, will be conserved, or wherever possible enhanced. Great weight shall be given to their conservation. Proposals that may affect the significance of a designated heritage asset will be required to provide proportionate evidence to the assets importance, sufficient to identify its significance, including any contribution that its setting makes to enable any impact to be fully assessed, in accordance with national policy.*

*Development that will affect any designated heritage asset will be subject to comprehensive assessment and should conserve or, wherever possible, enhance the architectural and historic character, appearance and setting of the asset. Where a proposed development will affect the character or setting of a Listed Building, particular regard will need to be given to the protection, conservation and potential enhancement of any features of historic or architectural interest; including within the curtilage of a listed building that predates 1st July 1948.*

*The conversion of listed buildings for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention and ongoing conservation of the building. Proposals will be considered having regard to national policy and relevant guidance.*

The Local Plan also includes Policy ENV 08 – Non-Designated Heritage Assets, which states:

*Development should be expected to conserve, or wherever possible enhance the historic character, appearance and setting of non-designated historic assets. Proposals that could affect previously unrecognised heritage assets will be expected, through agreement with the Council, to undergo an appropriate assessment, proportionate to the significance of the asset. The assessment must provide sufficient information for any impact to be fully assessed. In weighing applications that are likely to directly or indirectly affect non-designated heritage assets, a balanced judgement will be undertaken, having regard to the scale of any harm or loss and the significance of the heritage asset.*

*The conversion of non-designated buildings identified in the Norfolk Historic Environment Record, or through Neighbourhood Plans, of particular architectural or historic merit for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure*

*the retention of the building. Proposals will be considered having regard to relevant national policy and relevant guidance.*

*In the case of traditional dwellings which positively contribute to the character of Breckland, applications for replacement will be expected to be accompanied by a Design and Access Statement which includes a structural survey that demonstrates that the demolition is necessary and that there is no alternative and viable solution of renovation to provide an acceptable standard of accommodation.*

*Development proposals should identify assets of archaeological significance. An archaeological evaluation will be required for development sites that are known or thought to have the potential to include non-designated heritage assets with archaeological interest. Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ, satisfactory excavation and recording of remains will be required before development is begun.*

#### **4.0 AIMS & OBJECTIVES**

The principal aims and objectives of the project were to:

- *collate information from documentary sources to place the site in its historical context*
- *record prevailing site circumstances.*
- *produce an assessment of the potential impact of development on the significance of heritage assets within and surrounding the proposed development area*
- *collate information sufficient to allow for the design of further archaeological investigation should this be required.*
- *produce a project archive for deposition with a designated museum.*

#### **5.0 METHODOLOGY**

##### **5.1 Sources**

A search was made at the Norfolk Historic Environment Record (hereafter, referenced as NHER) for information on all known heritage assets located within a radius of 1km of the proposed development.

A search was also carried out at the Norfolk Records Office and Millennium Library in Norwich for, historic maps and plans containing representations of the area affected by the proposed development. Extracts from the relevant maps are presented as a map regression in Figs. 17 – 20.

Internet sources consulted as part of the current study included:

- the National Heritage List
- The ‘grey literature’ library of archaeological reports held by the Archaeological Data Service
- Original drawings for the 1<sup>st</sup> Series Ordnance Survey held by the British Library On-line

##### **5.2 Walkover Survey**

A walkover survey of the Site and surrounding areas was carried out on 4<sup>th</sup> of May 2020.

The walkover survey permitted assessments of:

- the nature of current and former land-use and the likely scale of disturbance to surface deposits
- features of potential archaeological significance
- any buildings or archaeologically significant earthworks extant on the site
- the likely impact of the development upon the settings of known historic environment assets located within the zone of inter-visibility around the site.

A photographic record of the Site compiled during the walkover survey includes general views of the area of the proposed development as well as specific views of potentially significant heritage assets. The record also includes views to and from historic environment assets located in the zone of inter-visibility surrounding the site.

## **6.0 RESULTS OF HISTORICAL AND ARCHAEOLOGICAL RESEARCH**

### **6.1 Historical Background**

Thetford is a small market town in the south-west of the county of Norfolk close to the border with Suffolk. The town lies within an area of Norfolk and South Suffolk known as Breckland, characterised by light sandy soils and heathlands. Thetford lies close to the confluence of the Rivers Little Ouse and Thet as well as the Icknield Way, an ancient trackway from north-west Norfolk to southern England. The presence of these routes is likely to have been instrumental in the early settlement of the area, providing access to the Fens, North Sea and inland to what is now Norfolk and Suffolk. The place-name derives of Old English and means 'People's ford', possibly relating to a shallow place for crossing in the Little Ouse River (<http://kepn.nottingham.ac.uk/map/place/Norfolk/Thetford>).

Archaeological evidence indicates a longevity to human presence in the Breckland area with Lower and Middle Palaeolithic activity recorded in the Little Ouse Valley on the west side of Thetford and Middle Palaeolithic activity at Lynford Quarry. Upper Palaeolithic Long Blade sites have been recorded along the river valleys and Neolithic flint mines at Grimes Graves (NHER 5640) some 8km to the north-west of the development site.

A site of national importance spanning the Iron Age and Roman periods lies at Fison Way c.1.3km to the northwest of the proposed development. Here the excavation of a Roman temple complex (NHER 5853) in the 1980s also revealed earlier activity from the later Neolithic through to the Iron Age with Bronze Age cremations and Iron Age domestic activity. A nationally important hoard, the Thetford treasure, was recovered from this site and dates to the second half of the 4th century AD. A number of findspots of Roman date have been recorded within the town itself and includes a Roman coin was found on the development site itself (NHER 5835).

Thetford Castle (NHER 5747) was originally an Iron Age fort that was built to guard the point where the Icknield Way (NHER 1398) crossed the River Thet, before being converted to a motte and bailey castle during the rebellion of 1075. Early Saxon occupation in Thetford probably developed around a fordable point on the south bank of the River Little Ouse close to the castle, with Middle Saxon occupation mainly to the west of this though the extent of this occupation in the vicinity of the town is not well understood. From around the late 9th century Thetford appears to have developed with some rapidity, benefiting from geographical position and the growth of other towns in the region such as Bury St Edmunds and Norwich.

By the time of the Norman Conquest of 1066 Thetford was one of the six most important towns in the country with an enclosed area north and south of the river of perhaps sixty hectares, a mint and the expansion of extra mural suburbs. The Domesday Book of 1086 mentions Thetford held between three landowners, King William, and the abbots of St Edmunds and Ely. The development site lies on the periphery of the core of the medieval town and is possibly located on the line of the east defensive ditch (MNF5895). From the late 11<sup>th</sup> century Thetford however started to decline, with occupation in the town contracting to a smaller area north of the river.

### **6.2 Site Visit (Fig. 2)**

A site visit was made on 4<sup>th</sup> May 2020, to establish the nature of current and previous land use, and to assess the potential for extant structures or other heritage assets such as earthworks.

The area is currently a built environment consisting of high-density housing arranged along a radial pattern of roads leading from a horseshoe shaped road (Canterbury Way). The circuit of Canterbury Way

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encloses further housing, a community centre and a row of shops. Housing is an admixture of bungalows, two storey housing and flats. Open grassed spaces separate the housing arranged along the radial pattern of roads. Around 40% of the estate consists of these grassed areas with the remainder covered with housing, associated garages, roads and concreted parking areas. Private gardens are located to the rear of many houses although some have been concreted over. The estate is on slightly sloping ground falling gradually southwards to the banks of the River Little Ouse. Grassed areas around the estate were inspected for any evidence of archaeologically significant earthworks or of activity such as quarrying, which might have had a negative impact upon buried remains. No evidence of earthworks was observed.

The site of the scheduled ruins of the Priory of Our Lady of Thetford is screened from the proposed area of development by modern housing. Furthermore, Abbey estate cannot be seen from the south bank of the river due to the presence of landscaped parklands located to the south-east of the estate and leading to the ruins of the priory to the east.

Geophysical survey work and archaeological trial trenching would be appropriate methods of investigating the significance of any surviving archaeological remains on the site. This work could potentially be undertaken within the open grassed areas of the estate. Any work in areas of housing designated for demolition would need to be undertaken subsequent to demolition work.

Any archaeological mitigatory works on the estate will need to consider the health and safety constraints associated with working within an area of potentially occupied housing. Any trenching work will require adequate fencing around all trenches. Underground service runs represent a hazard to safe working and appropriate research into the location of live services will need to be conducted prior to any on site work taking place. All areas of trenching would require scanning with a CAT scanner prior to subsurface work.



*Plate 1: Two Storey housing on Ripon Road*



*Plate 2: Three storey housing on Lincoln Way*



*Plate 3: Two storey housing on Exeter Road*



*Plate 4: Rear of two storey housing on Salisbury way*



*Plate 5: Two Storey terraces on Canterbury Way*



*Plate 6: Bungalows on Exeter Road*



*Plate 7: Flats on Salisbury Way*



*Plate 8: Row of shops on Exeter Road*



*Plate 9: The Community Centre on Exeter Way*





*Plate 10: Grassed space between Ripon Road and St Albans Road*



*Plate 11: Grassed Space between Salisbury Way and Winchester Way*



*Plate 12: View of converted Abbey buildings from Abbey Barns Court, facing southwest.*



*Plate 13: General view of Abbey complex (ruins to the left), facing east*



*Plate 14: View showing modern housing to the west of the Abbey along Monksgate. This housing estate which lies between Abbey Estate and the Abbey means that there is no intervisibility between the Abbey and Abbey Estate.*



*Plate 15: Meadow south of Coventry Way looking south toward the river. The river is in the area of the trees. There is no intervisibility between housing on the other side of the river and Abbey Estate.*



*Plate 16: View from location south of Monksgate, facing northwest. The Abbey Estate is beyond the visible housing.*

### **6.3 Designated Heritage Assets**

#### *Scheduled Monuments*

Nine Scheduled Monuments were identified within the 1km Assessment Area.

Around 300 meters east of the proposed area of development is located the site of Cluniac Priory (Norfolk HER reference number: MNF5748; National Heritage List number: 1017669). The priory was founded in 1103-04 in another location south of Little Ouse before moving to this site in 1107. Later alterations and additions were made before it was dissolved in 1540 and it became one of the three principal priories of the Cluniac order established in Norfolk.

The area of the Saxon town to the north of Red Castle (NHER: MNF5895; 1003919) was located around 270m south of the proposed area of development on the banks of the Little Ouse river. A possible wall relating to the medieval bailey and Saxon burials were found within this site during works carried out in the 1960s. Across Brandon Road is the site of Red Castle ring work, the remains of a medieval church (possibly the St Martin's Church mentioned in the Domesday book), and Saxon settlement (NHER: MNF5746; 1017673). The earthworks of the castle are visible as an oval-shaped earthwork with a bank and ditch. The remains date from the late Saxon period to the late 12<sup>th</sup> century (<https://historicengland.org.uk/listing/the-list/list-entry/1017673>).

The scheduled monument comprising the Priory of the Canons of the Holy Sepulchre and part of the Saxon town (NHER: MNF5749, 101861) was located c. 450m to the south-east of the proposed area of development. The priory was part of a small sub-order of Augustian canons, only six of which were known to be founded in England. It was founded c. 1139 and the remains of the priory church are also Listed Grade I (1195947). Excavations undertaken on the site identified the remains of the foundations of an earlier building, possibly related to the original, as well as late Saxon occupation remains relating to the late Saxon town which occupied the south bank of the river (<https://historicengland.org.uk/listing/the-list/list-entry/1014861>). On the opposite side of Brandon Road is another scheduled part of the Saxon town, including the site of St John's churchyard (1003936), and just to the south the site of the bank and ditch north-east of London Road (1003918).

Located c. 630m to the south-east of the proposed area of development is the site of the Ruins of churches of Holy Trinity and Great St Mary's and Monastery of the Blackfriars (NHER5750; 1004006) at Thetford's Grammar school. Further to the south-east, c. 830m from the proposed area of development lies the site of another scheduled site containing further remains of the Saxon town (1003943). On the south-eastern corner of the Assessment area lies the site of St Ethelred's Church (1003941).

#### *Listed Buildings (Figs. 5)*

There are seventy-seven Listed Buildings within the Assessment Area, most of which are located to the south-east of the proposed area of development within the historic core and conservation areas of Thetford, especially concentrated at Bridge Street and Whitehart Street. Eight of the Listed Buildings within the Assessment Area are Grade I listed, seven of which are associated with the scheduled monument sites of the Cluniac Priory, the Priory of Canons of the Holy Sepulchre and the Blackfriars Monastery. Five of the listed buildings are Grade II\* Listed, including two parish churches with medieval origins (11<sup>th</sup> and 14<sup>th</sup> century respectively). Most of the Grade II listed buildings are comprised of houses built during the late post medieval and early modern periods. One of these listed building is located to the south of the site, and away from the historic core of Thetford, at 80 and 81 Brandon Road (MNF51382;1195948). The Grade II listed building comprises of a pair of estate houses dated to c. 1860. In the following account the National Heritage Number will be shown in brackets after the Norfolk County Council Historic Environment Record reference number.

Of the seventy-seven Listed Buildings identified only a fraction are close enough to the proposed area of development that they might be impacted by it. The four closest listed buildings to the site are located c. 200m to the east south-east and are associated with the scheduled remains of the Cluniac Priory. These

four buildings are Grade I Listed. Farm Building to West of Abbey Farm Cottage, Monksgate is an outbuilding to the priory (MNF51542; 1297897) with origins to the mid 15<sup>th</sup> century. Now a store, the building was remodelled in the late 15<sup>th</sup> and 19<sup>th</sup> centuries and is comprised of a timber frame portion to the west, a flint and brick east portion and a 20<sup>th</sup> century north front (<https://historicengland.org.uk/listing/the-list/list-entry/1297897>). Abbey Farm Cottage (MNF51422; 1207935) was formed from further outbuildings of the priory. The timber frame buildings were built in the late 13<sup>th</sup> century, the west end was converted to a farmhouse in the end of the 19<sup>th</sup> century and the remainder were used as farm buildings. The farmhouse is now a store (<https://historicengland.org.uk/listing/the-list/list-entry/1207935>). The Priory Gatehouse (1195946) was built in the 14<sup>th</sup> century in cut flint with ashlar dressings (<https://historicengland.org.uk/listing/the-list/list-entry/1195946>). The Remains of the Priory of Our Lady of Thetford including Prior's Lodgings (MNF5748; 129875) were built from the early 12<sup>th</sup> century onwards. The Lady Chapel dates from the early 13<sup>th</sup> century and the presbytery was extended in the late 13<sup>th</sup> century. The priory was altered in the 14<sup>th</sup>, 15<sup>th</sup> and 16<sup>th</sup> centuries before being dissolved in 1540. Currently only ruins survive (<https://historicengland.org.uk/listing/the-list/list-entry/129875>).

#### *Undesignated Historic Buildings*

The HER search did not identify any Undesignated Historic Buildings within the search area.

#### *Registered Parks and Gardens*

The HER search did not identify Registered Parks and Gardens within the search area.

### **6.4 Previous Archaeological Investigations and Findspots (Figs. 3 – 9)**

There have been 126 episodes of formal archaeological investigation and 82 findspots within the 1km radius HER search area. Although there are no location of archaeological investigation events within the confines of the proposed development site, four findspots sites occur within the area of the proposed development.

#### *Archaeological Investigations*

To the south-east of the proposed area of development, 15 investigations took place in or around the scheduled monument of Priory of Our Lady of Thetford. A watching brief was carried out in 2002 at the Wilderness Pond (ENF121436), a Victorian pond at the southern precinct of the early medieval Cluniac Priory. The investigation identified evidence of water management for the pond, several structural elements, landscaping and a stone plinth. The only pre-Victorian remains identified comprised to a post medieval buried soil, an unidentified feature containing burn flint and debris relating the construction of the medieval priory contained in the topsoil. Another watching brief carried out at the pond in 2001 (ENF91579) during the excavation of silts contained within the pond to assess the thickness of the deposits. The silts were dated to the Victorian period and later and overlay a base of sand and gravel also dated to the Victorian period. A trial trench and auger survey carried out in 2001 (ENF94015) identified possible landscaping activity related to the construction of the pond, a gravel path and a possible post medieval soil containing a sherd of 17<sup>th</sup> century pottery and two residual sherds of late Saxon Thetford ware.

A watching brief carried out during the excavation of a cable trench at Abbey Gate (ENF15329) identified demolition remains, including flint, chalk and mortar.

In 2005 a watching brief at Abbey House (ENF99110) identified a probable 19<sup>th</sup> century driveway and demolition rubble associated with a possible medieval barn.

Trial trenching was carried out in 1990 ahead of the construction of a car park (ENF10820).

Trial trenching carried out at Abbey Farm in 1991 (ENF11249), identified medieval bell pits possibly dating to the 12<sup>th</sup> century, with bell founding debris associated, a Roman Tile, medieval pottery sherds,

worked flint and architectural fragments. Test pit (ENF136236) and trial trench (ENF117634) evaluations were carried out in 2007 at Abbey farm. The trial trenching did not identify any archaeologically significant remains apart from a probable 19<sup>th</sup> or 20<sup>th</sup> century brick stable floor, whilst the test pitting investigated structural elements within or adjacent to Abbey Farm Cottage (MNF51422) and Abbey Farm Barn (MNF51542).

A trial trenching evaluation carried out in 2004 on land north of Abbey Barns (ENF95523) identified a single possibly medieval extractive pit, which contained brick and tile, animal bone fragment, coal fragment and a residual sherd of possible middle Iron Age or Late Bronze Age pottery which had been re-used as a tile. A sherd of 12<sup>th</sup> to 13<sup>th</sup> century pottery was recovered from the subsoil.

During 1971 and 1974 an excavation at the site of the Prior's Lodging (ENF4590) identified structural remains dated from 1150 to 1250, which were altered in the 13<sup>th</sup> or 14<sup>th</sup> century and in the early 16<sup>th</sup> century. Romanesque doors were reused from elsewhere in the 17<sup>th</sup> century and the building was in decay by the 18<sup>th</sup> century.

A watching brief related to the erection of information panels (ENF112863) and a watching brief prior to the construction of a cycle route (ENF92402) did not reveal any archaeologically significant contexts.

To the north of the Priory area, at the train station, a trial trenching evaluation in 2006 (ENF113799) recorded a post medieval ditch and a Victorian sewerage drain and was followed by a building survey carried out in structures associated with the station (ENF121531).

To the north of the proposed area of development was identified a 1989 salvage excavation carried out on Brunel Way (ENF10395). This excavation recorded Neolithic hearths and an Iron Age ditch which contained fragments of cremated bone, but most of the finds and features recorded dated to the Early Saxon period, including a cemetery comprised of at least thirteen furnished inhumations.

Of the investigations identified in the northern part of the search area three investigations carried out at the Alpha Business Park (MNF30258, Fig. 4) are particularly noteworthy. A trial trench evaluation carried out in 1991 at Mundford Road Business Park (ENF121285) did not record any significant archaeological records. A geophysical survey was carried out in 1992 (ENF11670). In 1993 and 1994, systematic fieldwalking and a metal detecting survey (ENF12110) recovered worked Prehistoric flints, Iron Age, Roman, medieval and post medieval ceramic finds, together with Roman and medieval metal objects. The trial trench evaluation carried out in 2001 (ENF92359) recorded possible Prehistoric features and several finds of this period both unstratified and within Roman features. The remainder of the features found on site were dated to the Roman period and included field boundary ditches. Evidence of a clay-built oven was also recorded, likely dated to the Roman period. Saxon and medieval small finds were also recovered.

To the south-west of the proposed area of development, on the south bank of Little Ouse River, thirteen investigations have taken place in the area of the earliest recorded Saxon settlement of Thetford. A trial trench evaluation was carried out in 1990 at Brandon Road (ENF10819), in advance of the construction of the Thetford bypass. This investigation identified evidence of Roman occupation, Early Saxon settlement, including a 6<sup>th</sup> century sunken-featured building, and Middle Saxon occupation. Finds recovered during the evaluation included probable Neolithic worked flints, Iron Age sherds and a copper Alloy La Tene ring-necked pin, as well as Roman, Early and Middle Saxon and medieval pottery sherds. The trial trenching was followed by an excavation in 2002 (ENF93653). The excavation revealed evidence of prehistoric activity, comprised of worked and burnt flint. Although much of the flint was residual in later features, a large hollow contained an assemblage of in situ knapping debris of over 350 pieces. The debris possibly resulted of work on a single nodule, but the lack of diagnostic pieces meant it was impossible to be closely dated. However, it was considered that the debris might have been associated with blade production during the Upper Palaeolithic or Early Neolithic periods. A shallow depression elsewhere on site contained an assemblage of over 5000 pieces of brunt flint, although no evidence of in situ fire was identified. The nature of the activity connected with burnt flint remained unclear, but a small assemblage of worked flints considered to date to the Mesolithic period was also contained within the depression. The rest of the worked flint recovered on site was not diagnostic apart from two 'points' probably from the Upper Palaeolithic period, two possible Mesolithic microliths and a Late Neolithic transverse arrowhead. Other tools recovered included scrapers, two notched pieces, a

chopper and a bifacial implement of uncertain nature. The excavation exposed Roman ditches considered to be delineating a farmstead and representing an associated field system. The pottery recovered indicates that the earliest Roman occupation dates from the mid 2<sup>nd</sup> century AD and the latest dates to the 5<sup>th</sup> century. Early Saxon pottery dated to the 5<sup>th</sup> century suggests that the site continued to be occupied from the end of the Roman period into the Saxon period. Features associated with the farmstead included four post-built structures (two of which possibly represent aisled barns), wells and middens. The four structures appeared to be associated with animal husbandry, although quern stones and a millstone indicate that secondary processing was happening nearby. Even though evidence for domestic occupation was not found, the amount of pottery recovered suggest that domestic structures might have been located close to the site. Seven Early Saxon sunken-buildings were identified on the higher ground, and loom weights, spindle whorls, a worked bone needle and pin beaters were found inside the structures. One of the sunken-buildings differed from the rest, with a significant amount of smithing slag and iron objects contained inside, but all of the buildings were backfilled with material containing a significant amount of animal bone and pottery. The remains of a probable hall were also found, although the evidence for it was fragmentary. Four or five possible ovens were found together, and the remains of a child buried found in a crouched position, were carbon dated to the Early Saxon period. A human skull relating to another burial was found nearby but no related grave survived. Possible boundary ditches were the earliest evidence of Middle Saxon activity. These were replaced by an irregular enclosure, measuring over 130m in length. Within it was found an industrial complex, comprised of ovens, clay floor, pits, and post holes. A small amount of metalworking waste was found in some of these features. Fragmentary evidence for a building was found in the centre of the enclosure. A scatter of pits identified outside the enclosure are possible contemporary. A large midden deposit was found in the north-eastern corner of the site, sealing some of the ditches. This deposit contained pottery, animal bone, metal objects, worked stone fragments, a piece of worked antler and fired clay, including the remains of an oven or hearth lining. A post hole structure was found cutting into the enclosure, comprising ten post holes, and further evidence of metalworking waste was found in a pit cut into the enclosure ditch. The site appears to have been abandoned in the 9<sup>th</sup> century with later finds comprising very small quantities of Late Saxon and early medieval pottery. The Middle Saxon remains were probably part of a larger settlement.

Further investigations carried out in the area of Brandon Road include a rapid identification earthwork survey and trial trenching in 1998 (ENF91076), which identified two pits, one containing a sherd of middle Bronze Age pottery, a linear feature containing Roman pottery, earthworks banks seen on the 1884 and 1905 Ordnance Survey maps and a possible field boundary. Bronze Age, Roman and Middle Saxon pottery, worked flint of probable later Neolithic or Bronze Age date, and a single blade fragment of possible Mesolithic or Early Neolithic date were also found. In the same area, watching brief was carried out in 2016 (ENF139995), and a trial trench evaluation was carried out in 2006 (ENF107547), which revealed no archaeologically significant contexts. A watching brief in 1999 (ENF91077) revealed two linear features and recovered three sherds of unstratified pottery, two dated to the Early Saxon period and the other was Ipswich ware, while an excavation carried out in 1999 (ENF99892) found a small assemblage of worked flint, predominantly dated to the Mesolithic or Early Neolithic, eight ditches, an Early Saxon sunken-featured building and discrete pits considered to date to the late prehistoric or Roman period. The sunken-feature building contained pottery, animal bone, fired clay and a fragment of decorated glass vessel believed to be part of a claw beaker, all dated from the 5<sup>th</sup> to 6<sup>th</sup> century. A strip, map and sample excavation was undertaken at Premier Inn, Maine Street in 2013 (ENF132094), a 1988-1989 excavation (ENF9989) recorded Prehistoric, Roman, Saxon and medieval remains and a 1964-1966 excavation (ENF3737) recorded late Saxon kilns, a post set within a flint lined pit, interpreted as a pivot for a potter's wheel, several pits and post holes.

A trial trench evaluation carried out in 1996, further to the west at Brandon Road, ahead of housing development (ENF15456), identified a scatter of worked flint, possibly dated to the Mesolithic period, although a hammerstone of probable Neolithic date was also found. Roman ditches were also identified and were probably related with a settlement to the south (MNF5746, Fig. 15). A 2011 watching brief (ENF141802), at Brandon Road did not record any significant archaeological remains.

An excavation carried out in 2002 at Woodland Redcastle Furze (ENF93716) did not record any significant archaeological contexts.

The remaining investigations carried out within the search area are of low relevance to this study due to their remoteness from the proposed area of development.



### *Find Spots*

The site is situated in the area of Abbey Heath, where artefacts dating from the Prehistory to the post medieval period have been found. Within the site, a Bronze Age flint arrowhead (NHER MNF17969) was found in a garden on Gloucester Way, a Roman coin was found by metal detecting in a garden on Gloucester way (MNF31944), and a medieval French silver coin dated to 1270-1314 was found on Ripon Way (NHER MNF60713).

Several Prehistoric worked flints, Roman and medieval pottery and a medieval seal matrix have been found in the general area of Abbey Heath, which extended to the south-west corner of the proposed area of development during the late 19<sup>th</sup> and early 20<sup>th</sup> century (MNF5804).

Gravel quarrying on Abbey Heath in the 19<sup>th</sup> century produced where large quantities of Palaeolithic flints were recovered (MNF5795). The first finds from the quarry were reported in 1866 and many more were recorded in subsequent years. The area of quarrying was on the west side of the Little Ouse River known as Red Hills and may have included the southwest part of Abbey Estate where Durham Way now lies. An estimated 6000 flints of Lower to Middle Palaeolithic date (500,000 BC to 40,000BC) including handaxes were found. Bones of elephant, horse, bison and deer were also reportedly found here. The artefacts (the overwhelming majority now lost) are distributed around numerous museum collections in the UK but a total of 66 hand axes, 4 roughout hand axes, 5 retouched flakes, 11 unretouched flakes and a single core survive. The handaxes are predominantly of the pointed and sub cordate forms.

To the south of (MNF5795), a large quantity of Roman pottery sherds, several Roman coins and a bronze pin in 1987 were found (MNF23766).

Also, recovered to the west of the proposed area of development were a prehistoric flint flake found in 1988 (MNF24845), early Saxon pottery sherds (MNF5861), Prehistoric flints and a post medieval buckle found in 1988 during works at Thetford Bypass (MNF24851), a medieval coin found in 1991 (MNF28510), Roman coins in 2002 (MNF42285) and a Roman belt fitting and medieval coin in 1994 (MNF38574).

South of the proposed area of development is the find spot of Roman coins, and Roman, medieval and post medieval pottery (MNF17362).

Immediately to the north-west of the site, thirteen Roman coins were found in 1984 (MNF21161) and Prehistoric flints were recovered in the vicinity of Abbey Farm in the early 20<sup>th</sup> century (MNF5937).

To the south-east, a Roman coin, a medieval Boy Bishop token, an iron knife and a post medieval lead cloth seal (MNF23105), and a Prehistoric flint flake (MNF54025) were found.

To the east of the site, human remains were found along with 18<sup>th</sup> century pottery and postmedieval to modern roof tile fragments during the excavation of a garden pond in 2007 (MNF69609).

On the south bank of the Little Ouse River, to the south-west of the proposed area of development, several undated human leg bones were found in Canons copse during construction works in 1998 (MNF33905).

North and north-east of the site, the HER identifies two medieval coins found during an evaluation at 51 Brunel Way in 2009 (MNF58111), a Palaeolithic handaxe found c. 1920 in a former quarry pit (MNF65530), Middle Bronze Age to Early Iron Age pottery, a Roman sesterce and an undated copper alloy fragment were found during trial trenching at Brickfields Way (MNF61575), a Roman or medieval pottery found in 1976 (MNF11437), a medieval buckle found during metal detecting in 2014, a lead Papal seal of Honorius III found during metal detecting in 1981 (MNF17361), an undated ivory tool was found at Mundford Road in 2008 (MNF5916), a post medieval belt buckle found in (MNF16557), a Roman brooch and undated nails found in 1988, and a Roman coin hoard found during metal detecting carried out from 1979 and 1982 at the northern edge of the HER search area (MNF16462).

The remainder of the find spots identified within the HER search area are either too distant from the site to give meaningful insight into its archaeological potential, or within clearly identified areas of archaeological significance and do not provide a substantial expansion on the character of these areas.

## **6.5 Undesignated Heritage Assets**

In the following account, information collated from the Norfolk Historic Environment Record is presented by period. For additional detail on specific sites, please refer to the table and accompanying map in Figures 3-9 and 13-15.

### *Prehistoric (AD43 and earlier)*

There are twenty-six sites and monuments recorded in the NHER of prehistoric date. Ten of these sites are classed as Lower and Middle Palaeolithic in date whilst sixteen are later prehistoric.

The most significant prehistoric site within the search area (MNF5795) is located 650m northwest of Abbey Estate. This is the approximate location of gravel quarrying on Abbey Heath in the 19<sup>th</sup> century where large quantities of Palaeolithic flints were recovered. The first finds from the quarry were reported in 1866 and many more were recorded in subsequent years. The area of quarrying was on the east side of the Little Ouse River known as Red Hills but the precise location where the flints remains were found uncertain. An estimated 6000 flints of Lower to Middle Palaeolithic date (500,000 BC to 40,000BC) including handaxes were found making this one of the most important sites of this period in the country. Bones of elephant, horse, bison and deer were also reportedly found here. The artefacts (the overwhelming majority now lost) are distributed around numerous museum collections in the UK but a total of 66 hand axes, 4 roughout handaxes, 5 retouched flakes, 11 unretouched flakes and a single core survive. The handaxes are predominantly of the pointed and sub cordate forms. The site which lies close to the river and within the valley of the Little Ouse river on the terrace gravels was obviously attractive to peoples of the Lower to Middle Palaeolithic. More sites of this period could be located within the river valley which skirts the west and south sides of Abbey Estate. Other finds of flint implements of this period include a Palaeolithic handaxe 600m from north of the site (MNF65530) and a further handaxe and several other worked flints from excavations on St Mary's Estate (MNF5847) 920m southeast of the proposed development site. Prehistoric material recovered during extensive excavations on St Mary's Estate (MNF5847) consists primarily of Late Neolithic to Early Bronze Age worked flint, but also includes, an Upper Palaeolithic implement, and a flake.

Evidence for settlement in the later prehistoric period is rare within the study area although residual flint implements and occasionally pottery sherds have been found on numerous excavations in and around Thetford and during fieldwalking and metal detecting surveys. Sites which produced evidence of prehistoric features include excavations around 350m west of the development site during the construction of the A11 bypass where a significant quantity of flintwork from two hollows was recorded (MNF41406). The flints included material of probable Upper Palaeolithic or Neolithic date as well as Mesolithic material. Further excavations close by has recovered more flints of Later Upper Palaeolithic date (MNF24849). A prehistoric burnt mound of probable Bronze Age date containing quantities of flint pot boilers was recorded at a distance of 500m west of Abbey Estate (MNF24846). At a site (NHER 25154) 220m northwest of Abbey Estate excavations have revealed a number of hearths of Neolithic date. Neolithic pottery sherds and an undated chalk floor surface were recorded during building work at a site 445m south of Abbey Estate (MNF5815) whilst a Neolithic or Bronze Age child burial (MNF41600) and several worked flints were recorded during excavations on Minstergate, 570m southeast of the development site. Archaeological trial trenching at Alpha Business Park 950m north of the site recovered a number of Bronze Age pottery sherds and several features which might be of the same date (MNF30258). Fieldwalking on the site produced 67 worked flints of Early Neolithic date.

The remaining fifteen sites of later prehistoric date comprise surface scatters of flints, individual flint findspots and residual flints found in later features on the numerous archaeological excavations undertaken within and around Thetford town. Flint implements of Mesolithic, Neolithic and Bronze Age date were collected from field surfaces in the vicinity of Abbey farm at a distance of around 250m northwest of Abbey Estate (MNF5937) whilst further fieldwalking on Abbey Heath produced several flints of Mesolithic or Neolithic date (MNF24044) around 500m northwest of the site. On the proposed development site itself, a Bronze Age flint arrowhead (MNF17969) was found in a garden on Gloucester Way. Other finds of single flints or small flint assemblages include a single flint flake was found 180m west of Abbey Estate (MNF24845), a flint of probable Neolithic date on the riverside 115m south of Abbey Estate (MNF54025), two flint flakes of Bronze Age date (MNF5762) recorded during excavations off Bridge Street 700m southeast of the development site, and several flint flakes of Late Neolithic to

Early Bronze Age date (MNF44914) were recovered during excavations off Croxton Road 240m east of the site.

Excavations on Nicolas Street 620m southeast of Abbey Estate recovered numerous flints of Mesolithic date and several sherds of Iron Age pottery (MNF1134).

A single struck flint was found during building works on Howlett Way (MNF32116) 880m north of the development site.

Work on the Thetford bypass in 1988 recovered six prehistoric flints 350m west of the site (MNF24851)

Excavations on a site at Brandon Road 350m southwest of the site recovered numerous flints of Mesolithic, Neolithic and Bronze Age date and Bronze Age pottery sherds (MNF33812).

Large scale excavations at Redcastle Furze (MNF24822) 380m south of the development site recovered several Mesolithic flints.

A single prehistoric burnt flint was found during excavations at another site at Redcastle Furze (MNF42358) around 500m south of the site.

Some Neolithic flints were recorded during excavations at Bridge Street (MNF45143) 640m southeast of the site.

More Neolithic flints were found on a riverside site 560m south east of the site (MNF38438).

At the south-western corner of the HER search area are earthworks forming a linear bank with a rounded profile which might have been part of the Lakenheath Way road and a possible rounded mound (MNF33729).

#### *Romano-British*

There are twenty-six sites and monuments recorded in the NHER of Romano-British date within the search area.

Evidence for Roman occupation has been recorded at various places in close proximity to Abbey Estate and is mainly concentrated west and south of the estate in the River Little Ouse Valley. Evidence of field systems, stock enclosures, aisled barns, wells and an extensive rubbish dump, have been excavated (MNF41406) at a distance of 350m southwest of the development site. Pits and ditches of Roman date were also recorded during separate excavations nearby (MNF24849), a short distance west of (MNF41406). Nine Roman coins and several pottery sherds were recovered during metal detecting at a site in the same area (MNF17362). Excavations to the south of Brandon Road (MNF33812) recorded a continuation of Roman activity in the form of ditches and pottery sherds. Further east on the south side of the river, excavations recorded more Roman ditches (MNF31897). Roman coins have also been found here (MNF29350) in addition to Roman pottery sherds (MNF5845).

Stray finds of Roman artefacts have been recorded on the Abbey Estate itself. Although these finds do not necessarily indicate Roman settlement in the area of the estate itself, the presence of Roman artefacts is not surprising considering the close proximity of recorded Roman occupation. A Roman coin was found by metal detecting in a garden on Gloucester way (MNF31944) whilst another coin was found a short distance southeast of the estate (MNF23105). A Roman or medieval pottery sherd was found on the northeast edge of the estate (MNF11437) on Canterbury Way. Monitoring of works at a building site a little further east recovered two pottery sherds and a tessera (MNF11521). A collection of 13 Roman coins was found on the northwest edge of Abbey Estate (MNF21161).

Substantial evidence for Roman activity has also been recorded at distances further afield from Abbey Estate. Extensive archaeological excavations at Redcastle Furze 350m south of the proposed development site recorded a circular building and associated pits and ditches (MNF24822) while excavations 600m southeast of the estate, established the location of a Roman settlement or farmstead (MNF1134). Nearby, unsubstantiated reports describe a Roman tessellated floor or pavement (MNF5852) uncovered by building works while further building works nearby recovered a greyware jar

(MNF5851). An isolated Roman coin (MNF59090) was found a little to the north. Surface finds of Roman coins and pottery sherds were found 750m northeast of the estate (MNF23766) on the east side of the river. Located 570m south of this site and on the west side of the river two Roman coins were found by metal detecting (MNF42285).

At a distance of 900m north of Abbey Estate, numerous archaeological interventions have recorded scatters of Roman pottery (MNF30258) whilst trial trenching recorded ditches of a Roman field system and an oven possibly used as a drying or malting kiln. From the same area, a Roman brooch was found by metal detector (MNF24853). A dispersed Roman coin hoard was found opposite the site (MNF16462 and MNF14825).

### *Saxon*

The distribution of Saxon activity is similar to that of the preceding Roman activity although no findspots or monuments of Saxon date have been recorded within the confines of Abbey Estate itself. However, a group of important excavated sites to the west, south and east of Abbey Estate have revealed widespread and dense evidence of Saxon occupation, settlement sites. To the west lies the settlement sites of the Early and Middle Anglo-Saxon periods known as Thetford Old Town. To the south and east are sites situated within the Later Saxon town ditch.

At sites located 350m southwest of the estate in the Little Ouse Valley, important evidence for Early and Middle Saxon settlement activity continuing on from the Roman period has been recorded during excavations (MNF41406, MNF24849 and MNF33812). Sunken featured buildings, post-holes, pits and associated field systems were recorded as well as evidence for metalworking. This widespread group of excavated sites appears to be the focus of Early and Middle Saxon settlement in the locality before shifting further east in the Late Saxon period.

Metal detecting and fieldwalking in the wider area suggest further sites of these periods await discovery. On the north side of the river around 200m north of the excavated sites finds include a small scatter of Early Saxon sherds (MNF5861), middle or late Anglo-Saxon copper tweezers (MNF28612), a Saxon finger ring (MNF32785), and an Early Saxon brooch (MNF24862). Several finds made during the construction of the Thetford bypass include two late Saxon coins (MNF24861) and (MNF24895).

Further east on the south side of the river and on either side of Brandon Road are a number of excavated archaeological sites which show that this area was part of an extensive settlement site in the Late Saxon period. At the intersection between Brandon Road and London Road is a scheduled area forming part of the Late Saxon town (MNF5749). Here excavations have revealed extensive evidence of Late Saxon urban settlement including ditches, post holes, pits, building remnants and pottery sherds. This is also the possible site of a Late Saxon or early medieval church. The site is adjoined to the east by a further site where a late Saxon Road, ditches and pits were recorded (MNF5865). In the area occupied by Redcastle Family School around 580m south of Abbey Estate, excavations have recorded the western portion of the Late Saxon town ditch (MNF5886). On the south side of Brandon Road, Early Saxon occupation evidence has been recorded represented by four possible sunken featured buildings and pits (MNF24822). In the Late Saxon period, a fenced enclosure was laid out here enclosing buildings and a pottery kiln whilst several skeletons of possible Early Saxon date were recorded during laying of a new sewer (MNF5895). A neighbouring site further east (MNF11521) produced a substantial quantity of Middle and Late Saxon pottery sherds. Finds of unstratified Saxon pottery have been recorded on a neighbouring site to the east (MNF42358) The ditch is likely to have continued below the later Red Castle earthworks to the north. Possible northern portions of the ditch were observed at Red Castle (see MNF5746) and on the far side of Brandon Road (see MNF5895). In the area east of these excavations two inhumation burials of Saxon or medieval date have been recorded (MNF44059) and late Saxon pottery sherds were found (MNF17643).

South of London Road and east of Icknield Way, 800m southeast of Abbey Estate, widespread successive archaeological excavations have examined a substantial area within the Late Saxon town (MNF5847). It was shown to be densely occupied and activity appears to have been focused on two flint and cobble roads (NHER5929) lined with a succession of buildings. A large number of pits were recorded, primarily containing domestic rubbish, along with wells and a cess pit. Both domestic and industrial activity were represented, particularly textile production, iron working, and pottery production. A succession of three Thetford ware pottery kilns was recorded in the north of the excavated area. A 1951 excavation, carried

out after a large quantity of Thetford pottery was found during gardening at 7 Newtown, recorded a clay floor with evidence of a hearth and further pottery (MNF20983). Evidence for Late Saxon iron working has been recorded in separate excavations further east (MNF39245). An area (MNF1022) to the east of Bury road also forms part of the scheduled Saxon town and is the site of St Etheldreda's church. The church was probably founded in the Late Saxon period and was demolished at the Dissolution. Numerous graves, likely to have been associated with the church have been excavated whilst further excavations have revealed an area of intensive Late Saxon settlement. A number of post-built and sunken-featured buildings set out along two trackways have been identified and evidence for metalworking, leatherworking and textile-working has been recorded. Notable finds include a coin die, which is the first archaeological evidence for a mint in Thetford. Immediately east of (MNF1022) excavations recorded a number of Late Saxon pits (MNF5761) but this site appears to be outside the limits of Late Saxon occupation.

A cluster of smaller scale excavations and chance finds located close the present town centre in the more built-up areas south of the river have recorded finds of Saxon pottery and metalwork. This area is no doubt within the occupation area of the Saxon town. Archaeological features recorded during these excavations include two substantial pits (MNF39977) containing large amounts of Late Saxon butchery waste, a Late Saxon ditch (MNF5866) and slight evidence for Late Saxon occupation (MNF45143). A possible Late Saxon stone cross was also found (MNF67828). The HER also records a number of finds of pottery or isolated metal artefacts in the area.

East of the above sites, Late Saxon pottery sherds have been found at (MNF38438), (MNF1033), (MNF18081), (MNF28287), (MNF5869), (MNF5932) and (MNF5933). At a number of locations finds include a Late Saxon disc Brooch (MNF18436) and sherds of late Saxon pottery were found (MNF17210), a finger bone was found at St Mary's Row in 1967 along with sherds of pottery, fragments of cresset lamps, a bronze ring, a bone tool and an iron eel spear (MNF5887).

North of the river in the built-up area of the present town are more isolated findspots of pottery and metalwork and excavations have recorded two Late Saxon burials (MNF5921) and late Saxon quarry pits (MNF48028).

### *Medieval*

The main evidence for medieval activity is largely derived from the same excavated sites where extensive evidence for Late Saxon occupation has been recorded. However, the extensive remains of a medieval Cluniac priory (MNF5748) are situated within 200m of the east side of the estate. Surviving elements include the lower walls of the church and cloister, the shell of the two storey Priors' lodging and parts of the refectory. The 14th century gatehouse also survives. The Cluniacs moved to the site in 1107-14 and their church was consecrated in 1114. The earliest monastic buildings date to the 12th century although later additions and alterations were also made. The ruins of the priory are an important survival as it was one of the three principal Cluniac complexes to be established in Norfolk. The remnant structures clearly demonstrate the layout of the conventual buildings and provide information concerning their structural history. The preservation of elements of the central precinct area is particularly noteworthy. The Priory is now under the care of Historic England and open to members of the public. Other buildings around the priory site include a farm building on Monksgate (MNF51542) originally constructed as an outbuilding to the priory and three timber framed buildings of 13<sup>th</sup> date also constructed as outbuildings for the priory (MNF51422). Part of this range of building was converted to use as a farmhouse in the 19<sup>th</sup> century. A medieval quarry pit has been recorded to the north of the priory (MNF13141), while to the south of the priory, metal detecting has recovered medieval metalwork from Abbey meadows (MNF23105). In 1960 probable medieval human remains were found in the Abbey House grounds during excavations for services, and probably relate to the Priory (MNF5903).

South of the river and opposite Abbey Estate is the Norman ringwork castle known Red Castle (MNF5746). The castle, constructed in the mid 12<sup>th</sup> century, is well preserved with an oval-shaped earthwork with a bank and ditch. Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. They comprised a small defended area containing buildings which were surrounded or partly surrounded by a substantial ditch and a bank surmounted by a timber palisade or, rarely, a stone wall. Occasionally a more lightly defended embanked enclosure, the bailey, adjoined the ringwork. Red Castle ringwork is one of only five examples of this type of fortification identified in Norfolk. Within the earthwork the excavations revealed the remains of an earlier stone

church predating the building of the castle and perhaps with a timber predecessor. Large quantities of human remains have been recovered from this site, and an inhumation cemetery associated with the church has been recorded. On the north side of Brandon road (MNF5895), a wall possibly part of the medieval bailey has been recorded.

On the south side of Brandon Road excavation on the east side of the castle mound (MNF24822) recorded a medieval system of plots and enclosures established in the 12th century. The castle bailey ditch was shown to have disrupted the earlier plots and enclosures. Around 1200 the site was redeveloped again, with the construction of a small building and enclosed yard and outbuildings including a malthouse. These buildings may have formed part of a farm belonging to the Priory of the Holy Sepulchre (MNF5749).

The surviving ruins of the Priory of the Holy Sepulchre is located south of the river and west of London Road at a distance of 500m southeast from Abbey Estate. The priory was founded in around 1140 and dissolved in AD1536. All that currently stands on the site are the ruins of the nave of the Priory Church and the foundations of the tithe barn. The area has been scheduled as part of the Late Saxon town, extended in 1996 to include School Plain. Archaeological observations were undertaken in 2005 during restoration of the Priory as a visitor attraction. This work recorded a mortar floor surface within the eastern end of the nave and some stratification was found to survive in a previously unexcavated area external to the east wall of the building. Various archaeological investigations in the wider area around the priory (MNF11521) have recorded an undated well, pits and a cobbled surface which may all be medieval in date. Large quantities of medieval pottery have been recorded here. More medieval pottery sherds have been recovered from archaeological monitoring exercises on the east side of London Road (MNF1033). North-east of the priory lies the site of the 11<sup>th</sup> century cathedral, the churches of Great St Mary and Holy Trinity, the remains of Domus Dei hospital and the ruins of the 14<sup>th</sup> century Dominican Friary (MNF5750).

To the north-east of London Road, on the north bank of the Little Ouse, lies the site of the St Mary's and St Julian's Hospital at Bridge Street (MNF11945). The hospital was established c. 1135 to house poor travellers and pilgrims and was possibly dissolved in the 16<sup>th</sup> century and possibly demolished in 1777.

At the eastern edge of the HER search area lies the site of the medieval St Andrew's Church (MNF59). The church was demolished in 1546 and the churchyard was converted into a garden in 1717. Sources mention that in 1805 the foundations of the church were excavated during the establishment of the Wilderness garden. The stone was used to build the garden walls. To the north of the site of the church is the site of St Andrew's Cross, where human remains were found during a services excavation in 1970 and an evaluation in 2004-2005 (MNF5922). South of the site of St Andrew's Church, a 2004 evaluation revealed one sherd of medieval pottery, along with a post medieval rubble layer overlying an undated habitation deposit (MNF43282).

To the south-west of the Site, identified through written sources, is the site of a medieval to modern rabbit warren, previously known as Westwick Warren (MNF59276). According to the sources, the warren dates at least from the early 16<sup>th</sup> century and had at least two lodges. Within the site a multi-phased landscape of boundaries, enclosures, tracks and agricultural remains were identified by use of LIDAR imagery (MNF61300) and (MNF61301).

On the south-eastern corner of the search area, a 1998 evaluation recorded an early medieval ditch overlain by a rectangular medieval or early post medieval structure (MNF33902), which might have been associated with a mill that was located nearby from the 11<sup>th</sup> century (MNF5931).

The only medieval findspot is a medieval coin found by metal detector on Ripon Way.

#### *Post Medieval and Modern*

There are six post medieval and seventeen modern heritage assets, of which seven are dated of the World War II, within the Assessment Area.

Although none of the assets were located within the proposed development area, the Norfolk Railway line (MNF13571) follows the north-east limit of Site. The railway line opened in 1844.

Across the railway line to the north-east of the proposed area of development, is the site of post medieval brick kilns (MNF14285) depicted on Thomas Martin's 1740 map of Thetford.

East of the Site a post medieval ditch and Victorian sewerage drain (MNF49993) were found during trial trenching in 2006 at Thetford Station in Canterbury Way.

Approximately 500m east of the Site a chalk mine was found in 1949 (MNF13946). The soil within the chamber of the mine contained 16<sup>th</sup> century pottery, as well as evidence of fire and animal bone. It is possible that the mine began its activity in the medieval period.

A possible post medieval chalk wall foundation (MNF54795) was found during a watching brief in 2007 at Station Road.

North of the Site were located several assets, the site of windmill (MNF15250) depicted on a 1797 map and demolished in 1858, the site of brickworks (MNF5944), depicted in a 18<sup>th</sup> century map and mark as disused brickworks on a 1926 map and the site of waterworks on Mundford Road (MNF57122) open in 1877 and was demolished after 1978.

On the north-western corner of the Assessment Area was located the site of a post medieval to modern boundary bank (MNF33608) is depicted on an early 20<sup>th</sup> century map. The earthworks were identified during a site survey and on lidar survey imagery in 2015.

At the south-western corner of the Assessment Area are three assets: the Lammas Meadow (MNF57437), an island between the rivers Thet and Little Ouse, the Spring Walks (MNF33717), an early 19<sup>th</sup> century ornamental spa walk, and the site of the Thetford Paper Mill and Thetford Patent Pulp Manufacturing Co. (later Thetford Moulded Products) (MNF57179) which stood on the site of an earlier mill (MNF5931).

The World War II assets were located in the eastern part of the Assessment Area and include shelters, pillboxes, practice trenches, spigot mortar emplacements and a military accommodation and training site: (MNF32170), (MNF32699), (MNF57178), (MNF61290), (MNF61293), (MNF61294), (MNF61301), (MNF61303), (MNF61307), (MNF61308) and (MNF63910).

#### *Undated*

The HER Search identified nine undated assets within the Assessment Area.

A possible linear ditch (MNF54532) of uncertain date is visible as a cropmark on aerial photographs taken prior to the development of Abbey Estate. It is orientated roughly east-to-west and leads from the north end of York Way towards the entrance to Edinburgh Road.

A possible linear bank (MNF61298) to the west of the Site and a possible ring ditch cropmark (MNF61299) to the south of the Site were identified on aerial photographs.

To the east of the Site an undated possible ditch (MNF17394) was observed by a member of the public during groundworks at Thetford Station in the 1940s and 1950s.

On the north edge of the Assessment Area, three undated linear features (MNF40899) were observed in 2001.

Several assets are located in the south-east corner of the Assessment Area. Human and animal remains were found in Canons Walk (MNF44059) during housing developments works. Although the remains were undated it was of probable late Saxon or early medieval date. A drain (MNF11272) were revealed at King Street. A cobbled surface (MNF32787) was found on a pipe trench in 1997 at Riverside Walk. Human remains and undated coins (MNF5917) were found in 25 Newtown in 1957.

To the south of the Site, a possible linear ditch was identified from as a cropmark on aerial photographs (MNF61297).

## **6.5 Cartographic Information (Figs. 17 – 21)**

### *1797 Norfolk map by Faden (Fig. 17)*

Although the 1797 Faden's map of Norfolk does not depict the proposed area of development in much detail it is possible to see that the area is mostly clear of buildings or other structures.

### *1826 Norfolk map by Bryant (Fig. 18)*

Similarly to the 1797 Faden's map, Bryant's map does not depict the Site in much detail but it remains clear of development. A north-west to south-east strip of woodland is also shown crossing the area of the Site.

### *1831 Thetford plan from the Ordnance Survey map (not reproduced)*

The 1831 town plan from the Ordnance Survey map shows little change from the 1826 Bryant's Norfolk map.

### *1839 Tithe map (Fig. 19)*

The Tithe map of 1839 despite the proposed area of development location divided between eight fields. Two of these fields are linear stretches of land aligned north-west to south-east and correspond to areas depicted in the 1826 and 1831 maps, possibly covered with trees.

### *1883 First Edition Ordnance Survey 6-inch County Map (Fig. 20)*

The 1883 Ordnance Survey map shows the site clear of any structures. The north-east part of the site is shown still occupied by the same fields seen in the 1839 tithe map and is bordered by the Breckland railway line. The south-western part of the site lies in the Abbey Heath with a road or track crossing the site north-west to south-east.

### *1905 Second Edition Ordnance Survey 1:2500 County Map (not reproduced)*

The 1905 Ordnance Survey map does not show any significant changes since 1885 (<https://www.old-maps.co.uk/#/Map/587500/283500/12/100507>).

### *1928 Third Edition Ordnance Survey 1:2500 County Map (not reproduced)*

The 1928 Ordnance Survey map does not show any significant changes since 1905 (<https://www.old-maps.co.uk/#/Map/587500/283500/12/101115>).

### *1946 Aerial Photograph (Not reproduced)*

The aerial photograph does not show any significant changes since 1928 (<http://www.historic-maps.norfolk.gov.uk/mapexplorer/>).

### *1959 Ordnance Survey 1:10560 Map (Not reproduced)*

The 1959 Ordnance Survey map does not show any significant changes since 1946, but to the south-west of the site is shown structures occupying the area of the Thetford Sewage Works (<https://www.old-maps.co.uk/#/Map/586045/283588/10/101324>).

### *1969 Ordnance Survey 1:2500 Map (Not reproduced)*

On the 1969 Ordnance Survey Map structures are shown on the Site for the first time, comprising housing development along Salisbury Way, St. Albans Way, Winchester Way, Ripon Way, York Way and Lincoln Way. This was the earliest development of Abbey Estate, which construction started in 1967 (<https://www.old-maps.co.uk/#/Map/586045/283588/12/100954>).



*1971-1972 Ordnance Survey 1:2500 Map (Not reproduced)*

This map shows the remainder of what is now Abbey Estate, apart from the housing at Elgin Way. The school is shown, just to the south-east of the proposed area of development (<https://www.old-maps.co.uk/#/Map/586045/283588/12/100955>).

*1980-1981 Ordnance Survey 1:10000 Map (Not reproduced)*

The development in Abbey Estate has become denser than on the 1971-1972 map, especially at the centre of the estate (<https://www.old-maps.co.uk/#/Map/585955/283522/10/101322>).

*1988 Aerial Photograph (Not reproduced)*

The aerial photograph does not show any significant changes since 1980-1981 (<http://www.historic-maps.norfolk.gov.uk/mapexplorer/>).

## **7.0 ASSESSMENT OF SIGNIFICANCE**

The criteria for assessing the significance of heritage assets identified in the present study follow those set out in the Department for Transport (DfT) document *Design Manual for Roads and Bridges* (DMRB). The DfT scheme, which employs five categories to assign value ranging from Negligible to Very High, is set out in the table below.

| <b>Rating</b> | <b>Asset Type</b>  |
|---------------|--|
| Very High     | World Heritage Sites (including nominated sites).<br>Assets of acknowledged international importance.<br>Assets that can contribute significantly to acknowledged international research objectives.   |
| High          | Scheduled Monuments (including proposed sites)<br>Undesignated assets of schedulable quality and importance.<br>Assets that can contribute significantly to acknowledged national research objectives.<br>Listed Buildings (including proposed buildings). |
| Medium        | Designated or undesignated assets that contribute to regional research objectives.   |
| Low           | Designated and undesignated assets of local importance.<br>Assets compromised by poor preservation and/or poor survival of contextual associations.<br>Assets of limited value, but with potential to contribute to local research objectives.             |
| Negligible    | Assets with very little or no surviving archaeological interest.   |

*Table 1. Schedule of DMRB criteria for assigning value to heritage assets*

### **7.1 Designated Heritage Assets**

Although there are no designated heritage assets within the proposed development area, there are seventy-seven Listed Buildings and nine Scheduled Monument within the assessment area, all considered of high significance.

The closest to the proposed area of development are the scheduled site of the Cluniac priory to the east of the Site and the Saxon town and the medieval Red Castle ringwork to the south of the Site and on the southern bank of the Little Ouse River.

### **7.2 Undesignated Heritage Assets**

Information considered as part of this study places the site at the eastern edge of Abbey Heath, an area with significant Prehistoric potential, evidence by approximately 6000 worked flint implements, dating from the Lower to Middle Palaeolithic, the first being found during mid 19<sup>th</sup> century gravel quarrying. Furthermore, artefacts have been found in other locations within the assessment area dating from the Palaeolithic to the Iron Age and: in the proposed area of development, an Early Bronze Age flint arrowhead was found in 1975. Therefore, it is considered that there is a high potential for medium to high significance Prehistoric remains on the Site.

The proposed area of development is located north and east of Roman agricultural sites, and artefacts of this period have been found within the Site. Further afield, more substantial Roman settlement remains were found to the south of the Site. There is a high potential for low to medium significance remains within the Site.

The Saxon and medieval archaeological remains identified within the search area are located in approximately the same areas. The HER data assessed suggests that the Site was located on the outskirts of the occupied areas in Thetford during both periods. Furthermore, cartographic evidence dated to the late 18<sup>th</sup> century show the Site within undeveloped fields, which indicates that the site was possibly located within agricultural fields at least in the medieval period and possibly before this. The Saxon and

medieval settlement was located on the south bank of the Little Ouse river, and the closest significant site is the medieval Cluniac Priory to the south-east of the proposed area of development. A late 13<sup>th</sup> to early 14<sup>th</sup> century French silver coin found on the estate, might have been related to the priory. There is a high potential for low to medium significant Saxon and medieval remains within the site.

The Site was located within undeveloped fields at least from the late 18<sup>th</sup> century. Post medieval quarry evidence was identified to the north of the proposed area of development. There is medium to high potential for low significance post medieval remains on Site.

In conclusion it is considered that the Site has high potential for Prehistoric high significance remains, high potential for Roman, Saxon and medieval low to medium significance remains, and high potential for post medieval and modern remains of low significance.

## **8.0 IMPACT ASSESSMENT AND MITIGATION**

The criteria for assessing the scale of impact of the proposed development upon heritage assets identified in the present study are drawn Department for Transport document *Design Manual for Roads and Bridges* (DMRB). The DfT scheme employs five categories to assess scale of impact, ranging from No Change to Major Adverse. The criteria are set out in the table below.

| <b>Rating</b>    | <b>Description</b>   |
|------------------|--|
| Major adverse    | Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting                                  |
| Moderate adverse | Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset |
| Minor adverse    | Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting  |
| Negligible       | Very minor changes to archaeological materials, or setting   |
| No Change        | No change  |

*Table 2. DMRB criteria for assessing the magnitude of the impacts of the proposed development*

Despite the large number of designated heritage assets identified within the assessment area most of these assets are located too far away to be directly impacted by the proposed development. The settings of heritage assets related to the Cluniac Priory site, Saxon town and medieval Red Castle Ringwork to the east and south of the site respectively, although relatively near to the proposed area of development, would suffer either no change or a negligible impact as a result of the proposed development, owing to the screened surroundings of the site and the nature of the development, which will only expand the development within Abbey Estate and not change its character in any significant way. This means that any negative impact that these designated assets might have suffered as a result of the original development at Abbey Estate will not be expanded.

Parts of the housing development extant on site will be demolished as part of the proposed development and this will result in the total loss of those buildings and any ancillary structures. However, the heritage significance of the extant houses is considered negligible, given that they represent a very common type of mid 20<sup>th</sup> century housing development.

The proposed development could have a major adverse impact on any buried remains located within the Site. The site is located within an area of significant archaeological potential. However, the original development at the Abbey Estate may have truncated any existing archaeological buried remains. This

can only be confirmed on the proposed area of development through a programme of intrusive archaeological investigation such as an evaluation by trial trenching. The site visit confirmed the presence of some extensive open areas which could be evaluated prior to demolition of the buildings. Further evaluation may be required following demolition of the buildings, depending on the results of initial fieldwork and the adequacy of the initial work.

Any such programme of evaluation put in place to mitigate the impact of development and assess the character of potential buried remains would have to be carried out with safety measures in place to screen the Site from members of the public, as the easy access to the proposed area of development may pose a risk to the safety of the public.

The impacts of the development can be mitigated through an appropriate programme of archaeological trial trenching before construction ground works take place.

## **9.0 CONCLUSIONS**

HER data assessed as part of the current study indicates that there is a high potential for Prehistoric high significance remains, high potential for Roman, Saxon and medieval low to medium significant remains, and high potential for post medieval and modern remains of low significance on Site. The proposed area of development lies to the north-east of the current core of Thetford and the local conservation area, and to the north of the Roman, Saxon and medieval settlement. This study locates the site to the east of Abbey Heath, an area in which over 6000 Prehistoric implements were recovered, and to the west of the scheduled site of the medieval Cluniac Priory. Cartographic evidence shows the Site within undeveloped fields from the late 18<sup>th</sup> century to the mid 20<sup>th</sup> century when the extant housing started to be built.

Although the proposed development envisages the demolition of part of the extant housing estate the significance of the extant buildings is considered to be negligible or low, and in any case, the character of the mid to late 20<sup>th</sup> century housing estate will be preserved. The development might have a major impact on any buried remains in the areas where groundworks will occur. However, it is possible that buried remains have already sustained a major adverse impact during construction of the existing structures.

The impacts of the development can be mitigated through an appropriate programme of archaeological trial trench evaluation before construction ground works take place and by suitable mitigation measures implemented prior or during construction.

## **10.0 ACKNOWLEDGEMENTS**

The author of this report would like to thank Flagship Housing for their interest and support in ensuring the successful completion of this project, Gary Trimble for contributing to the report and Russell Trimble for editing this report. The author would also like to thank the Norfolk Historic Environment Record team for providing relevant information.

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## **12.0 PROJECT/ ARCHIVE DETAILS**

### **12.1 Project Details**

EVENT NO.: ENF148457

PLANNING APPLICATION NO.: TBC

FIELD OFFICER: Gary Trimble

NGR: TL 86052 83663

CIVIL PARISH: Thetford

DATE OF INTERVENTION: January 2021

TYPE OF INTERVENTION: Desk-Based Assessment

UNDERTAKEN FOR: Flagship Housing

### **12.2 Archive Details**

PRESENT LOCATION: Witham Archaeology Ltd., 2 High Street, Ruskington, NG34 9DT

DESIGNATED REPOSITORY: TBC

MUSEUM ACCESSION No.: TBC

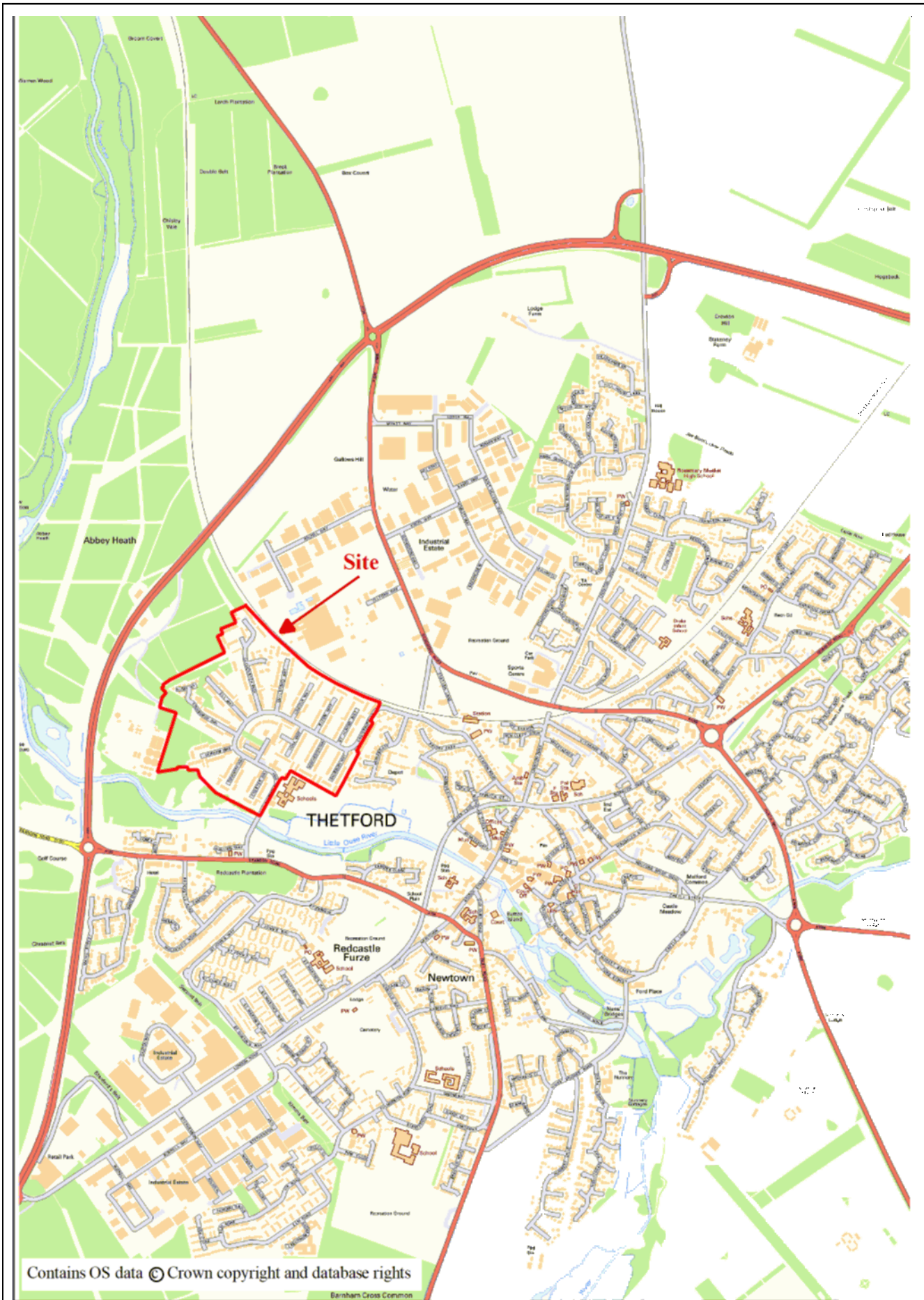
PROPOSED ACCESSION DATE: TBC

#### ***The Site Archive Comprises:***

|                     |    |
|---------------------|----|
| Digital Photographs | 16 |
| Site Notes          | 1  |

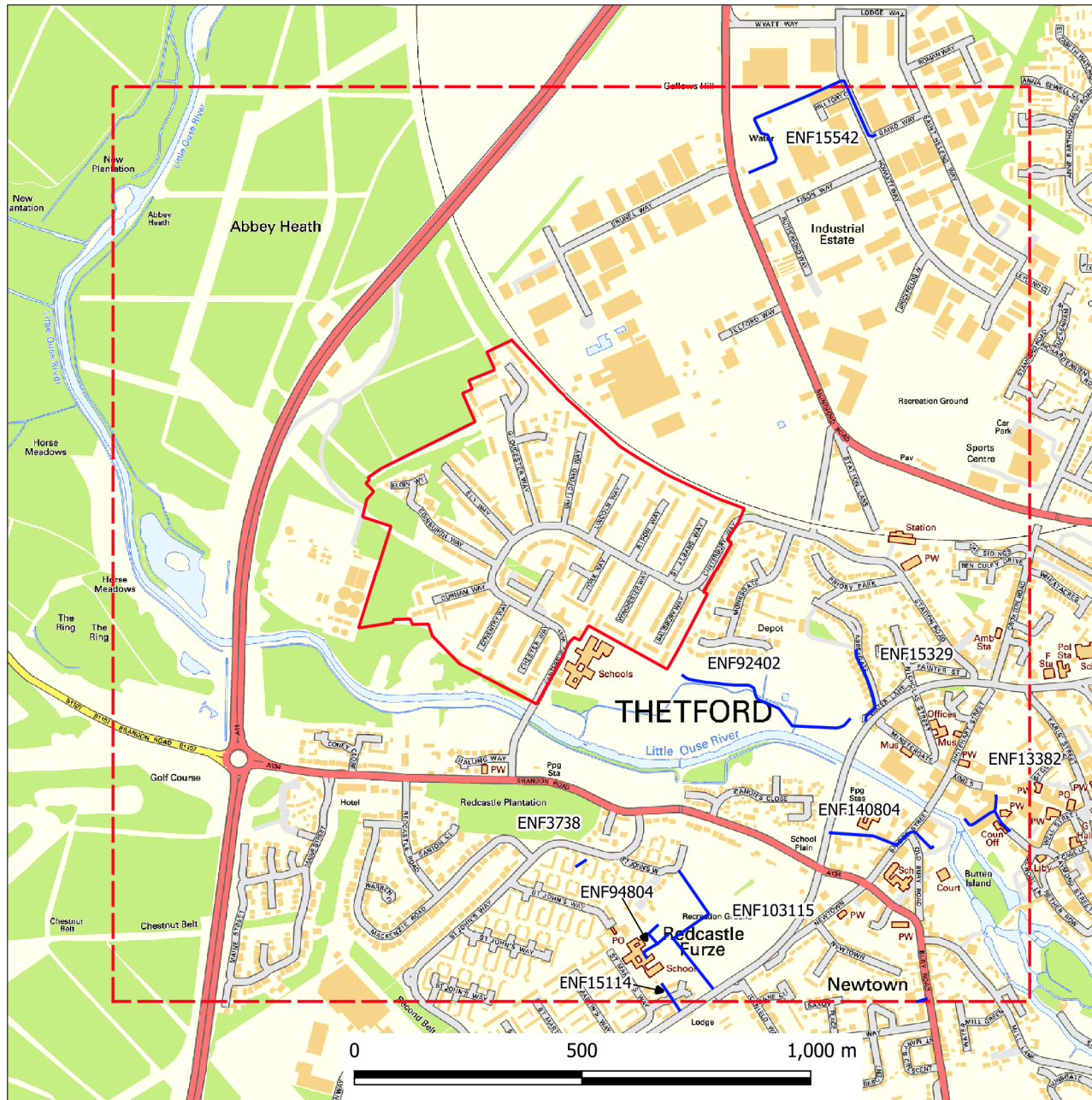
*It is intended that transfer of the archive in accordance with current published requirements will be undertaken following completion of this project.*











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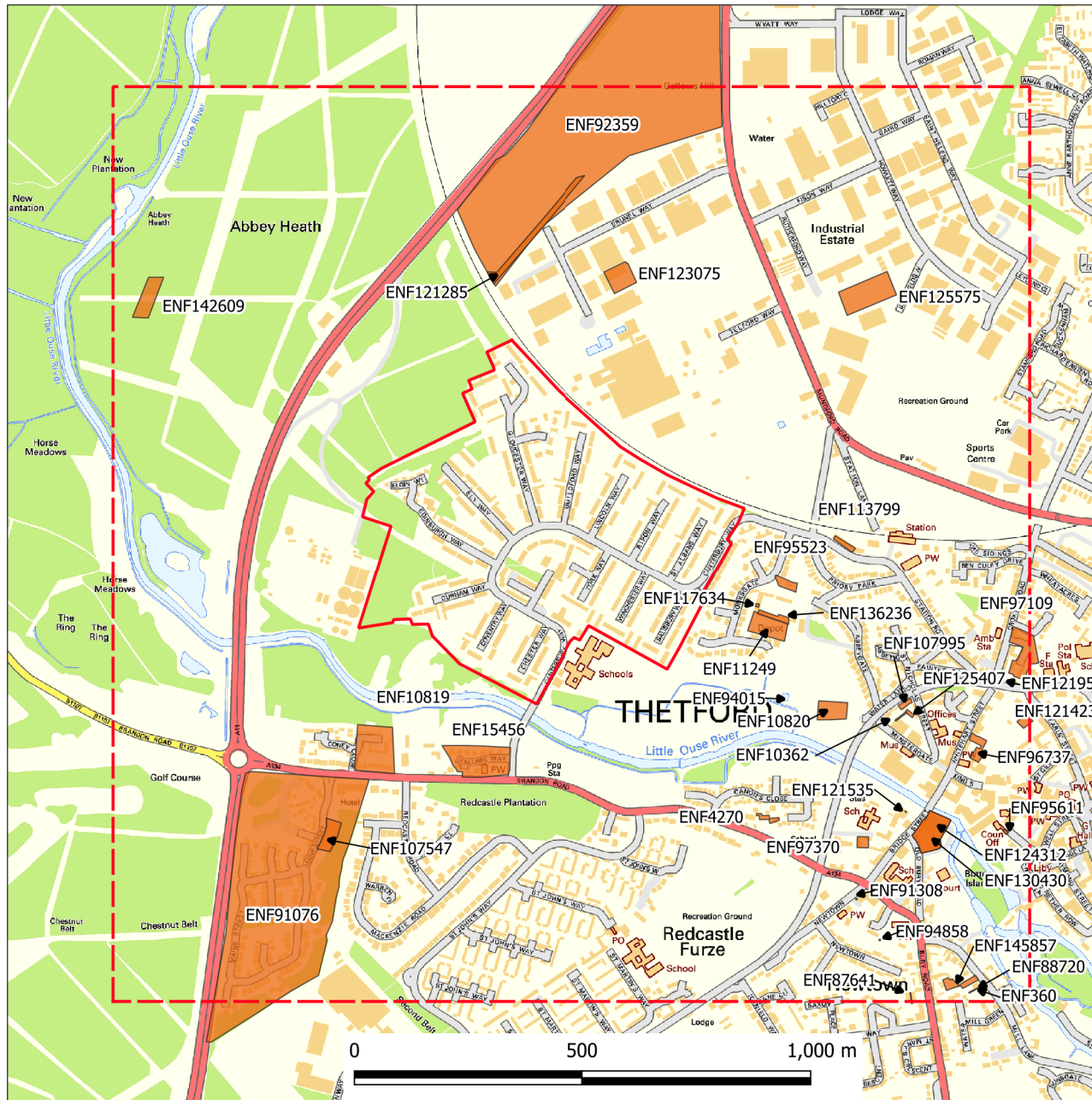
### Point Data - Archaeological Recording Events (NHER)

| HER Ref.  | Description  |
|-----------|--|
| ENF3738   | Excavation by B. Davison south of Red Castle, Thetford, 1964.  |
| ENF13382  | Watching Brief by Norfolk Archaeological Unit at Riverside Walk, Thetford, January 1997  |
| ENF15114  | Watching Brief by Norfolk Archaeological Unit at land opposite Redcastle Furze Middle School, London Road, Thetford, February 1994 |
| ENF15329  | Watching Brief by Norfolk Archaeological Unit at Abbey Gate, Thetford, March 1995  |
| ENF15542  | Watching Brief by Norfolk Archaeological Unit at Howlett Way, Thetford, October 1996   |
| ENF92402  | Watching Brief by Norfolk Archaeological Unit at York Way to Minstergate cycle route, Thetford, November-December 2000             |
| ENF92406  | Watching brief by Archaeological Project Services at 64 Bury Road, Thetford, January-August 2000                                   |
| ENF94804  | Watching Brief by Norfolk Archaeological Unit at Redcastle Furze Playing fields, Thetford, January-February 2003                   |
| ENF103115 | Watching Brief by Norfolk Archaeological Unit at London Road playing fields, Thetford, October 2005                                |
| ENF140804 | Watching Brief by Suffolk Archaeology at Bridge Street, Thetford, May 2016   |

### Key

- Search Area
- Events (Line)





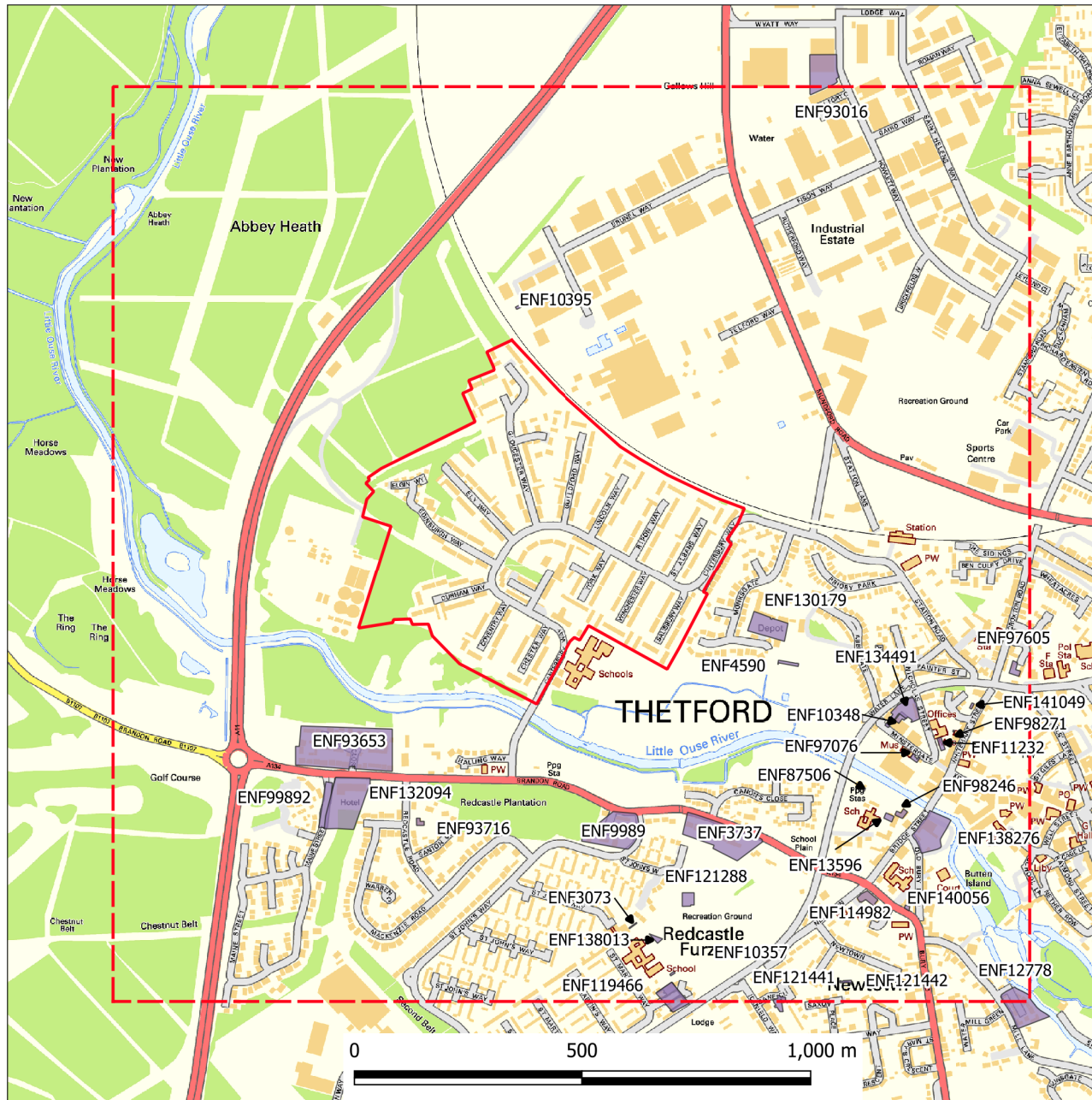
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### Region Data - Evaluations (NHER)

| HER Ref.  | Description   |
|-----------|---|
| ENF360    | Trial Trenching by Norfolk Archaeological Unit at Thetford Moulded Products, Mill Lane, Thetford, January 1980                                  |
| ENF4270   | Trial Trenching by the Department of the Environment at the Priory of the Holy Sepulchre, Thetford, 1969  |
| ENF10362  | Trial trenching by Norfolk Archaeological Unit at Minstergate, Thetford, June-July 1989   |
| ENF10819  | Trial Trenching by Norfolk Archaeological Unit at Brandon Road, Thetford, June-July 1990  |
| ENF10820  | Trial Trenching by Norfolk Archaeological Unit at Thetford Priory Car Park, Thetford, October 1990  |
| ENF11249  | Trial Trenching by Norfolk Archaeological Unit at Abbey Farm, Thetford, August 1991   |
| ENF15456  | Trial Trenching by Wessex Archaeology at The Warren, Thetford, February 1996  |
| ENF87641  | Trial Trenching by Archaeological Project Services at 64 Bury Road, Thetford, May 1999  |
| ENF88720  | Trial Trenching by Norfolk Archaeological Unit at the site of the Old Pulp Mill, Thetford, October 1988   |
| ENF91076  | Rapid Identification Earthwork Survey and Trial Trenching by Norfolk Archaeological Unit at Brandon Road, Thetford, September 1998-January 1999 |
| ENF91308  | Trial Trenching by APS at land between St Mary's Road and Newtown, Thetford, January 2001   |
| ENF92359  | Trial Trenching by Norfolk Archaeological Unit at Alpha Business Park, Mundford Road, Thetford, September-October 2001                          |
| ENF93991  | Trial Trench by Norfolk Archaeological Unit at 3 Minstergate, Thetford, September 2002  |
| ENF94015  | Trial Trenching and Auger Survey by Archaeological Project Services at the Wilderness Pond, Thetford Priory, January-February 2001              |
| ENF94858  | Trial Trench by Cambridgeshire County Council Archaeological Field Unit at land off St Mary's Court, Thetford, May 2003                         |
| ENF95523  | Trial Trenching by Archaeological Solutions on land north of Abbey Barns, Monksgate, Thetford, January 2004                                     |
| ENF96111  | Trial Trench by Norfolk Archaeological Unit at The Bicycle shed, Tanner House, Tanner Street, Thetford, February 2004                           |
| ENF96737  | Trial Trenching by Norfolk Archaeological Unit at White Hart Street Car Park, Thetford, 2004  |
| ENF97109  | Trial Trenching by Norfolk Archaeological Unit at Croxton Road, Thetford, September-October 2004  |
| ENF97370  | Trial Trenching by Norfolk Archaeological Unit at 30 Bridge Street, Thetford, November-December 2004  |
| ENF107547 | Trial Trenching by Norfolk Archaeological Unit at A134 Land off Brandon Road, Thetford, January 2006  |
| ENF107995 | Trial Trenching by Heritage Network on Land between St Nicholas St and Minstergate, Thetford, December 2005                                     |
| ENF113799 | Trial Trenching by Cambridgeshire County Council Archaeological Field Unit at Thetford Station, Canterbury Way, Thetford, June 2006             |
| ENF117634 | Trial Trenching by Chris Birks Archaeological Services at Abbey Farm, Thetford, March-April 2007  |
| ENF121285 | Trial Trench by Norfolk Archaeological Unit at Mundford Road Business Park, Thetford, December 1991   |
| ENF121423 | Trial Trenching by NAU Archaeology at rear of 53 Earl's Street, Thetford, August 2008   |
| ENF121535 | Trial Trenching by Norfolk Archaeological Unit at Thetford Grammar School, Bridge Street, Thetford, April 2005                                  |
| ENF121952 | Trial Trenching by NAU Archaeology at 3 Norwich Road, Thetford, October 2008  |
| ENF123075 | Trial Trench by Suffolk County Council Archaeological Service at 51 Brunel Way, Thetford, June 2009   |
| ENF124312 | Trial Trenching by Suffolk County Council Archaeological Service at the Anchor Hotel Car Park, Thetford, March-April 2010                       |
| ENF125407 | Trial Trenching by NAU Archaeology for the Thetford Bus Station, St Nicholas Street, November 2010  |
| ENF125575 | Trial Trenching by Suffolk County Council Archaeological Service at Brickfield Way, Fison Way Industrial Estate, Thetford, December 2010        |
| ENF130430 | Trial Trenching by Suffolk County Council Archaeological Service at the Anchor Hotel Car Park, Thetford, January-February 2013                  |
| ENF142609 | Trial Trenching by Breckland Palaeolithic Project at probable site of Redhill Pit, Abbey Heath, Thetford, October 2017                          |
| ENF145857 | Trial Trenching by Britannia Archaeology Ltd at land to rear of 57 Bury Road, Thetford, April 2019  |

**Key**

- Search Area
- Evaluations (Region)



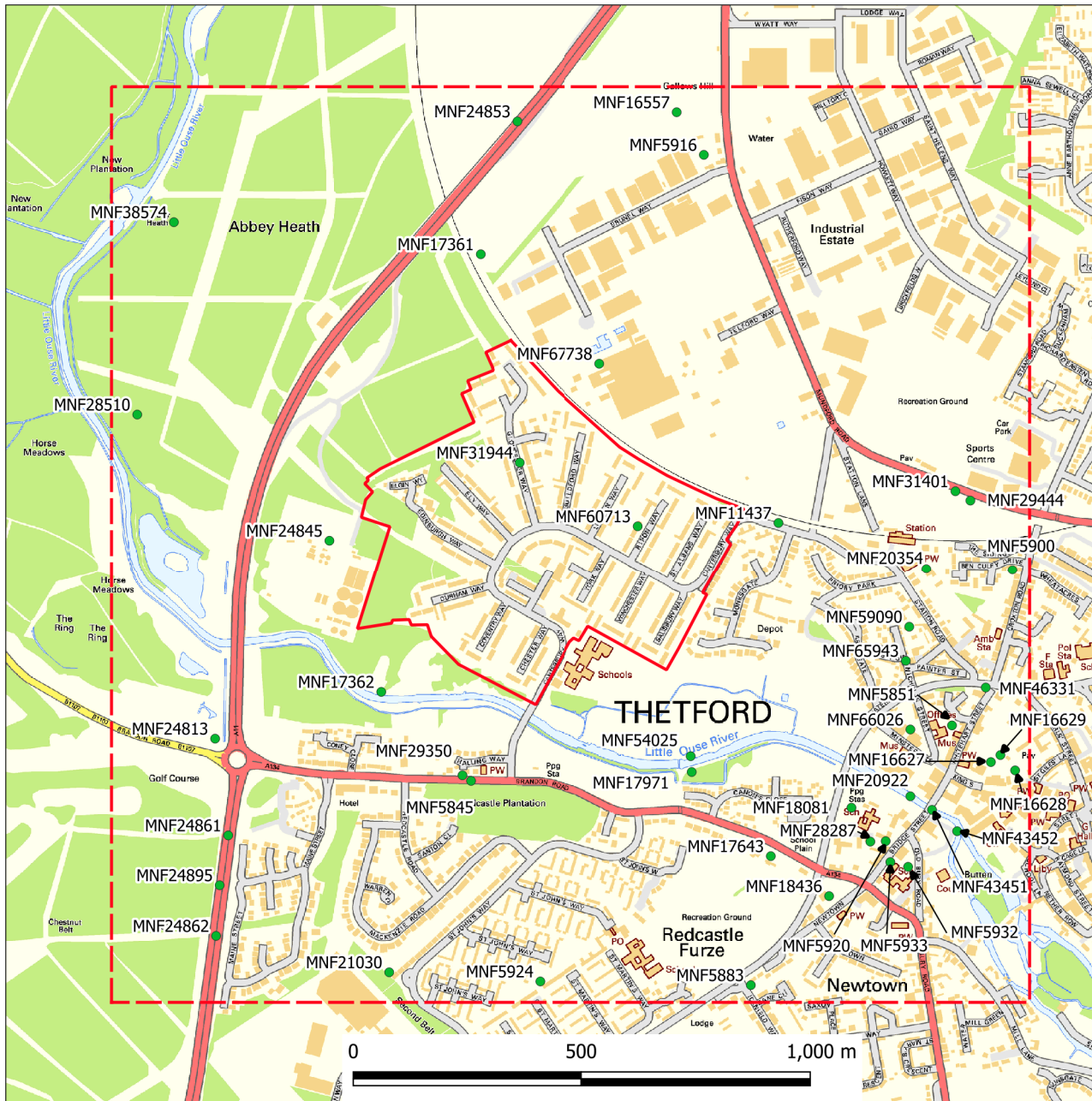
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### Region Data - Excavations (NHER)

| HER Ref.  | Description   |
|-----------|---|
| ENF3073   | Excavation by G. Knocker at the Saxon Town Ditch, Thetford, 1959  |
| ENF3737   | Excavation by B. K. Davison at Brandon Road, Thetford, 1964-1966  |
| ENF4590   | Excavation by Department of the Environment at the Cluniac Priory, Thetford, 1971-1974.   |
| ENF9989   | Excavation by Norfolk Archaeological Unit at Redcastle Furze, Thetford, October 1988-March 1989                                   |
| ENF10348  | Excavation by Norfolk Archaeological Unit at Minstergate, Thetford, September-October 1989  |
| ENF10357  | Excavations by NAU on land opposite Redcastle Furze Primary School (Jubilee Close), Thetford, 1989                                |
| ENF10395  | Salvage excavation by R. Rushbrooke at Brunel Way, Thetford, 1989   |
| ENF11232  | Excavation by Norfolk Archaeological Unit at St Nicholas' Street, Thetford, 1990  |
| ENF12778  | Excavation by Norfolk Archaeological Unit at Mill Lane, Thetford, April-July 1995   |
| ENF13596  | Excavation by Time Team at Thetford Grammar School, Thetford, March 1998  |
| ENF87506  | Excavation and Watching Brief by Norfolk Archaeological Unit at Hayling Path, Thetford, April 1999                                |
| ENF93016  | Excavation by Norfolk Archaeological Unit at Howlett Way, Thetford, September 2001  |
| ENF93653  | Excavation by Cambridgeshire County Council Archaeological Field Unit at land off Brandon Road, Thetford, June-August 2002        |
| ENF93716  | Excavation by Norfolk Archaeological Unit at Woodland, Redcastle Furze, Thetford, July 2002                                       |
| ENF97076  | Excavation by Norfolk Archaeological Unit at 3 Minstergate, Thetford, September-October 2004                                      |
| ENF97605  | Excavation by Norfolk Archaeological Unit at Crown House, Croxton Road, Thetford, January-February 2005                           |
| ENF98246  | Excavation by Norfolk Archaeological Unit at Thetford Grammar School, Bridge Street, Thetford, August 2005                        |
| ENF98271  | Excavation by Norfolk Archaeological Unit at the Ancient House Museum, White Hart Street, Thetford, April 2005                    |
| ENF99892  | Excavation by Norfolk Archaeological Unit at Brandon Road, Thetford, March 1999   |
| ENF100263 | Community Excavation led by Norfolk Archaeological Unit at Redcastle Furze Primary School, St Martin's Way, Thetford, August 2005 |
| ENF114982 | Excavation by Wessex Archaeology at former Vauxhall Garage, Bury Road, Thetford, June-July 2006                                   |
| ENF119466 | Excavation by NAU Archaeology at Jubilee Close, Thetford, November-December 2007  |
| ENF121288 | Excavation by B.K. Davison at Brandon Road, Thetford, 1966  |
| ENF121441 | Excavation by G. Knocker between Bury Road and London Road, Thetford, December 1948-November 1949 (Site 2 North)                  |
| ENF121442 | Excavation by G. Knocker between Bury Road and London Road, Thetford, November-December 1949 (Site 4)                             |
| ENF130179 | Excavation and Watching Brief by Chris Birks Archaeological Services at Abbey Barns, Thetford, 2012                               |
| ENF132094 | Strip Map and Sample Excavation by Pre-Construct Archaeology at Premier Inn, Maine Street, Thetford, 2013                         |
| ENF134491 | Excavation by NPS Archaeology at land between Minstergate and St Nicholas Street, Thetford, June 2014                             |
| ENF138013 | Strip Map and Sample Excavation by Norfolk Archaeological Unit at Redcastle Furze Playing Field, Thetford, January-February 2003  |
| ENF138276 | Excavation and Watching Brief by Suffolk Archaeology at the former Anchor Hotel, Thetford, June 2015-August 2016                  |
| ENF140056 | Strip Map and Sample Excavation by Britannia Archaeology Ltd at land adjacent to 25 Bury Road, Thetford, 2016                     |
| ENF141049 | Excavation by Norvic Archaeology at 31 White Hart Street, Thetford, August 2016   |

### Key

- - - Search Area
- Excavations (Region)



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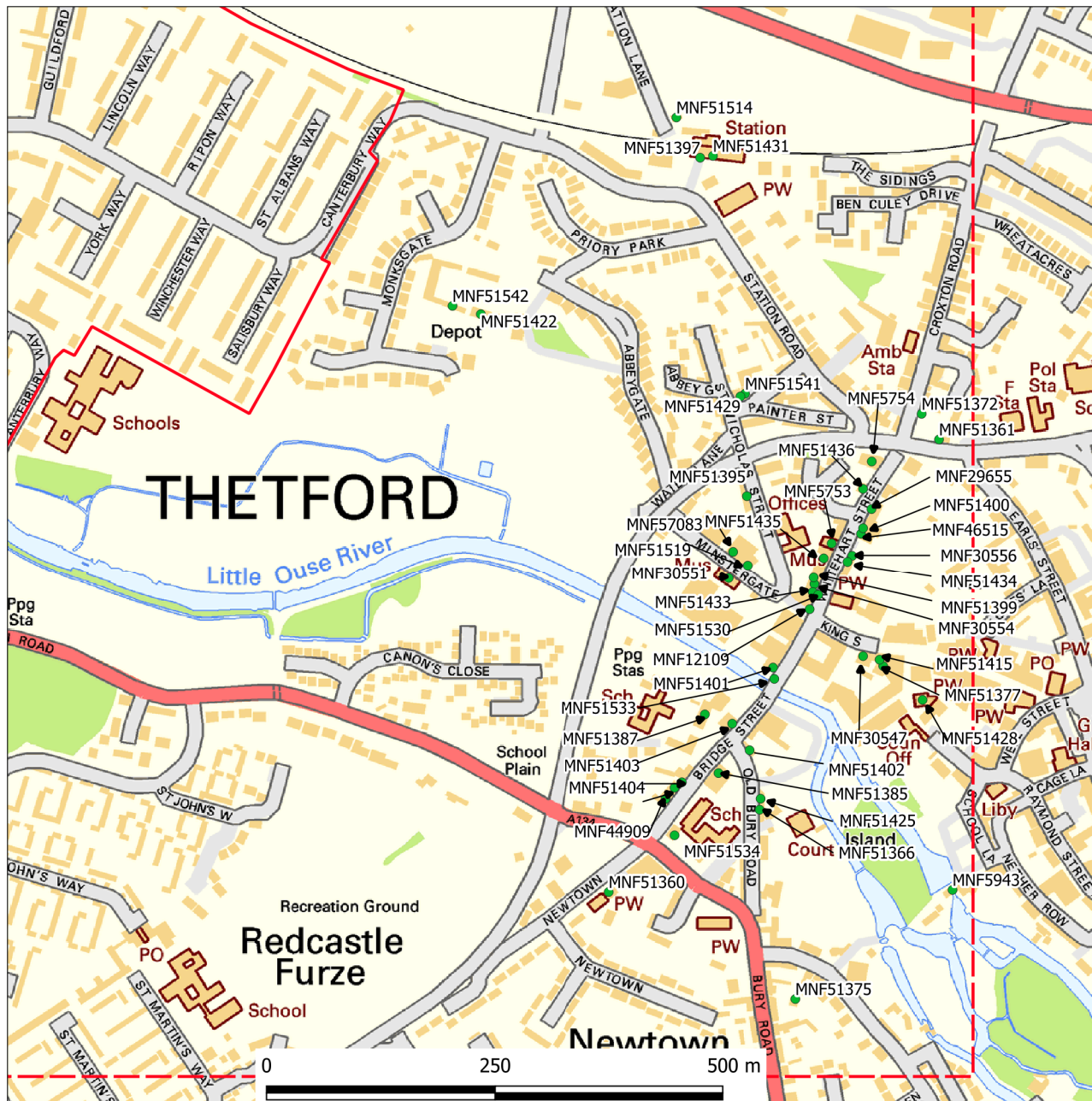
### Point Data - Find Spots (NHER)

| HER Ref. | Description  |
|----------|--|
| MNF11437 | Roman or medieval pottery sherd  |
| MNF16557 | Post medieval buckle   |
| MNF16627 | Medieval pottery sherd, behind King's House                            |
| MNF16628 | Late Saxon pottery sherd   |
| MNF16629 | Medieval pottery sherds  |
| MNF17361 | Medieval Papal seal  |
| MNF17362 | Roman coins and multi-period pottery sherds                            |
| MNF17971 | Saxon pottery sherd  |
| MNF18081 | Roman, Late Saxon, and medieval pottery sherds                         |
| MNF17643 | Late Saxon pottery sherds  |
| MNF18436 | Late Saxon disc brooch   |
| MNF20354 | Byzantine coin, 58 Station Road  |
| MNF21030 | Anglo-Saxon penny  |
| MNF20922 | Medieval coin and jetton, Little Ouse                                  |
| MNF24895 | Late Saxon coin, Thetford Bypass                                       |
| MNF24813 | Post medieval pottery sherds   |
| MNF24845 | Prehistoric flint flake, Borrow Pit                                    |
| MNF24853 | Roman brooch and undated nails, Thetford Bypass                        |
| MNF24861 | Saxon and medieval coins and post medieval cloth seal, Thetford Bypass |
| MNF24862 | Early Saxon brooch and medieval buckle and coin, Thetford Bypass       |
| MNF28510 | Medieval coin  |
| MNF29350 | Roman coin   |
| MNF29444 | Late Saxon bridle cheek-piece  |
| MNF28287 | Saxon pottery sherd, 28-30 Bridge Street                               |
| MNF31401 | Roman coin, Mundford Road Allotments                                   |
| MNF31944 | Roman coin   |
| MNF38574 | Roman belt fitting and medieval coin                                   |
| MNF43451 | Medieval silver finger ring  |
| MNF43452 | Post medieval coin   |
| MNF46331 | Medieval copper alloy coin   |
| MNF54025 | Prehistoric flint flake, from Abbey Meadow                             |
| MNF5900  | Medieval coin, Croxton Road  |
| MNF59090 | Roman coin   |
| MNF5924  | Undated human remains, Cannons Walk                                    |
| MNF5883  | Late Saxon pottery vessel, No. 1 Newtown                               |
| MNF5916  | Undated ivory tool, Mundford Road                                      |
| MNF5920  | Undated human and animal remains, Blackfriars                          |
| MNF5932  | Late Saxon pottery sherds and medieval key                             |
| MNF5933  | Late Saxon pottery sherds  |
| MNF60713 | Medieval coin  |
| MNF5845  | Roman pottery sherds, Brandon Road                                     |
| MNF5851  | Roman jar from the Electric Power Station, St Nicholas Street          |
| MNF65943 | Medieval and post-medieval finds                                       |
| MNF66026 | Late Saxon pottery sherds  |
| MNF67738 | Medieval buckle  |

### Key

- - - Search Area
- Find Spot (Point)





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### Point Data - Historic Buildings (NHER)

| HER Ref. | Period                             | Description   |
|----------|------------------------------------|---|
| MNF12109 | 17th Century to 21st Century       | 1 White Hart Street   |
| MNF29655 | 16th Century to 21st Century       | The Chantry, 22 White Hart Street                                       |
| MNF30547 | Medieval to 21st Century           | 51, King Street   |
| MNF30551 | Early 20th Century to 21st Century | Burrell Museum  |
| MNF30554 | Post Medieval to 21st Century      | 5, White Hart Street  |
| MNF30556 | Post Medieval to 21st Century      | 10 White Hart Street  |
| MNF44909 | 18th Century to 21st Century       | The Limes, 32 Bridge Street   |
| MNF46515 | 18th Century to 21st Century       | 14 White Hart Street, former 18th century theatre and 19th century shop |
| MNF51433 | 18th Century to 21st Century       | Norfolk House, White Hart Street  |
| MNF51434 | Medieval to 21st Century           | 8, White Hart Street  |
| MNF51435 | 18th Century to 21st Century       | 15, 17, 19 and 19A, White Hart Street                                   |
| MNF51436 | 19th Century to 21st Century       | Cintra, including garden wall and railings, White Hart Street           |
| MNF51514 | 19th Century to 21st Century       | Rose Cottage, Station Lane  |
| MNF51519 | 18th Century to 21st Century       | St Nicholas House, Minstergate  |
| MNF51530 | 18th Century to 21st Century       | 3A, White Hart Street   |
| MNF51533 | 18th Century to 21st Century       | Southern gate pier at number 16, Bridge Street                          |
| MNF51534 | 18th Century to 21st Century       | Ivy Lodge, Bridge Street  |
| MNF51541 | 19th Century to 21st Century       | 22 Miller's Lane  |
| MNF51542 | Medieval to 21st Century           | Farm building to west of Abbey Farm Cottage on Monksgate                |
| MNF51360 | 19th Century to 21st Century       | The Presbytery, New Town  |
| MNF51361 | 18th Century to 21st Century       | 3, 5 and 7, Norwich Road  |
| MNF51366 | 19th Century to 21st Century       | 3 and 5, Bury Road  |
| MNF51372 | 19th Century to 21st Century       | Almshouses including surrounding wall and outbuildings, Croxton Road    |
| MNF51375 | 19th Century to 21st Century       | 10 Garden Place   |
| MNF51377 | 18th Century to 21st Century       | 41, King Street   |
| MNF51382 | 19th Century to 21st Century       | 80 and 81, Brandon Road   |
| MNF51385 | 19th Century to 21st Century       | School House, Thetford Grammar School                                   |
| MNF51386 | 18th Century to 21st Century       | 30 Bridge Street  |
| MNF51387 | Medieval to 21st Century           | Thetford Grammar School Library and attached former stable              |
| MNF51395 | 18th Century to 21st Century       | Warehouse, St Nicholas Street   |
| MNF51397 | Mid 20th Century to 21st Century   | K6 telephone kiosk, adjacent to Thetford Railway Station                |
| MNF51399 | 18th Century to 21st Century       | 7, White Hart Street  |
| MNF51400 | 18th Century to 21st Century       | 18 White Hart Street  |
| MNF51401 | 17th Century to 21st Century       | Bridge House, including outbuildings and gate pier, Bridge Street       |
| MNF51402 | 18th Century to 21st Century       | 17 Bridge Street  |
| MNF51403 | 18th Century to 21st Century       | Losinga, Bridge Street  |
| MNF51404 | 18th Century to 21st Century       | 28 Bridge Street  |
| MNF51415 | 18th Century to 21st Century       | 45, King Street   |
| MNF51422 | Medieval to 21st Century           | Abbey Farm Cottage and barns, Monksgate                                 |
| MNF51425 | 19th Century to 21st Century       | Frickley Villa, Old Bury Road   |
| MNF51428 | 19th Century to 21st Century       | Methodist Church, Riverside Walk  |
| MNF51429 | 19th Century to 21st Century       | 62 and 64, St Nicholas Street   |
| MNF51431 | 19th Century to 21st Century       | Thetford Railway Station, Station Road                                  |
| MNF57083 | 19th Century to Early 20th Century | Former factory of Charles Burrell and Son                               |
| MNF5753  | Medieval to 21st Century           | Ancient House Museum, White Hart Street                                 |
| MNF5754  | Post Medieval to 21st Century      | Thomas Paine Hotel (formerly Grey Gables)                               |
| MNF5943  | 17th Century to 21st Century       | Pit Mill or Coffee Mill   |

### Key

- - - Search Area
- Historic Buildings (Point)



Point Data - Historic Buildings (NHER)

| HER Ref. | Period                       | Description             |
|----------|------------------------------|-------------------------|
| MNF51382 | 19th Century to 21st Century | 80 and 81, Brandon Road |

Key

- - - Search Area
- Historic Buildings (Point)

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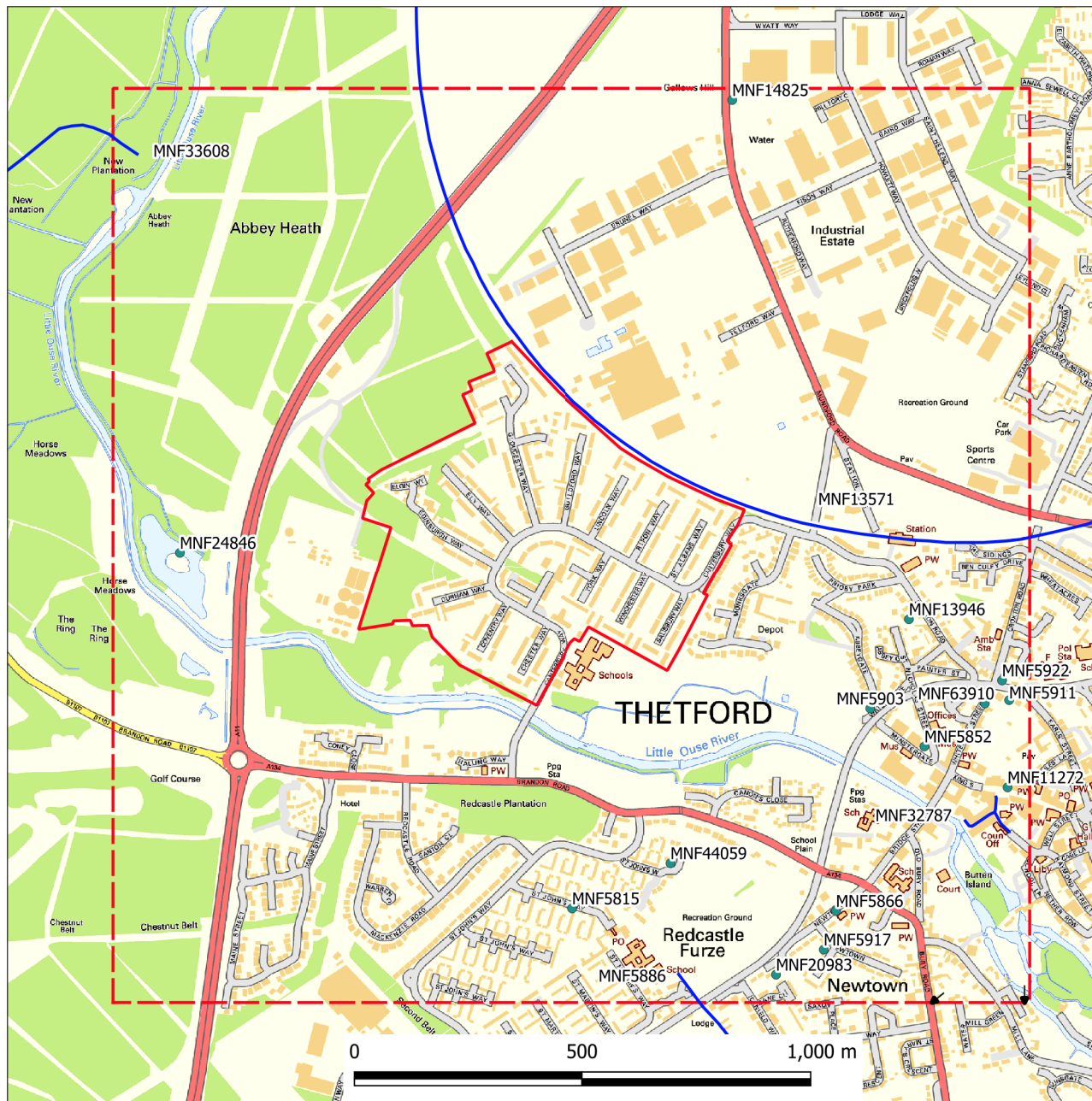
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### Region Data - Historic Buildings (NHER)

| HER Ref. | Period                           | Description   |
|----------|----------------------------------|---|
| MNF1109  | 16th Century to 21st Century     | Former post medieval terraces, Painter Street                           |
| MNF12113 | 19th Century to 21st Century     | 37 Bury Road  |
| MNF13263 | Medieval to 21st Century         | The Bell Inn, King Street   |
| MNF14175 | Late Saxon to 21st Century       | St Mary's Roman Catholic Church and undated burials                     |
| MNF15638 | 16th Century to 21st Century     | 2, 4 and 6, White Hart Street   |
| MNF30546 | 19th Century to 21st Century     | Town Bridge   |
| MNF30552 | Post Medieval to 21st Century    | 13A, Tanner Street  |
| MNF30555 | 16th Century to 21st Century     | 9 and 11, White Hart Street   |
| MNF31874 | Medieval to 21st Century         | Kings Head Inn, White Hart Street                                       |
| MNF45694 | 19th Century to 21st Century     | 27, 29 Bury Road  |
| MNF47568 | 17th Century to 21st Century     | 20 White Hart Street  |
| MNF51432 | 18th Century to 21st Century     | Tanner House, Tanner Street   |
| MNF51532 | 18th Century to 21st Century     | 2 and 4, Bridge Street  |
| MNF51367 | 19th Century to 21st Century     | 59 to 71 (odd), Bury Road   |
| MNF51378 | 18th Century to 21st Century     | 47 and 49, King Street  |
| MNF51381 | 18th Century to 21st Century     | 20 and 22, Abbey Green  |
| MNF51383 | 18th Century to 21st Century     | 6 and 8, Bridge Street  |
| MNF51384 | 18th Century to 21st Century     | 12 and 14, Bridge Street  |
| MNF51388 | 19th Century to 21st Century     | 50 to 62 (even), Bury Road  |
| MNF51394 | 19th Century to 21st Century     | 37 and 39, St Nicholas Street   |
| MNF51396 | 19th Century to 21st Century     | The Railway Tavern Public House   |
| MNF51398 | 18th Century to 21st Century     | 13 and 15, Water Lane   |
| MNF51421 | 19th Century to 21st Century     | 12 and 16, Mill Lane  |
| MNF5752  | 17th Century to 21st Century     | King's House  |
| MNF5907  | Late Saxon to 21st Century       | St Peter's Church, Thetford   |
| MNF5909  | Late Saxon to Late 20th Century  | St Mary the Less Church, Thetford                                       |
| MNF5942  | 17th Century to 21st Century     | Fulmerston's Almshouses, Old Bury Road                                  |
| MNF65334 | 19th Century to 21st Century     | Post medieval signal box  |
| MNF67828 | Late Saxon to 21st Century       | Post-medieval building incorporating potentially Late Saxon stone cross |
| MNF71045 | 19th Century to Mid 20th Century | 19th-century factory building   |

### Key

- - - Search Area
- Historic Buildings (Region)



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### Point Data - Heritage Assets (NHER)

| HER Ref. | Period                   | Description  |
|----------|--------------------------|--|
| MNF11272 | Unknown                  | Undated drain, King Street                                       |
| MNF13946 | Medieval to 19th Century | Medieval/post medieval chalk mine                                |
| MNF14825 | Roman                    | Roman coin hoard   |
| MNF20983 | Late Saxon               | Saxon floor surface, hearth and pottery sherds, 7 Newtown        |
| MNF24846 | Prehistoric              | Prehistoric flint flakes and pot boilers, Borrow Pit             |
| MNF44059 | Undated                  | Possible Saxon or medieval human and animal remains, Canons Walk |
| MNF5815  | Neolithic                | Neolithic pottery sherds and undated chalk floor.                |
| MNF5852  | Roman                    | Roman tessellated floor/hypocaust                                |
| MNF5866  | Late Saxon               | Late Saxon rubbish pit, London Road                              |
| MNF5903  | Medieval                 | Medieval burials, Abbey House grounds                            |
| MNF5911  | Medieval to 21st Century | Site of St Andrew's Church, The Wilderness, Thetford             |
| MNF5917  | Undated                  | Undated human remains and coins, 25 Newtown                      |
| MNF5922  | Medieval                 | Site of St Andrew's Cross and human skeletal remains             |
| MNF63910 | World War Two            | World War Two Spigot Mortar emplacement                          |

### Line Data - Heritage Assets (NHER)

| HER Ref. | Period                        | Description  |
|----------|-------------------------------|--|
| MNF13571 | 19th Century to 21st Century  | Norfolk Railway (Yarmouth, Norwich and Brandon)                      |
| MNF32787 | Unknown                       | Undated cobbled surface, Riverside Walk pipe trench                  |
| MNF33608 | Post Medieval to 21st Century | Post medieval to modern boundary bank, partly within Thetford Warren |
| MNF5886  | Late Saxon to 19th Century    | Late Saxon town ditch and post medieval bank                         |

### Key

- - - Search Area
- Heritage Assets (Point)
- Heritage Assets (Line)

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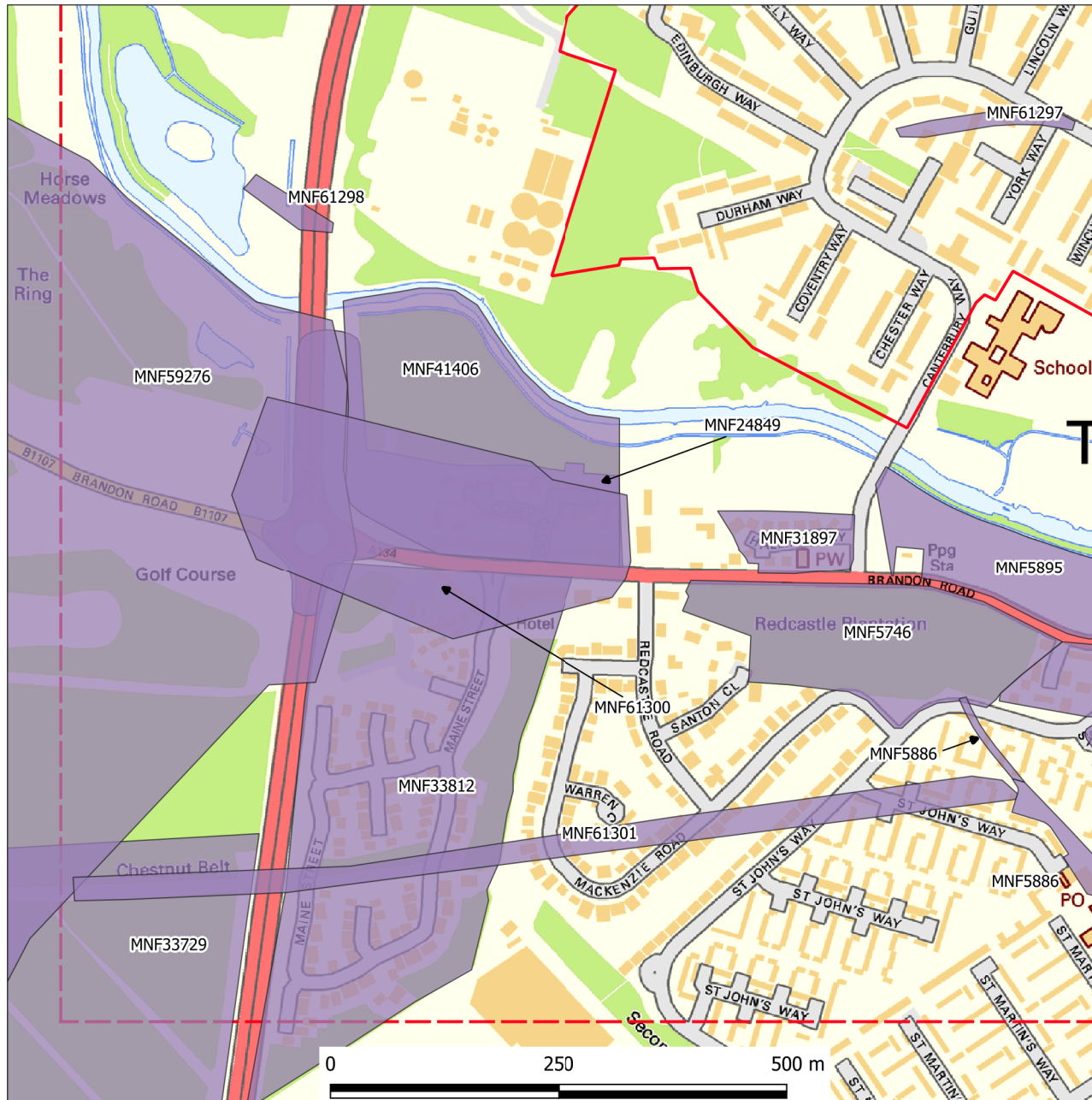
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### Point Data - Historic Buildings (NHER)

| HER Ref. | Period                             | Description  |
|----------|------------------------------------|--|
| MNF13571 | 19th Century to 21st Century       | Norfolk Railway (Yarmouth, Norwich and Brandon)  |
| MNF14285 | Post Medieval                      | Site of post medieval brick kilns  |
| MNF15250 | 18th Century to 19th Century       | Site of post medieval windmill   |
| MNF17394 | Undated                            | Undated ditch, Thetford Station  |
| MNF25154 | Early Neolithic to Early Saxon     | Neolithic hearth, Iron Age ditch and Early Saxon inhumation cemetery, Brunel Way                       |
| MNF30258 | Lower Palaeolithic to Roman        | Roman field system and kiln, prehistoric, Roman, medieval and post medieval finds, Alpha Business Park |
| MNF32116 | Lower Palaeolithic to 19th Century | Prehistoric flint and post medieval drains, Howlett Way  |
| MNF32170 | World War Two                      | World War Two type 22 pillbox, above railway station   |
| MNF40899 | Unknown                            | Undated linear features, Howlett Way   |
| MNF43141 | Early Bronze Age to Medieval       | Probable medieval extractive pit at Monks Gate, land north of Abbey Barns                              |
| MNF49993 | Post Medieval                      | Post medieval ditch and drain, Thetford Station, Canterbury Way  |
| MNF57122 | 19th Century to Late 20th Century  | Site of waterworks, Mundford Road  |
| MNF5744  | Lower Palaeolithic to 19th Century | Roman mound (possibly a barrow) and post medieval gallows, Gallows Hill                                |
| MNF5944  | 18th Century to Early 20th Century | Site of post medieval brickworks   |
| MNF61290 | World War Two                      | World War Two military accommodation and training site   |
| MNF61293 | World War Two                      | World War Two type 22 pillbox  |
| MNF61294 | World War Two                      | World War Two practice trenches  |
| MNF61297 | Unknown                            | Possible linear ditch croppark   |

### Key

- - - Search Area
- Heritage Assets (Region)



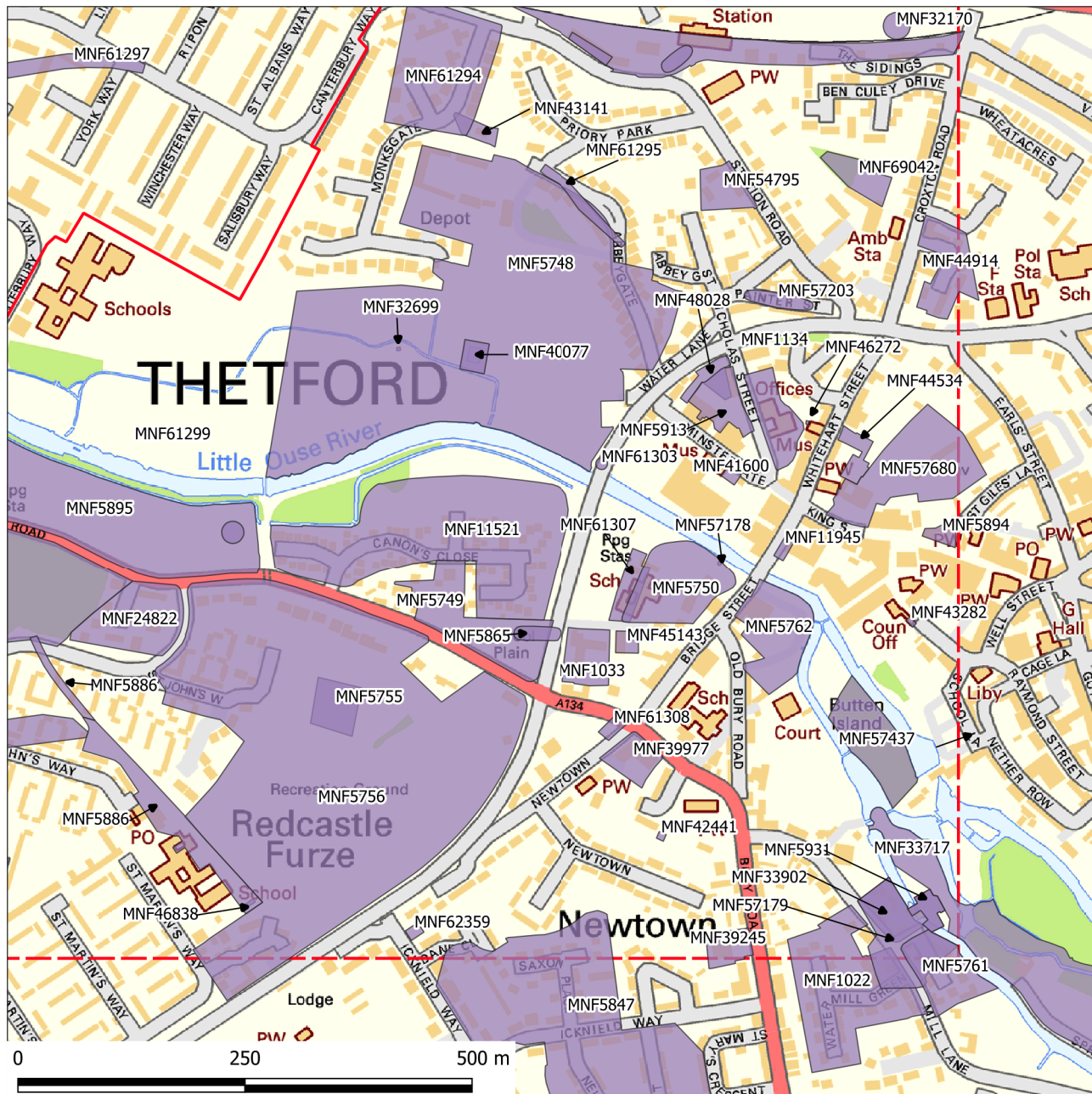
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### Point Data - Historic Buildings (NHER)

| HER Ref. | Period                             | Description   |
|----------|------------------------------------|---|
| MNF24822 | Lower Palaeolithic to Medieval     | Prehistoric, Roman, Early Saxon, Middle Saxon, Late Saxon and medieval remains, Redcastle Furze                                   |
| MNF24849 | Upper Palaeolithic to Middle Saxon | Upper Palaeolithic, Roman, Early Saxon and Middle Saxon activity, Brandon Road  |
| MNF31897 | Lower Palaeolithic to 19th Century | Roman ditches containing pottery and armlets, The Warren  |
| MNF33729 | Bronze Age                         | Earthworks of the Lakenheath Way, undated banks and pits  |
| MNF33812 | Lower Palaeolithic to 19th Century | Early Saxon settlement and multi period finds, Brandon Road   |
| MNF41406 | Lower Palaeolithic to Medieval     | Prehistoric: flint-working site and crouched inhumation, Roman farmstead, Early Saxon settlement and Middle Saxon industrial site |
| MNF5746  | Roman to Medieval                  | Red Castle, Theford   |
| MNF5756  | Upper Palaeolithic to 19th Century | Prehistoric: pits, Iron Age settlement, Saxon town area, and medieval industrial activity   |
| MNF5886  | Late Saxon to 19th Century         | Late Saxon town ditch and post medieval bank  |
| MNF5895  | Early Saxon to Medieval            | Saxon burials and medieval features, area of Saxon town north of Redcastle  |
| MNF59276 | Medieval                           | Theford Warren  |
| MNF61297 | Unknown                            | Possible linear ditch cropmark  |
| MNF61298 | Unknown                            | Possible linear bank earthwork  |
| MNF61300 | Medieval to 19th Century           | Earthwork banks and ditches   |
| MNF61301 | Medieval to 19th Century           | Earthwork banks, part of possible road  |

### Key

- - - Search Area
- Heritage Assets (Region)



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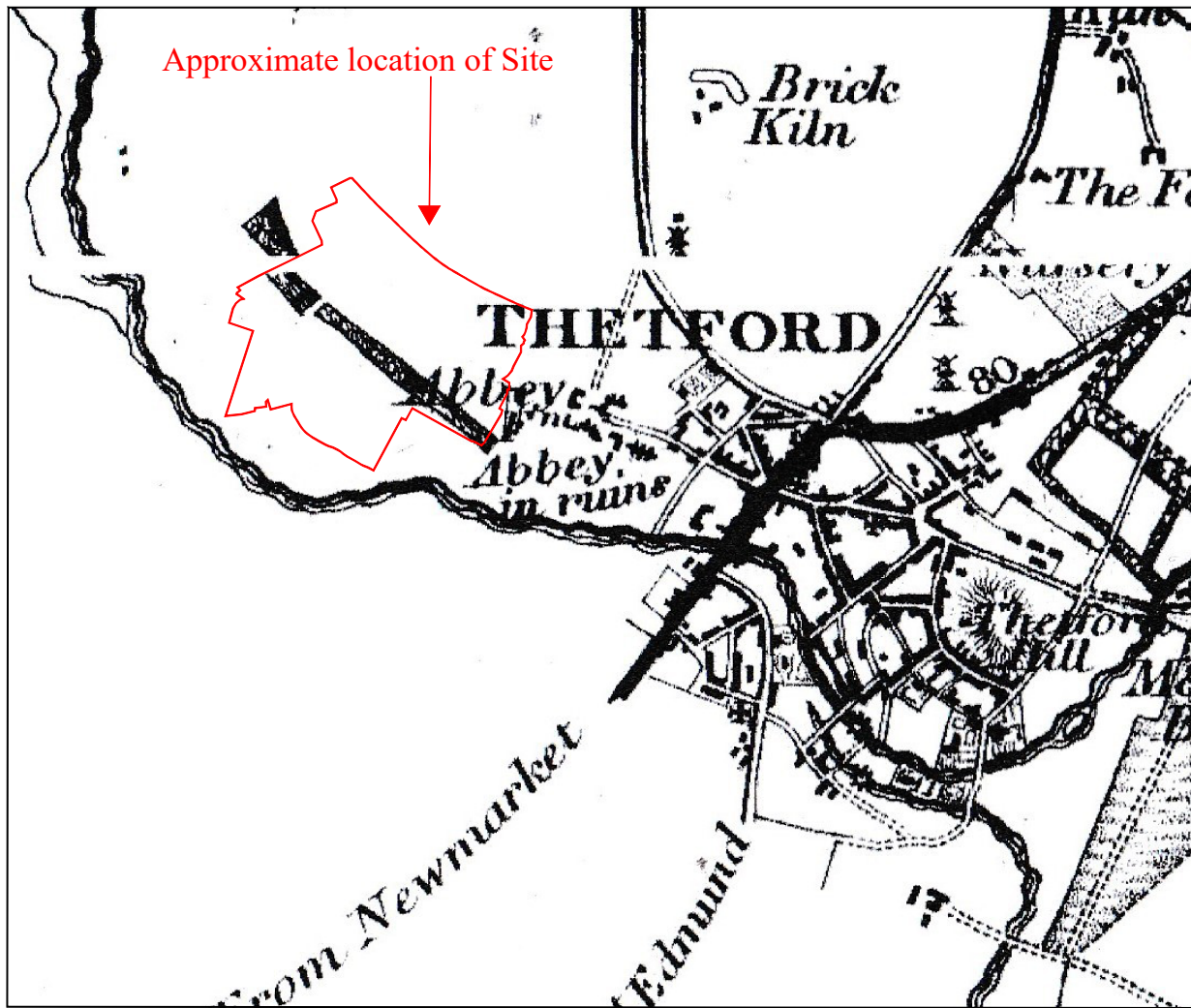
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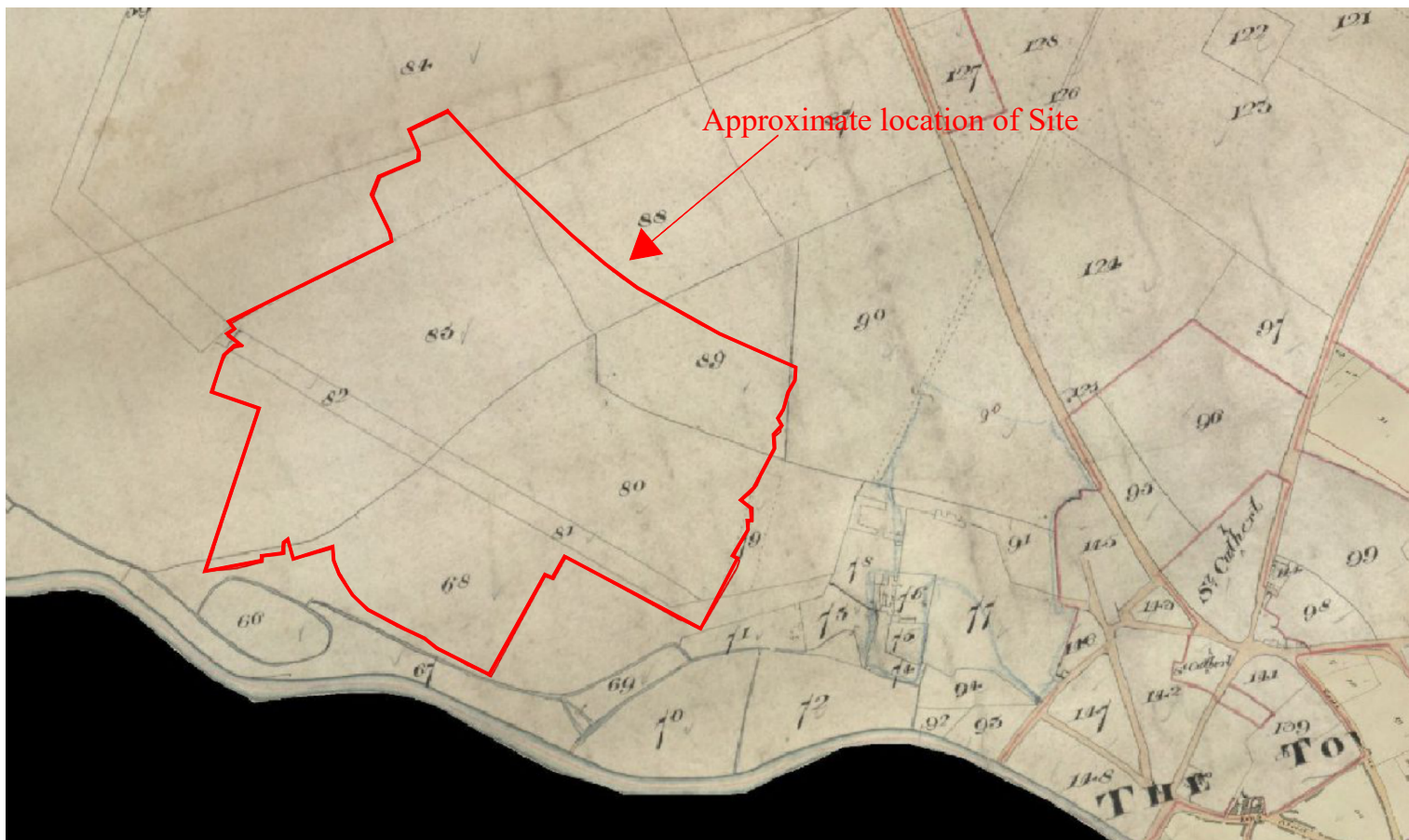
| HER Ref. | Period                                  | Description  |
|----------|---|--|
| MNF1022  | Late Saxon to Medieval                  | Site of St Etheldreda's Church and Saxon occupation site, part of Scheduled Saxon town area                                      |
| MNF1033  | Undated                                 | Saxon and medieval pottery sherds and site of possible inhumation, St Mary's Road (London Road)                                  |
| MNF1134  | Early Mesolithic to 19th Century        | Mesolithic findspot, Roman farmstead or settlement, Late Saxon inhumation and medieval to post medieval occupation debris        |
| MNF11521 | Late Saxon to 19th Century              | Undated pits, wall, well and multi-period finds, Canons' Close   |
| MNF11945 | Medieval to 16th Century                | Site of St Mary's and St Julian's Hospital, Bridge Street  |
| MNF13571 | 19th Century to 21st Century            | Norfolk Railway (Yarmouth, Norwich and Brandon)  |
| MNF17394 | Undated                                 | Undated ditch, Thetford Station  |
| MNF24822 | Lower Palaeolithic to Medieval          | Prehistoric, Roman, Early Saxon, Middle Saxon, Late Saxon and medieval remains, Redcastle Furze                                  |
| MNF32170 | World War Two                           | World War Two type 22 pillbox, above railway station   |
| MNF32699 | World War Two                           | World War Two spigot mortar emplacement and weapon pit   |
| MNF33717 | 19th Century to 21st Century            | Spring Walks   |
| MNF33902 | Medieval to 19th Century                | Medieval building remnants and multi period pottery sherds, Mill Lane East   |
| MNF39245 | Late Saxon to 19th Century              | Saxon metal working site with medieval pits and inhumations, 64 Bury Road  |
| MNF39977 | Early Saxon to Mid 20th Century         | Late Saxon butchery site   |
| MNF40077 | Lower Palaeolithic to 21st Century      | Thetford Priory Wilderness Pond  |
| MNF41600 | Lower Palaeolithic to 19th Century      | Prehistoric burial and Saxon/medieval occupation at 3 Minstergate  |
| MNF42441 | Late Saxon to 19th Century              | Late Saxon pit and post medieval cobbled surface, land off St Mary's Court   |
| MNF43141 | Early Bronze Age to Medieval            | Probable medieval extractive pit at Monks Gate, land north of Abbey Barns  |
| MNF43282 | Medieval to 19th Century                | Undated occupation debris, Tamner House  |
| MNF44534 | Lower Palaeolithic to 19th Century      | Saxon pits and medieval to post medieval building remains, White Hart Street   |
| MNF44914 | Lower Palaeolithic to 19th Century      | Medieval burials and quarry pit at Crown House, Croxton Road   |
| MNF45143 | Early Neolithic to 19th Century         | Neolithic flints, Late Saxon occupation and metalworking site, 30 Bridge Street  |
| MNF46272 | Late Saxon to 19th Century              | Late Saxon, medieval and post medieval pits and medieval wall behind the Ancient House Museum                                    |
| MNF46838 | Late Neolithic to 19th Century          | Post medieval bank, Redcastle Furze Primary School   |
| MNF48028 | Lower Palaeolithic to Late 20th Century | Possible Late Saxon to medieval quarry pits, late medieval rubbish pit, and post medieval features.                              |
| MNF49993 | Post Medieval                           | Post medieval ditch and drain, Thetford Station, Canterbury Way  |
| MNF54795 | Post Medieval                           | Possible post-medieval foundation, Station Road  |
| MNF57178 | World War Two                           | Pillbox at Thetford Grammar School   |
| MNF57179 | 19th Century to Late 20th Century       | Site of the Thetford Paper Mill and the Thetford Patent Pulp Manufacturing Co (later Thetford Moulded Products)                  |
| MNF57203 | Early Neolithic to Medieval             | Undated flint mine   |
| MNF57437 | Post Medieval to 21st Century           | Lunnam Meadow  |
| MNF5746  | Roman to Medieval                       | Red Castle, Thetford   |
| MNF5748  | Medieval to 21st Century                | Site of Clinic Priory (Priory of Our Lady) at Abbey Barns  |
| MNF5749  | Late Saxon to 19th Century              | Ruins of the Priory of the Holy Sepulchre, Late Saxon occupation debris and possible site of Late Saxon or early medieval church |
| MNF5750  | Early Saxon to 21st Century             | Site of Cathedral, Churches of Great St Mary and Holy Trinity, Domus Dei and Blackfriars, Thetford Grammar School                |
| MNF5755  | Early Saxon to Medieval                 | Possible site of St John's Church or St Lawrence's Church, Thetford  |
| MNF5756  | Upper Palaeolithic to 19th Century      | Prehistoric pits, Iron Age settlement, Saxon town area, and medieval industrial activity   |
| MNF5761  | Late Saxon to Medieval                  | Late Saxon to medieval pits and early medieval ditch   |
| MNF5762  | Lower Palaeolithic to 21st Century      | Late Saxon, medieval and post-medieval features  |
| MNF57680 | Roman to 21st Century                   | King's House Gardens   |
| MNF5847  | Lower Palaeolithic to 19th Century      | Area of Saxon town with occupation and pottery/metalwork production sites, St Mary's Estate                                      |
| MNF5865  | Late Saxon to Medieval                  | Late Saxon road, ditches and pits, School Plain  |
| MNF5886  | Late Saxon to 19th Century              | Late Saxon town ditch and post medieval bank   |
| MNF5894  | Late Saxon to 19th Century              | Site of St Giles' Church, Thetford   |
| MNF5895  | Early Saxon to Medieval                 | Saxon burials and medieval features, area of Saxon town north of Redcastle   |
| MNF5913  | Late Saxon to 19th Century              | Site of St Nicholas' Church  |
| MNF5931  | Medieval to 21st Century                | Former Bishop's Mill or St Audrey's Mill and site of early cloth mill  |
| MNF61294 | World War Two                           | World War Two practice trenches  |
| MNF61295 | Medieval to 19th Century                | Earthwork bank, possible northern boundary of Clinic Priory  |
| MNF61297 | Unknown                                 | Possible linear ditch cropmark   |
| MNF61299 | Unknown                                 | Possible ring ditch cropmark   |
| MNF61301 | Medieval to 19th Century                | Earthwork banks, part of possible road   |
| MNF61303 | World War Two                           | World War Two type 22 pillbox  |
| MNF61307 | World War Two                           | World War Two underground shelters in the grounds of Thetford Grammar School   |
| MNF61308 | World War Two                           | World War Two emergency water tank   |
| MNF62359 | Late Saxon to World War Two             | Late Saxon and early medieval pottery and World War Two air raid shelter   |
| MNF69042 | Medieval to 19th Century                | Possible medieval pit and evidence for post-medieval quarrying   |

**Key**

- Search Area
- Heritage Assets (Region)











**APPENDIX A**  
**OASIS SUMMARY FORM**

# OASIS DATA COLLECTION FORM: England

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**OASIS ID: withamar1-411626**

## Project details

|  |  |
|--|--|
| Project name                           | Abbey Estate, Thetford, Norfolk  |
| Short description of the project       | This report presents the results of research carried out by Witham Archaeology in relation to the redevelopment of Abbey Estate, Thetford. The report, commissioned Flagship Housing, will inform the local planning authority in deciding the scope of for further archaeological works prior to the determination of a planning application. The area of the proposed development, covering approximately 36 hectares, is located at the north-western edge of Thetford. Most of the area of the Site is occupied by a housing estate, built from mid 20th century. Spot finds have been made within Abbey Estate dating to the Prehistoric, Roman and medieval periods, Areas of significant archaeological remains have been identified in the nearby area, including Abbey Heath to the west of the Site, where over 6000 prehistoric flint implements were found and the scheduled sites of the medieval Cluniac Priory to the east, the remains of the Roman settlement and Saxon town. This investigation identified a high potential for archaeology remains to be present on the Site. |
| Project dates                          | Start: 24-09-2020 End: 04-01-2021  |
| Previous/future work                   | No / Not known   |
| Any associated project reference codes | ENF148457 - HER event no.  |
| Type of project                        | Desk based assessment  |
| Current Land use                       | Other 3 - Built over   |
| Monument type                          | N/A None   |
| Significant Finds                      | N/A None   |
| Methods & techniques                   | ""Documentary Search"", ""Visual Inspection""  |
| Development type                       | Housing estate   |
| Prompt                                 | Voluntary/self-interest  |

## Project location

|                  |   |
|------------------|---|
| Country          | England   |
| Site location    | NORFOLK BRECKLAND THETFORD Abbey Estate, Thetford, Norfolk                |
| Study area       | 36 Hectares   |
| Site coordinates | TL 86086 83644 52.41863611777 0.736759124291 52 25 07 N 000 44 12 E Point |

## Project creators

|                      |                        |
|----------------------|------------------------|
| Name of Organisation | Witham Archaeology Ltd |
|----------------------|------------------------|

|                              |  |
|------------------------------|--|
| Project brief originator     | Self (i.e. landowner, developer, etc.) |
| Project design originator    | Russell Trimble                        |
| Project director/manager     | Russell Trimble                        |
| Project supervisor           | Filipe Santos                          |
| Type of sponsor/funding body | Developer                              |
| Name of sponsor/funding body | Flagship Housing                       |

### Project archives

|                           |  |
|---------------------------|--|
| Physical Archive Exists?  | No   |
| Digital Archive recipient | Norfolk Museums Service                      |
| Digital Archive ID        | ENF148457                                    |
| Digital Contents          | "none"                                       |
| Digital Media available   | "Images raster / digital photography","Text" |
| Paper Archive Exists?     | No   |

### Project bibliography 1

|                               |  |
|-------------------------------|--|
| Publication type              | Grey literature (unpublished document/manuscript)      |
| Title                         | Abbey Estate, Thetford, Norfolk. Desk-Based Assessment |
| Author(s)/Editor(s)           | Santos, F.   |
| Other bibliographic details   | 416  |
| Date                          | 2021   |
| Issuer or publisher           | Witham Archaeology                                     |
| Place of issue or publication | Ruskington   |
| Description                   | A4 comb binder   |
| Entered by                    | Filipe Santos (info@withamarchaeology.co.uk)           |
| Entered on                    | 4 January 2021   |

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