

NORFOLK ARCHAEOLOGICAL UNIT

Report No. 840

**An Archaeological Desk Based Assessment of
Abbey Farm, Thetford**

5748 THD

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July 2003

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Location: Abbey Farm, Thetford
Grid Ref: TL 865 835
HER No.: 5748
SAM No.: Norfolk 21420
Date of work: June 2003

Summary

Proposals to develop Abbey Farm, which constitutes the Outer Court of St. Mary's Priory in Thetford, may affect deposits of archaeological significance within the two extant late medieval buildings and the courtyard area, both of which lay within the area of suggested building work.

1.0 Introduction

Fig. 1

The site lies to the north-west of the Anglo-Saxon fortified town of Thetford, within the former precinct of the medieval Cluniac priory, established just outside the walled area, and close to the Priory Gatehouse, which still stands.

This report was commissioned by Purcell Miller Tritton of Colchester on behalf of their clients, HG Development.

This archaeological deskbased assessment was undertaken in accordance with a Brief issued by Norfolk Landscape Archaeology (NLA Ref: ARJH 25/4/03) and a Project Design prepared by the Norfolk Archaeological Unit (NAU Ref:AS/1599 May 2003).

Areas of Proposed Development

Fig. 2

The proposal involves four areas

Area 1 to the south of the two medieval buildings, is intended to be left as open space. It contains a north-to-south service run.

Area 2 involves conversion of the existing Breckland District Council barns, including two late-medieval timber-framed buildings (Units 1 and 2, 3 and 4) and new build for Units 5-7, 14-17, within existing structures (Units 5-7, 14-16) and former structures (Units 16-17).

Area 3, currently a carpark and grassed area is intended to be left open (this area contains complex service runs for the adjacent area).

Area 4 involves the construction of four dwellings A-A, B-B on the green (the medieval Monks' Green) outside the former precinct and depot.

It should be noted that the precinct wall no longer survives above ground within the development area; the line of the precinct wall passes below the car park, just outside the BDC depot and continues as the line of the wall to the present barn west of the entrance.

The work was designed to assist in defining the character and extent of any archaeological remains within the proposed redevelopment area, following the

guidelines set out in *Planning and Policy Guidance 16 — Archaeology and Planning* (Department of the Environment 1990). The results will enable decisions to be made by the Local Planning Authority with regard to the treatment of any archaeological remains found.

No detailed fieldwork has been carried out in connection with this study, nor has reference been made to Listed Buildings information or other present planning constraints.

2.0 Geology and Topography

The site lies on a gentle slope running down to the river to the south-west. The geology here is a chalk-sand drift with pockets of sand and flints. At Abbey Farm, the slope has been levelled to some extent by recent dumping of modern soils towards the south-west (river end) of the site, where there had once been a pond. The site lies at about 15m OD within the BDC yard. Within the site, the surface drops some 4m from the north towards the river at the south.

3.0 Archaeological and Historical Background

Introduction

Fig. 1

Thetford was an important Late Saxon town, with defences on both sides of the river. A castle was established on the east side of the town by the Sheriff, Roger Bigod in the 1070s and the bishopric centred here for some twenty years between 1071 and 1094. Early medieval Thetford also lay on a pilgrimage route and was therefore central to Norfolk and its administration in the 11th century.

In 1104 Roger Bigod established a Cluniac Priory in Thetford, on the south side of the river, moving it to the present site on the north bank in 1107, just outside the Late Saxon town defences on the west side. The main church and claustral buildings lay to the south, closer to the river, to the north lay the Outer Court, the centre of estate administration for the priory. Since the Dissolution, the Outer Court became Abbey Farm (and then used as a depot by Breckland District Council) and may have contained evidence of buildings and structures associated with the medieval Outer Court.

Two of the standing buildings at Abbey Farm contain medieval buildings within their fabric: Abbey Farm Barn and Abbey Farm Cottage, A and B on Fig. 1. The lay buildings associated with medieval monastic precincts are poorly known.

Foundation

The Priory of our Lady at Thetford belonged to the Order of Cluny and was founded in 1103-4 by Roger Bigod, Earl of Norfolk, with monks from Lewes Priory. The Priory at Thetford began being built on its present site in 1107 and was established by 1114.

William I granted the manor of Halwick, Thetford (and many others) to William de Warenne, who gave it to Roger Bigod, who then used it to help endow the new priory, founded in 1104 but established on the north bank in 1107.

The manor of Halwick seems also to have included the site of the priory, but extended to 2000 acres of arable and pasture for 400 sheep, with its own manor court.

The place name *Halwick* may indicate a *wick* or dairy farm, whilst the *hal* element may indicate a manor or estate: that is, the name may mean little more than 'manor farm'.

The manor of Halwick remained in the hands of the priory until Dissolution in 1539 and then went with Abbey Farm. Halwick was much of the north part of Thetford and extended to its boundary with Croxton and Lynford. The manor was therefore centred on the priory and was supervised from the Outer Court, in essence, an estate centre. It is likely that the manor courts were held in the Outer Court (possibly in Building A) or the gatehouse.

General Background: Cluniac Priories

The Cluniac Order came to England in the wake of the Conquest but never became very rich or influential in England, only thirty-two houses being founded here with just a handful being "fully organised monasteries". It remained essentially an aristocratic and intellectual order with monks drawn from the higher classes of society, whose daily life revolved around a long ritualistic timetable and much ceremonial. Even with a few monks, there were many people in a Cluniac monastery, with lay brothers undertaking the manual work of the fields and farmyard, and with secular staff and servants to look after the domestic needs of the monastery and the visitors and tenantry who came to the monastery. It is known that the monastery had important visitors and was home to various 'pensioners'. The steward may have lived at Abbey Farm.

The major buildings and functions of the monastery were in several distinct courts, the whole being enclosed in a single precinct wall with a main gatehouse, sometimes with a market outside the gate.

Cluniac houses in their monastic layout conformed to the Benedictine plan generally, but very little is known of the non-claustral buildings. Medieval monasteries however, were often centres of large agricultural estates, in effect, manorial centres. All the elements appropriate to this function were usually found in an Outer Court and except for the gatehouse (constructed in stone) these buildings almost never survive.

Many monasteries had an Outer Court around which were ranged buildings connected with the administration of the monastic estate, probably including stabling and accommodation for travellers and guests. Visitors could include kings and barons (who might arrive with retinues), tenant-farmers, travellers and pilgrims.

Excavation or documentary evidence has revealed a little of the character of the Outer Court at Bury St. Edmunds and at Elstow in Bedfordshire. Further down the scale, the residence of the Knights Templar at South Witham in Lincolnshire was like a manor, with fishponds, mill, barns and workshops flanking an open courtyard. This establishment was however, in essence a rural grange with a monastic presence.

The Great Court at Bury St. Edmunds contained royal chambers (King's Hall, Queen's Chamber) and houses for different classes of guests, besides a courthouse, a mint and buildings more appropriate to a farmyard (Whittingham 1951).

In monasteries, the Outer Court was secular and public; here there might be storehouses and workshops, kitchens, bakehouses and brewhouses to feed and maintain the monastery, and official buildings, such as, a manorial court to supervise the estates and their tenants.

Monasteries were often hosts to "pensioners", those who were entitled for some reason to "live in"; accommodation for these would probably have been in the Outer Court.

The Outer Court at Thetford

The history of the Priory at Thetford begins in 1103-4 with twelve monks brought from Lewes Priory by Roger Bigod, and on its present site from 1107. The original endowment was Bigod's Thetford manor of "Halwyk". This manor had extensive jurisdiction over its tenants and therefore some sort of court building. Building A, dating to c.1400, may be just such a building. The Priory was never large, and the number of monks here was usually twenty - twenty-five.

Excavation of the ecclesiastical buildings of the Priory in the 1950s revealed a normal monastic layout with cloister south of the church, with the Gatehouse to the north. This may be compared to the other Cluniac priory in Norfolk at Castle Acre, where the Outer Court also lay to the north and west. The Gatehouse at Thetford was the entrance to the whole precinct and had an almonry attached. To the north, field boundaries may fossilise the main approach road to the Gatehouse (see Fig. 9), with the Outer Court just to the west; whether it had its own access is not known.

Although the ecclesiastical history of the Priory is well known and documents concerning the property of the Priory survive, they tell us little of the non-claustral buildings. The rentals for the manor of Halwick include references to a curia or courthouse, possibly referring to the building now Abbey Farm Barn.

The Register (Dymond 1995, 24) shows that the agricultural buildings, probably in the Outer Court mostly, included barns, stables, a malthouse, swine-sty, dairy, 'garner' and smithy. The Register (of late 15th-16th century date) mentions a barn, malthouse, dairy and stables, clearly part of the agricultural establishment, and also "le hall", the chamber of the porter, the Earl's Hall and the Earl's Chamber, suggesting that some official and high status buildings then existed, as they did at Bury St. Edmunds, for their most important visitors.

The existence of some more elaborate guest-house here is implied by a visitation in 1279 which found that "the house was much embarrassed and crippled by the residence there of"...John Bigod, brother of Roger Bigod, earl of Norfolk and patron of the house (Dymond 1995;VCH1906, 365).

Surrender

At the Dissolution in 1539, the priory and its lands came first to the Crown and then, in 1549, to Richard Fulmerston (d.1566), along with most of Thetford (VCH 1906, 336). The descent of the manor and of the continued use of the priory as a farm, Abbey Farm, is well-established. Bond and Ellis (2000) gives details of the post-medieval owners and lessees. The court of the manor appears to have been maintained at 'Abbey Farm', as in the past.

'Abbey Farm'

Figs 3, 4, 5 & 6

The priory (or its domestic buildings, at least) remained in use as a farm, with the Prior's Lodging forming the farmhouse and the buildings of the Outer Court remaining in use as farm buildings. One of the documents, a survey map of 1720 by John Miller depicts elements of the Outer Court. This map of c.1720 shows the northern yard as the Cow Yards (a) and the southern yard as the Pond Yard (d); the yard with the

Gatehouse was known as Steepleyard (b) and also shown is The Court Yard (e) and The Garden (f), the old Prior's garden. Whilst the map shows building A it does not show building B, which is also thought to be of medieval origin, and which must also have existed at that time.

In the 19th century the farmhouse in the Prior's Lodging was given up and replaced by the present Abbey House, to the east of the site and close to the gatehouse. The farm buildings were rethatched in 1897 (Bond and Ellis 2000, 8).

In 1940 the District Council took over the farm for use as their works depot (closing in the early 1990s) and provided a concrete surface in the north part, the former Cows Yard.

Earlier maps of 1807 and 1837 (Figs 4 and 5) show Abbey Farm to be a range of buildings on the site of, or incorporating the old Prior's Lodging.

An 18th century drawing (Fig. 6) shows the Gatehouse attached to a large barn, and this is shown in the map of c.1720 (which may be based on an earlier survey).

In the 1940s Abbey Farm became a depot for the District Council. The northern part of the farmyard was concreted over, and drains and services put in; the southern part was left open but episodes of dumping of "imported" topsoil in the last twenty years have taken place.

The Two Buildings: A) Abbey Farm Barn and B) Abbey Farm Cottage

Both buildings are timber framed and were refurbished in the early 19th century. This refurbishment included a new brick and flint cladding and new chimney stacks, but with the retention of the existing medieval elements. Bond and Ellis (2000) list the various surveys up to that date.

A) The Barn

The west part of this building is a four-bay jettied structure (the jetty facing towards the priory). It is of mid-15th century date. The east part is a four-bay extension of the 1540s, that is, it post-dates the monastic period and may represent change in function to use as a farm building. It appears to have had no floor, which is consistent with more mundane use. The east part is not precisely dated.

B) The Cottage

Although it was once thought that the cottage was a two-phase building, it now appears to be a single-phase four-bay building. Dendrochronology suggests that the timbers were felled in the early 15th century, indicating that it belongs entirely to the monastic complex.

There has been debate about the date and function of the two buildings. Coppack (1997) has argued that the two buildings represent a granary and guesthouse, but Heywood (1992 a and b) sees another use as more likely. Heywood has most recently seen the Cottage as a building with two phases, the roof of the west part being of 16th century date, but with attributes like an earlier aisled hall. The Barn is also in two parts. The west part, of three bays is an early 15th century first-floor hall with an additional four bays of later 15th century date to the east. The first-floor hall was possibly a consistory court.

4.0 Documentary Evidence

by Alan Davison (from Penn 1991)

(NRO=Norfolk Record Office)

The Cluniac Priory, briefly established south of the river in 1104, moved to a more spacious site outside the town in about 1107. The buildings occupied terrace lands clear of the ill-drained pastures bordering the Little Ouse. Part of the foundation endowment was the manor of *Halwyk*. Towards the end of the Middle Ages the Priory also acquired the manor of Norwick (or Sibton Manor, at one time held by the house of that name); this was at what is now Croxton Park. Much of the land between it and Thetford was open field distributed among these and other manors.

Access

Access to its lands and to the world at large seems to have been made mainly on the northern side of the Priory precinct. The buildings necessary for manorial purposes, including barns, a dairy, storehouses and stables, would have been there. The Gatehouse faces the line of approach from Mundford Road and also from the vanished Norwick Way (probably an alignment of the Icknield Way). Links with the Norwich Road may have been by Painter Street; Martin's sketch-map of Thetford (Ancient House Museum) calls this Minstergate. In medieval times the way from the present Market Place (then known as the Grassmarket) to 'the house of the monks' was by way of Earls Street, past St. Andrew's church at the northern end of Briggegate (White Hart Street) and so on by way of, presumably, Painter Street (NRO Frere MSS K9B of 1457-8).

It is not clear whether the present Minstergate Street also gave access to the precinct. A charter of 1475 (NRO MS 5474 5B 9) in mentioning a lane connecting Briggegate (Bridge Street) and Water Lane (called Monk's Watering by Martin) seems to refer to this street. It may once have been a western exit from the town before the Priory was built. St. Nicholas Street appears to have been developed as a replacement way. From the western side of the precinct tracks probably left to join the Mundford Road, made for Santon along the north bank of the river, or crossed the river by way of the old ford known as Inselford (near the modern Canterbury Way bridge).

The Sources

Documentary evidence about this quarter of the town is sparse and fragmented. The Priory Cartulary in the Thetford Borough collection (T/CI/18) is mainly concerned with lands belonging to the Priory elsewhere though there are some charters relating to portions of the town irrelevant here. A book in the Bodleian Library (Gough Norf. 18 (SC 18074) has a little information about lands in the fields. The most important Register (Cambs. U.L. Add MS 6969) covers the years 1482-3, 1483- 4 and 1498-1540 and consists of some 300 folios. Although it has not been examined on this occasion summaries of contents have been made (Harvey 1941, 1973) with particular attention to buildings and their repair. Of those which might concern manorial buildings, a barn (1482-3, f.3), a malthouse (1530-31, f.234b), a dairy chimney (1527-28, f.214), and stables (1518-19, f.141b) seem the most promising. Others less likely to be in the farm group are: 'le hall' (1524-5, f.193), the chamber of the porter (1535-6, f.260), the Earl's Hall (1520-21, f.156) and the Earl's Chamber (1526-38, ff.207b, 214, 214b). [This Register has now been published: Dymond 1995].

From other sources the details are even more cryptic. There is a description, dating from 1489 (Thetford T/C1/11, 193) of a property on a way leading from Thetford to Sheldhowe (Mundford Road feature). The messuage lay on the eastern side of the way (St. Nicholas Street); behind it was a close belonging to the Priory called Calkpityeerd and 'gardinum elemosinarii monachorum' (?almoner's garden). There are signs of chalk workings near the present Station Road.

A court book of the Manor of Halwyk covering the years 1547- 73 (NRO MS 11299 T 140B) once possessed and annotated by Peter le Neve, Norroy King of Arms and noted Antiquary, contains references to properties in the area west of Bridge Street/White Hart Street, but few appear to be significant. One which Le Neve noted as 'le Rose, Gate House Yard' concerns a messuage called 'le Rose' and the messuage called 'le Parlor' with a hall (?) (alario?) built over it with a well there and one pinfold(?) (punum fundum) enclosed by walls and one part of a messuage belonging to the Rose called the Gatehouse with a building(?) called 'le Stable' and with a barn (grangia) built above it. It is possible that this, dated 1550, may refer to some of the former Priory buildings. However, the passage contains references to two other properties, Wysemans messuage and an inclosure called Rose Yard 'all lying in the parish of St. Peter'. The parish of St. Nicholas next to the Priory was united with St. Peter after the Reformation but it is early to refer to it in these terms. It is difficult, nevertheless, to visualise another 'Gatehouse' in that quarter of Thetford.

[Some references may be to buildings in the Outer Court, but certainty is lacking]

Another entry, date 1557, describes a garden between Water Lane on one side and the lord's garden called the Convent Yard in part and the garden called the Aysse Yarde in part on the other enclosed by a stone wall. An admission, in 1553, concerned a tenement built and a piece of land with a house built upon it, 36 feet long and 28 feet wide (statute) lying between a messuage to the south and a tenement, formerly the almonry of the monks to the north with another messuage to the east. This would appear, again, to be somewhere near an entrance to the Priory. A later repetition of this description is annotated 'almonry' by Le Neve.

Monk's Green

The only other description from this source which seems relevant is that of a property on a corner between the way leading from the church of St. Nicholas to Sheldhowe and the common of Monks' Green; it headed on another messuage in one direction and on the way from Minstergate to the former monastery on another.

The Monks' Green is undoubtedly the small green later called Abbey Green which lay before the manorial farm buildings. Monks Green is the small green still apparent on the air photograph: Fig. 9. [Minstergate here may mean Painter Street, yet Painter Street is distinctly named elsewhere in the Court Book].

Surveys

At the Dissolution the manors of Halwyk and Norwick were among the properties granted to the Duke of Norfolk. There are two surveys of the 'Abbey Farm' which date from the two centuries after the surrender of the monastery.

The first is a survey made in 1649 by John Harrison (Arundel MS A943). There is no map and much of the information concerns the land and the way in which it was worked. However, there is a description of 'The Abby with certain lands belonging to the same' which begins with 'The Scite of the Abby with a dwelling-house, orchard, garden, yards and outhouses thereto belonging'. Pasture called The Old Walls had

the Abbey Green to the north, the town to the east and the site of the monastery to the west.

Popple Yard (Poplar?) and the Oak Meadow lay between the previous piece and the site of the monastery to the north, the river and common land to the south and Water Lane to the east; [it probably lay east of the Gatehouse].

The second is a map of Abbey Farm (no scale given) apparently traced c.1805 (NRO BR 90/11/25) from an 18th century source, probably, from internal evidence, a map by John Miller of 1720 (Arundel MS P5/36). It is described in the Arundel Castle Archive Catalogue (Vol.I, p.72) as 'A Survey of the Estate of the Most Noble Prince Thomas Duke of Norfolk...Anno Chritis MDCCXX by John Miller Surveyor'. There are 14 maps in the survey, of which one, Map 3, is of Abbey Farm. An extract of this is shown in Figure 3; it shows the disposition of the buildings of Abbey Farm and its 18th century date appears to be confirmed by references elsewhere (NRO NCC(Petre) Box 9 Bundle 16). The scale of the John Miller map is 12.2in to one mile.

It is clear that this map must be somewhat selective in what it shows. The Gatehouse is not named; it is possible that the smaller enclosure to the east of the farmyard with a building to one side is meant to represent this building. Brick Kiln Acre is the sole indication of the site of clay pits and brick kilns mentioned by Blomefield. Dissilford Common is a corruption of Inselford, the medieval ford from which a track came up to join the way to Brand(on). Nothing is shown of this track although it was still in existence in 1649. Three names were added to the map in pencil and are shown in pencil here (*sic*). Although the farm buildings and enclosures seem to be drawn with care and look convincingly accurate, it is disconcerting to note the absence of the nearby Priory remains - 'Old Walls' may be intended to represent them but does not tally with the modern plan. They may have been partly incorporated in Home Meadow and grazed over.

Summary

Despite thorough search of all the most likely sources, topographical information, especially detailed information, is disappointingly weak. It is possible that something may be concealed within the archives at Arundel Castle but it looks unlikely. The name *Halwyk* has been the subject of speculation before: could it refer to some kind of building from which manorial business, including courts, might be conducted?

It might be stressed here that the BDC depot is in effect a The Cow Yard and d The Pond Yard of the 1720 survey (Fig. 3); b Steeple Yard refers to the Gatehouse.

5.0 Pictorial Evidence

Figs 3, 4, 5, 6, 7, 8 & 9

Except for the maps noted by A Davison in his survey above, there is very little other pictorial evidence. The main pictorial evidence is:

- Map of c.1720 John Miller (copy) (detail): discussed by Davison (above); shows rather imprecisely the general form of the farmyard and its buildings (Fig. 3). It fails to show building B.
- Map of 1807 G. B. Burrell (detail): Burrell's map shows the layout of the yard very clearly, with the Gatehouse and other monastic buildings (Fig. 4). It shows the precinct wall continuing into the present barn to the west of the entrance
- Map of 1837 Browne (detail): This map adds little to Burrell, but shows the

buildings well (Fig. 5).

- View, The Abbey Gate T Martin 1779: This view of the gatehouse also shows the precinct wall running west from the gatehouse, now under the carpark outside the BDC depot (Fig. 6).
- View, The Priory from T Martin 1779: This view of the priory ruins shows part of Abbey Farm to the rear (Fig. 7).
- OS map of 1883, with the addition of the priory outline (then in ruins) and present buildings added for information. The house, Abbey Farm is new at this date (Fig. 8).
- Air photograph 1956 (detail): This photograph was taken before the expansion of Thetford in the later 1950s and 1960s. It shows the priory site and Abbey Farm surrounded by fields. There appears to be a small triangular 'green' outside the BDC depot, the medieval Monks' Green, and gardens to the south of the buildings (Fig. 9).

6.0 Archaeological Observations

Fig. 10

Previous work

In 1991, an evaluation excavation was carried out within the area of Abbey Farm (Penn 1991). Eleven trenches were dug. These confirmed that the local geology is chalk-sand drift with pockets of sand and flints, with superficial areas of sandy gravel.

In Trenches 1 to 6, no archaeological features were seen, and modern drains etc were found in Trenches 1, 2, 3 and 5. It was thought likely that when concrete surfaces were put down in 1940 that the surface was levelled and scraped down to the natural surface, and then concrete (some 15cms thick where seen) laid over hoggin. Trenches 7 and 8, 10 and 11 were also devoid of archaeological interest.

Trench 10 contained the remains of a medieval bell-pit, arguably indicating non-intensive use of the court in the 12th century. Towards the south end of the 1991 survey area, the modern dumped overburden was up to 1m deep, possibly infill for a former pond. Other features were probably modern, and corresponded to features on the 1883 OS map.

7.0 The Site Today

The present development site lies partly inside and partly outside the area of the Outer Court and the former BDC depot, with the line of the depot wall dividing Areas 1 and 2 from Areas 3 and 4; the precinct wall lies in Area 3.

Area 1 is former gardens, now overgrown; Area 2 is the former BDC yard, with buildings around its perimeter (the main subject of this report). Area 1 contains a north-to-south service trench.

Area 2 contains the historic buildings; it is thought to have been scarped (see above), and is known to contain drains and other services to the buildings here. It is intended to retain the present concrete surface.

Areas 3 and 4 lie outside the former Outer Court, part of an area of open green, the medieval Monks' Green. Area 3 has been extensively trenched for utility services, water, gas and electricity. It will remain as open space and carpark, as at present.

Area 4 lies outside the area of major trenching for services but also beyond the area of clear archaeological interest, probably within the medieval Monks' Green (although early features need not be entirely ruled out). Dwellings A A and B B are proposed here.

8.0 Assessment and Conclusions

Assessment

As presently understood, the proposals for conversions in Units 1-4, 8-13, new build in Units 5-7, 14-17, and dwellings A A, B B, and the associated groundworks may have a relatively limited impact upon the potential archaeological resource. Apart from recording standing buildings, the proposals may have a significant impact on the archaeology of the Outer Court only where groundworks penetrate the present concrete and hoggin surfaces, and foundation trenches for Units 5-7 and 14-17 on the inner (Court) side (Fig. 2).

The proposal includes trees within the courtyard: some thought should be given to use of containers rather than excavated holes.

Outside the depot, the present carpark and open green is to be retained as such, with new build dwellings A A and B B to the north. Here, outside the medieval precinct and Outer Court, on the medieval Monks' Green, there is no direct evidence for structures (or medieval access to the Court) and the location on a steep slope, within sight of the formal Priory Gatehouse, may make this unlikely. Minor structures here need not be entirely ruled out, however.

The line of the precinct wall passes below the carpark, with the present depot boundary wall resting on later foundations.

The two medieval standing buildings and their recording as more information becomes exposed, is another matter, and the existing building surveys (see Bond and Ellis 200) may be augmented in due course. Recommendations will come from English Heritage upon this aspect of the proposals. It is understood that services will be established above the present floor in buildings A and B.

Documentary research upon the Outer Court and its immediate context has been carried out by Davison (1991) presented above and Dymond (1995), with some further work by Bond and Ellis (2000).

Conclusions

The present scheme has an affect upon the below-ground archaeological resource in very specific locations:

- New build foundations (Units 5-7, 14-17)
- Service runs within the Court: NB: the levels of any new service runs may be relatively high; this needs establishing in detail.
- Excavation for services beneath the two buildings A and B, untouched since the buildings were erected (but see above for proposals to run services above floors).
- Outside the Outer Court, groundworks for dwellings A-A, B-B; no archaeological deposits/features are presently known or are evidenced but may exist.

The likely requirements for archaeological works, based upon current knowledge and the considered impacts may include:

- A watching brief over any new build foundations.
- Trial trenches over the footprint of dwellings A-A and B-B (i.e. two trenches) to demonstrate the presence or absence of archaeological deposits.
- A watching brief over groundworks for services.

Any further recording of the standing buildings will be considered by English Heritage. Recommendations for future work based upon this report will be made by Norfolk Landscape Archaeology.

Acknowledgements

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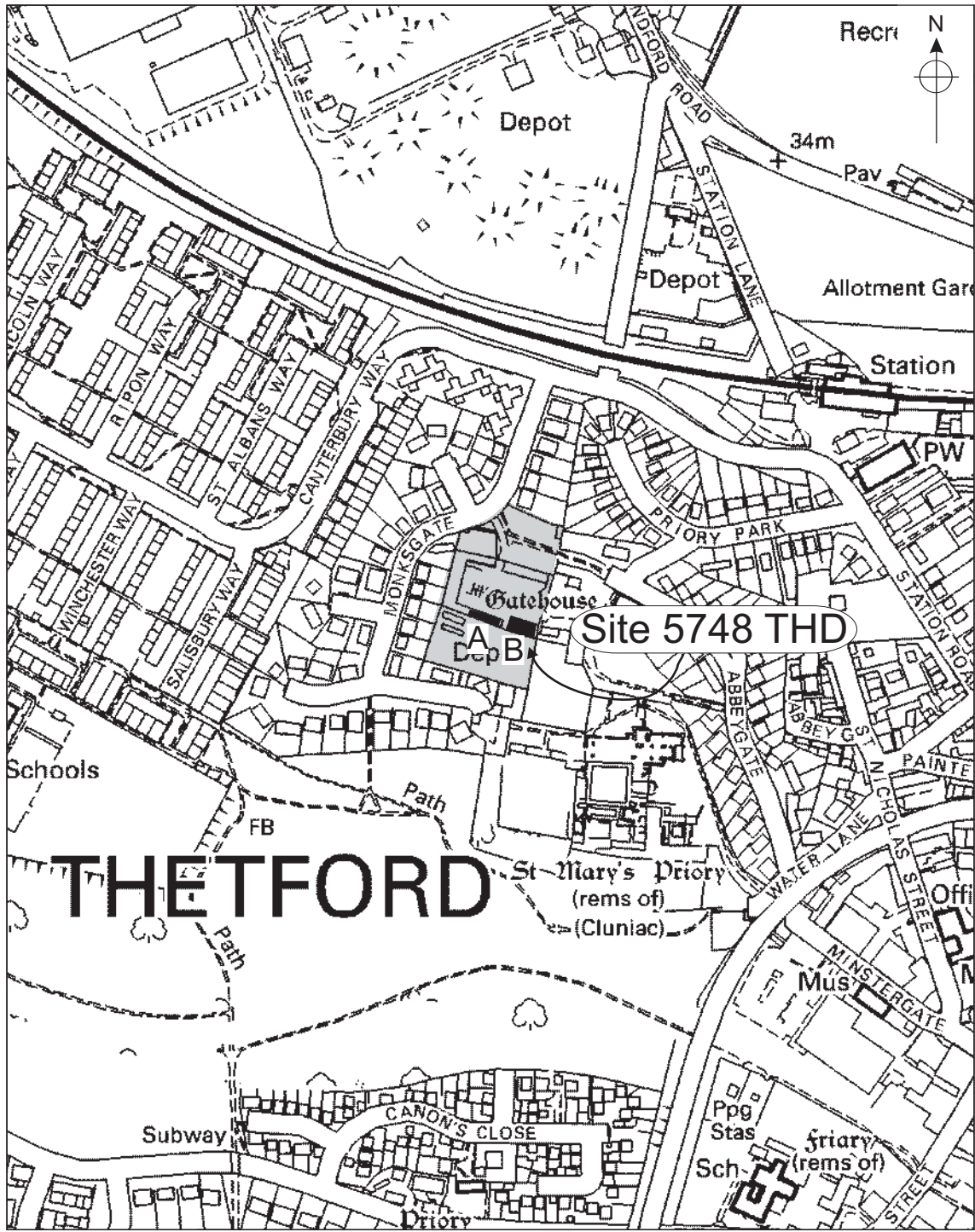


Figure 1. Site Location. Scale 1:5000

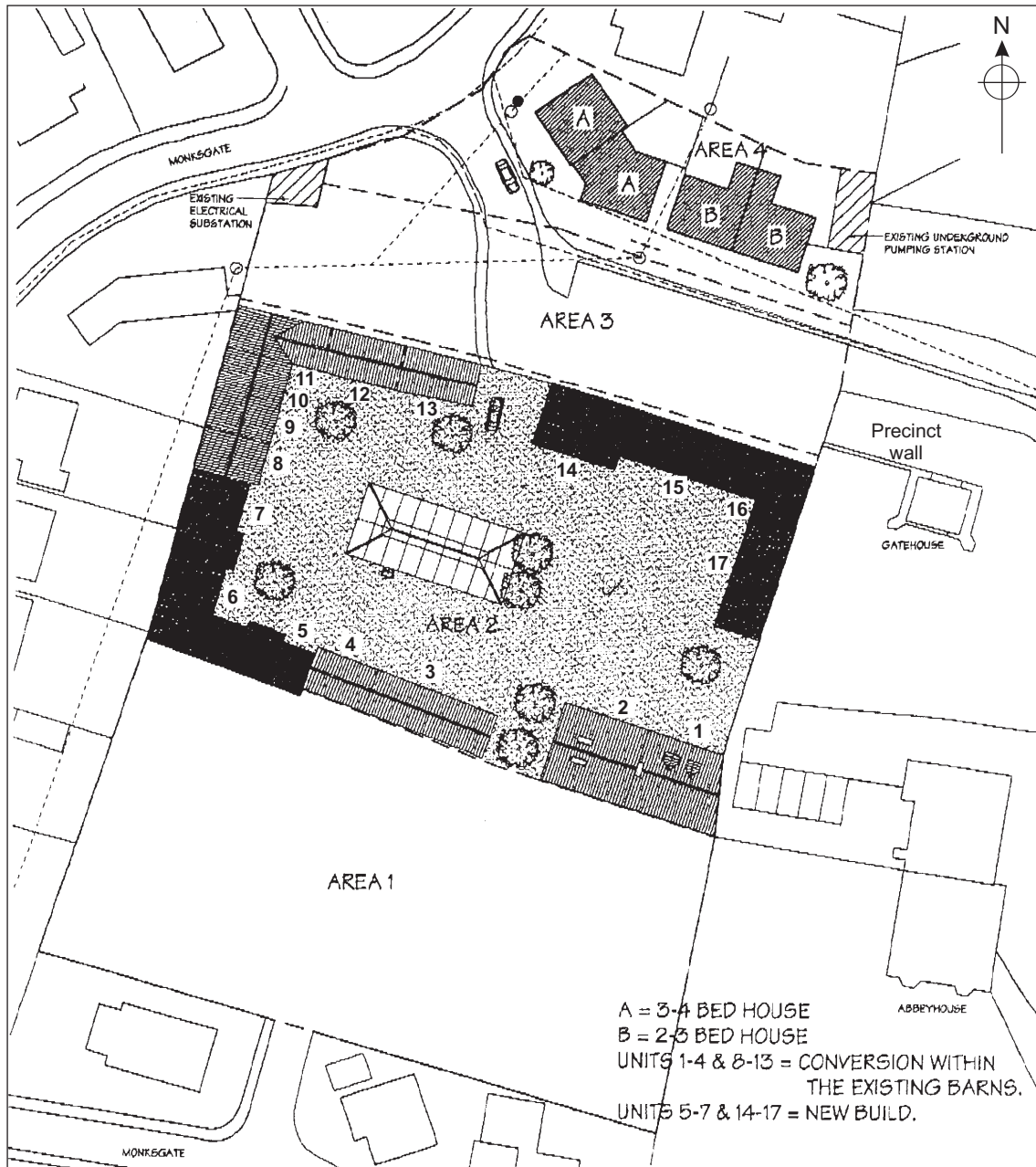


Figure 2. Plan of Proposals (Percell, Miller and Tritton). Not to scale

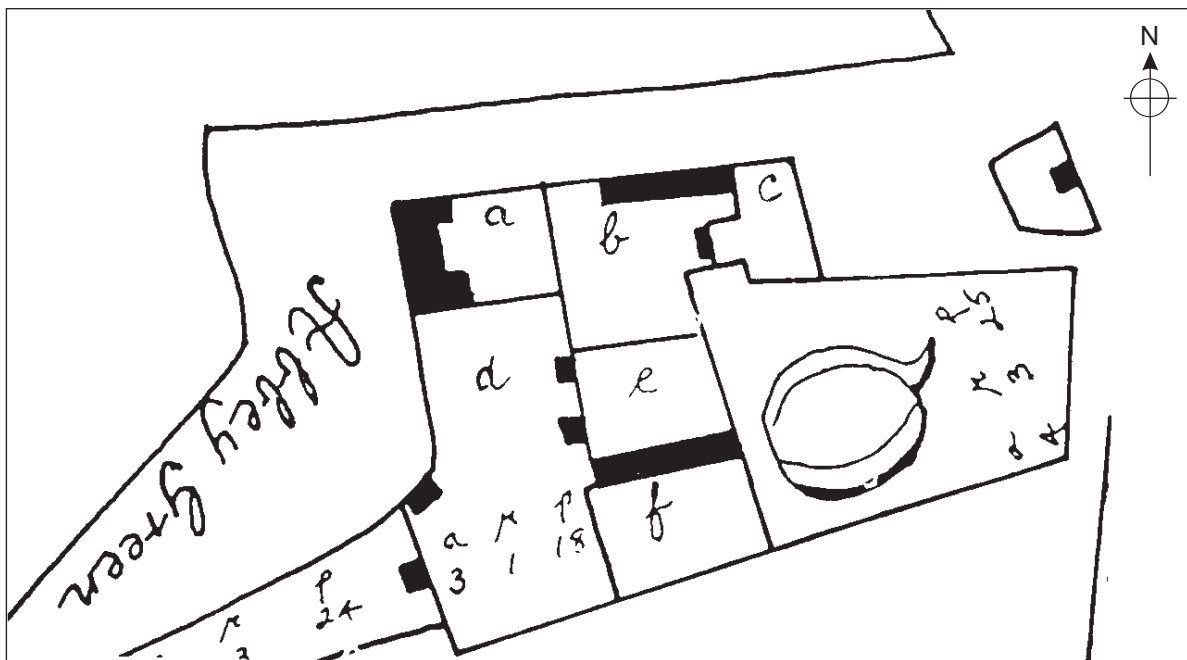


Figure 3. Map of c. 1720 (copy) (detail). Not to scale

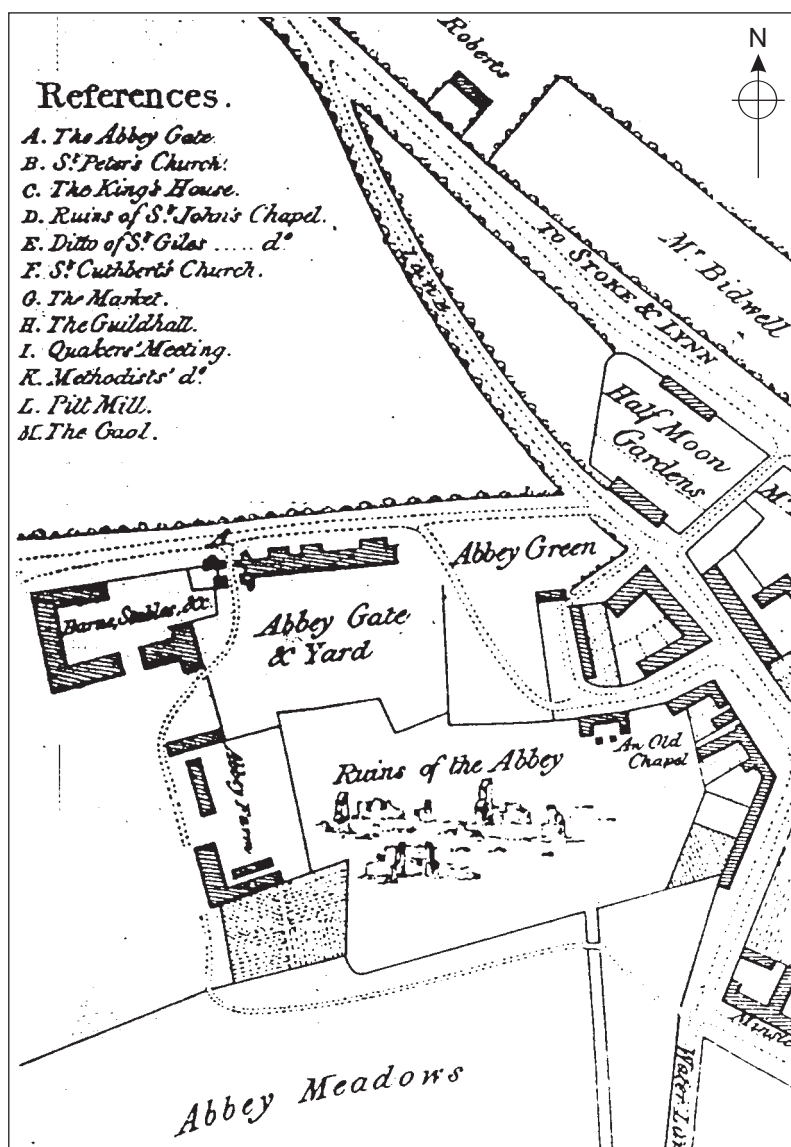


Figure 4. Map of 1807 G.B. Burrell (detail). Not to scale

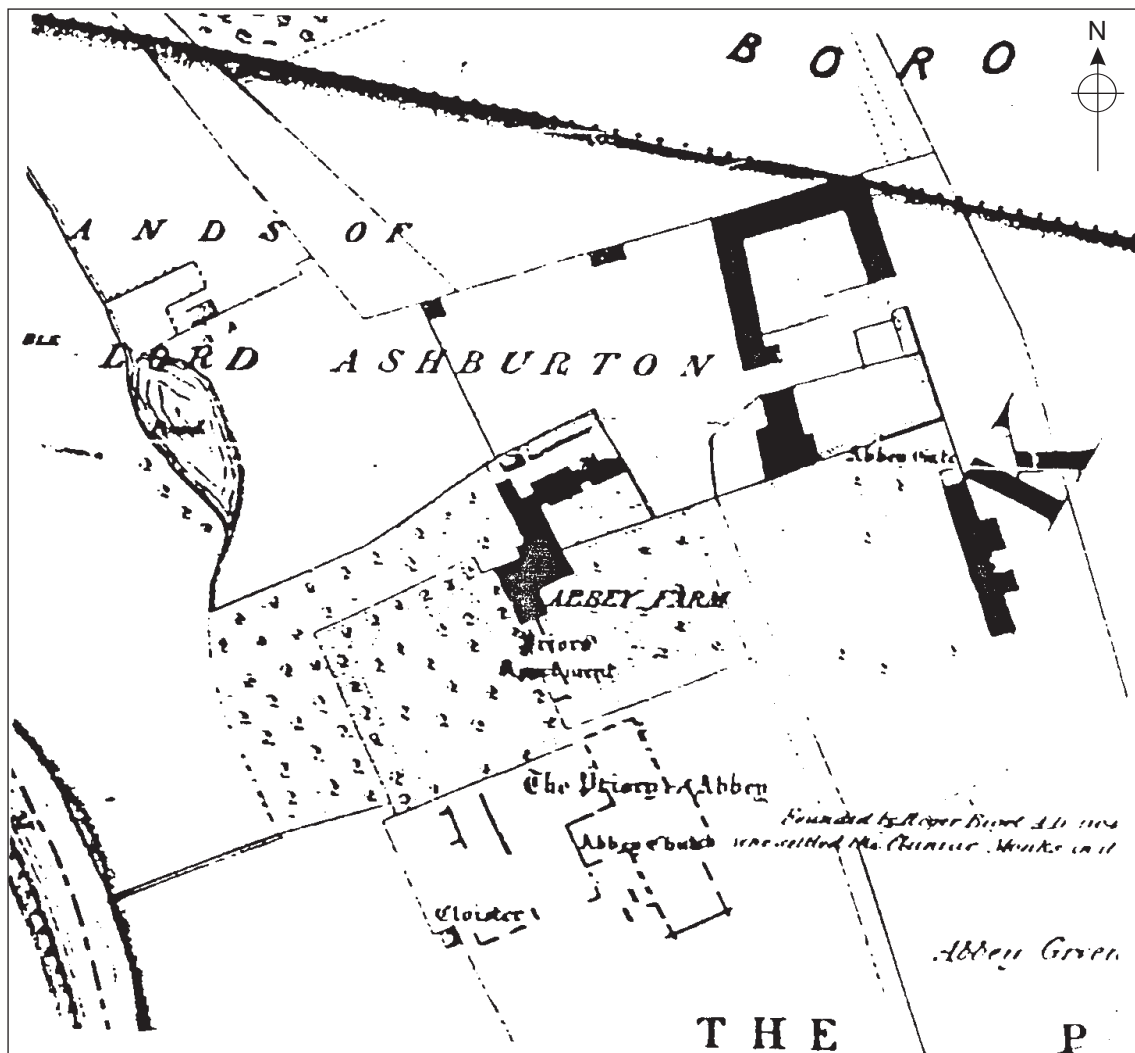


Figure 5. Map of 1837 Browne (detail). Not to scale

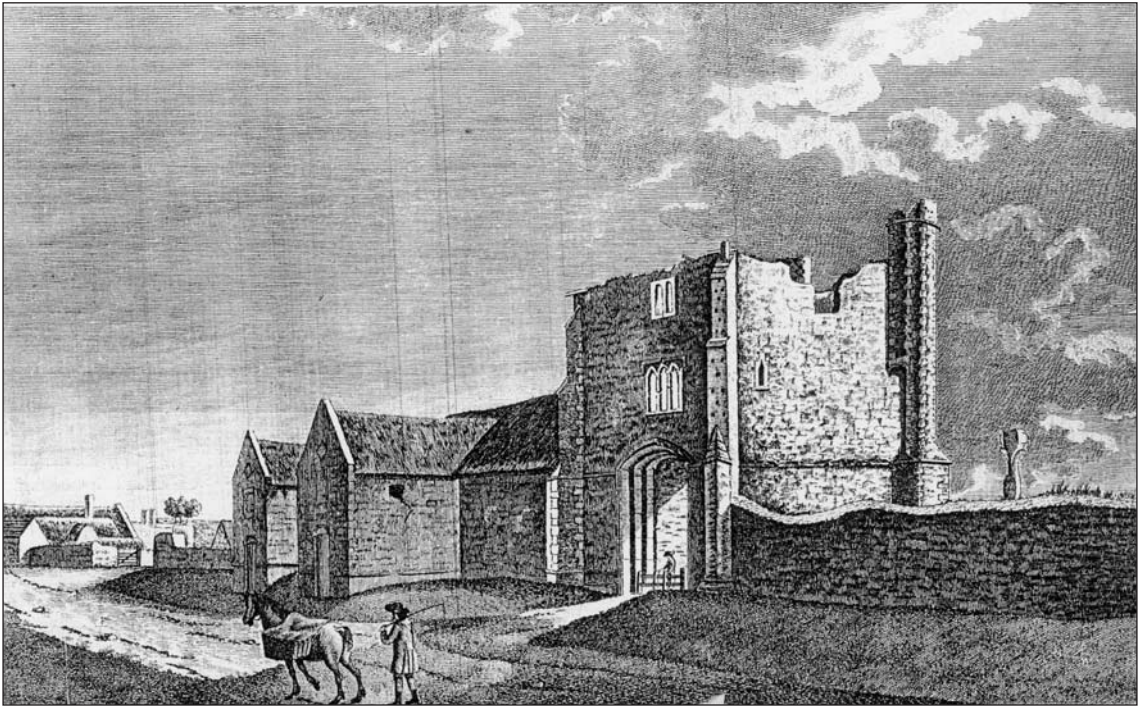


Figure 6. View, The Abbey Gate by T. Martin 1779

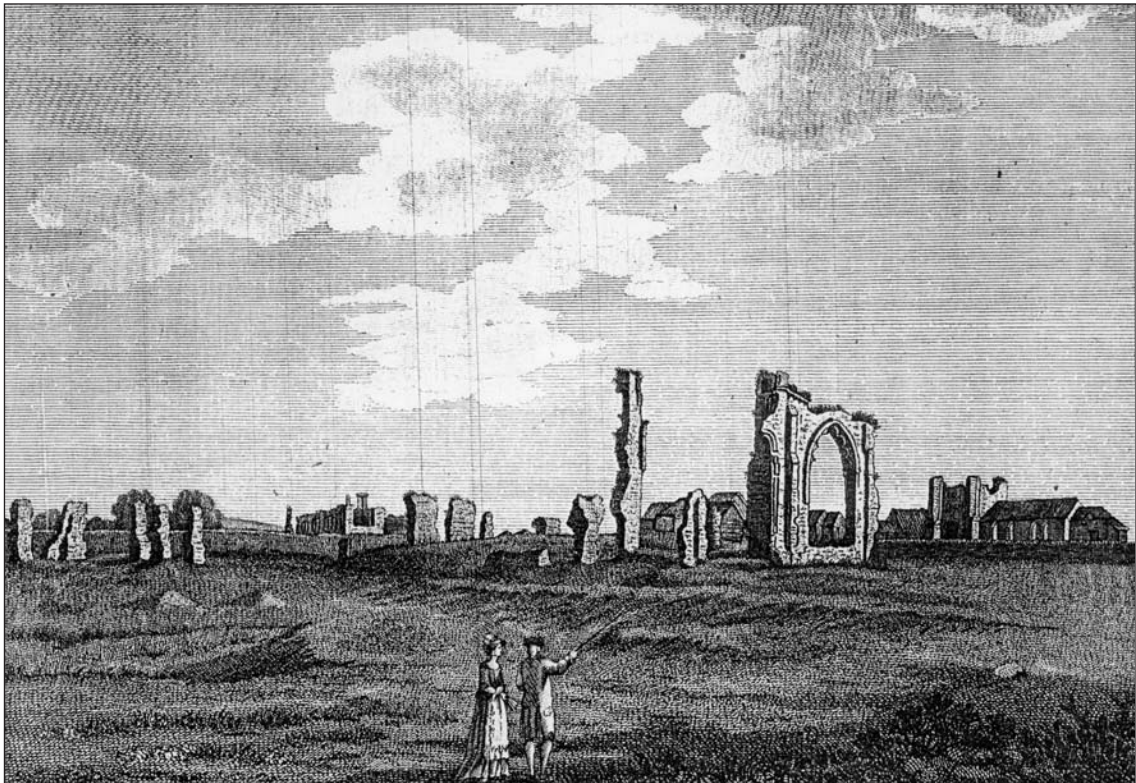


Figure 7. View, The Priory by T. Martin 1779

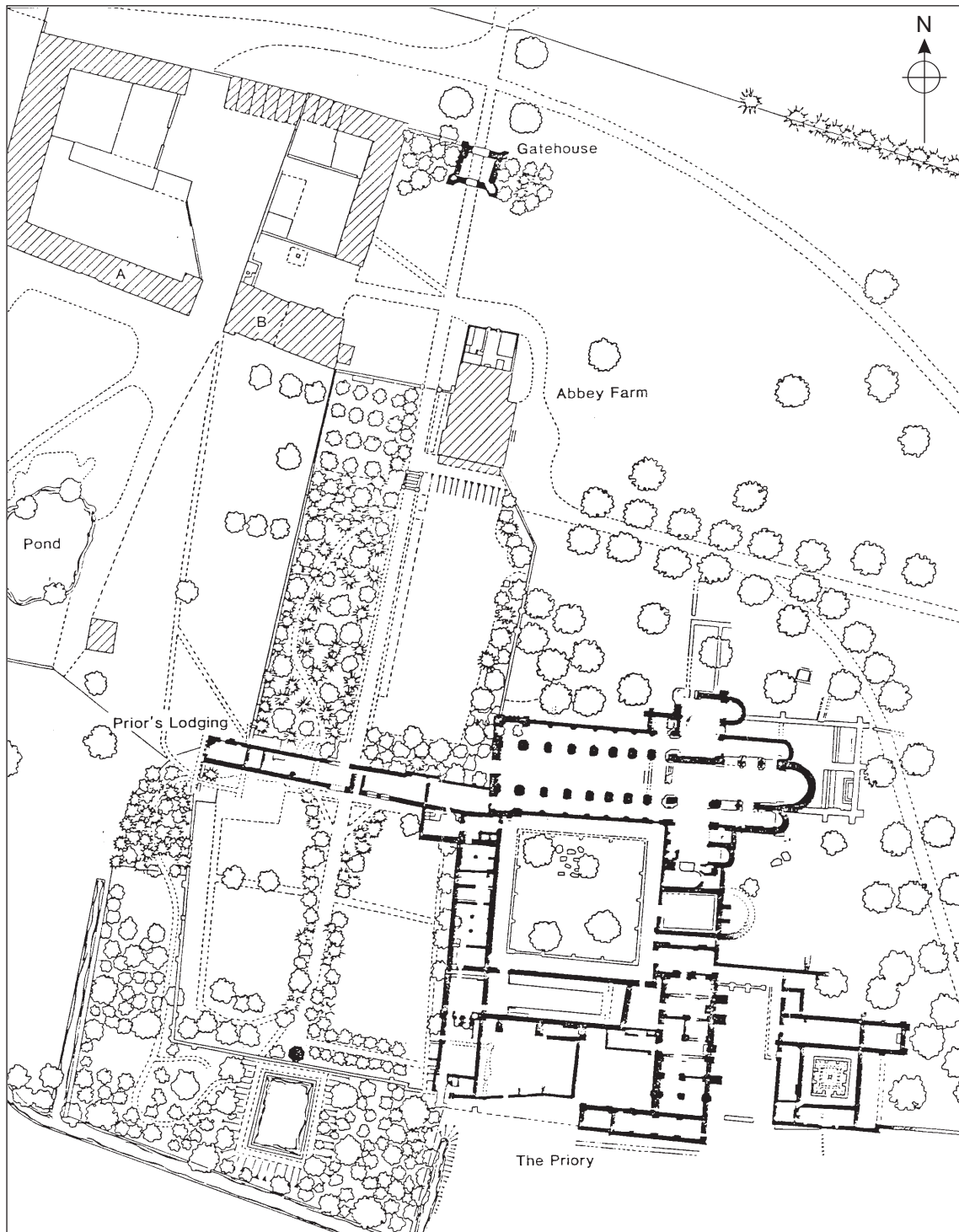


Figure 8. Ordnance Survey of 1883, with Priory outline added and other details.
Not to scale



Figure 9. Air Photograph 1956, (detail)

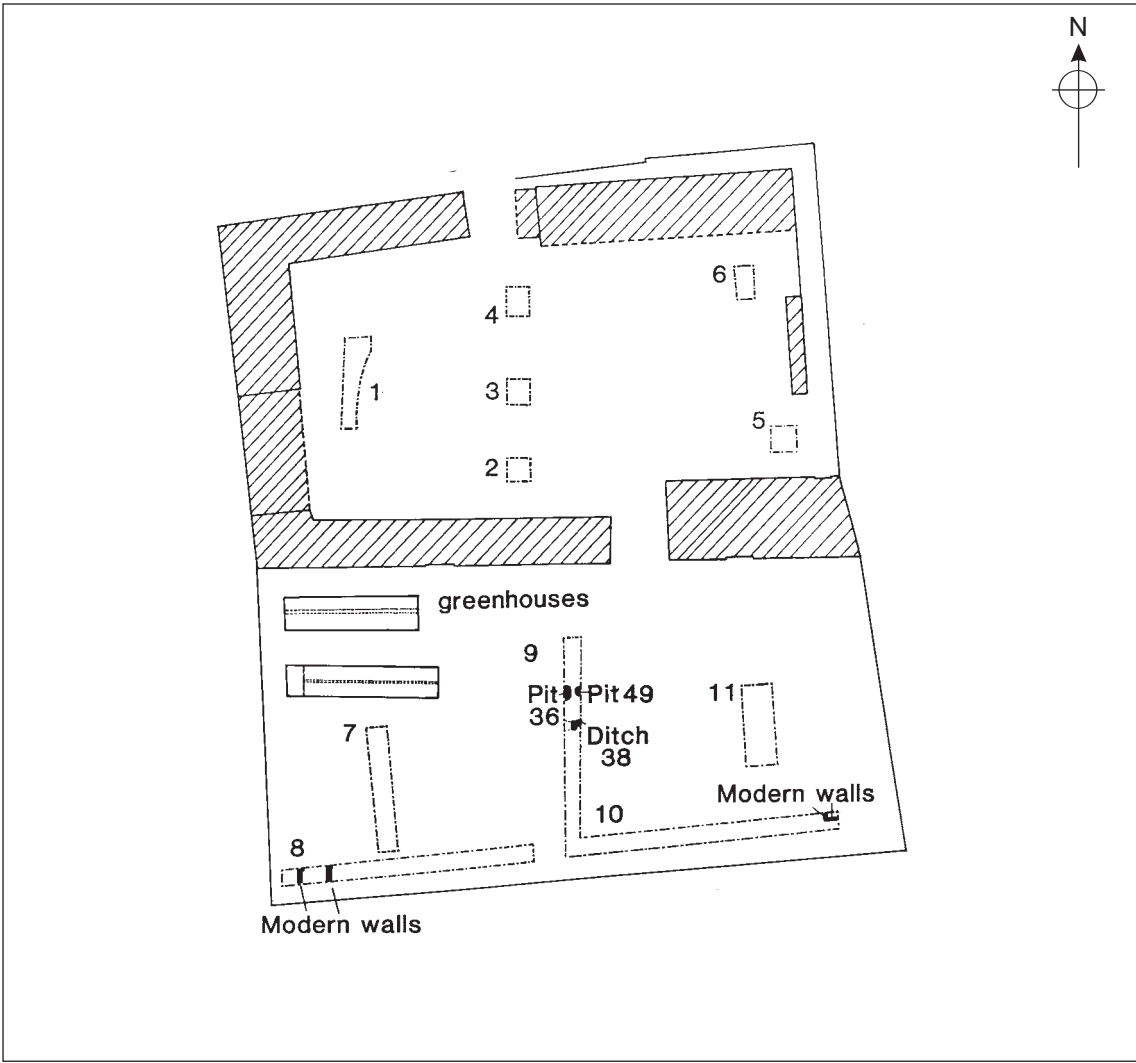


Figure 10. Plan of Excavated Area 1991 (Penn 1991)
Scale 1:1000