

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

SCCAS REPORT No. 2010/055

Palace House Stables, Newmarket, Suffolk

J.Rolfe

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www.suffolkcc.gov.uk/e-and-t/archaeology

HER information

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Grid Reference: TL 6447 6332

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List of abbreviations used in the text

DBA	Desk Based Assessment
HER	Historic Environment Record
PAS	Portable Antiquities Scheme
PDA	Proposed Development Area
PPG 16	Planning Policy Guidance 16
SAM	Scheduled Ancient Monument
SCCAS/FT	Suffolk County Council Archaeological Service / Field Team
SCCAS/CT	Suffolk County Council Archaeological Service / Curatorial Team
SSSI	Site of Special Scientific Interest

Periods

Prehistoric	BC500,000 - AD42
Palaeolithic	BC500,000 – BC10,001
Mesolithic	BC10,000 – BC4,001
Neolithic	BC4,00 – BC2,351
Bronze Age	BC2,350 – BC701
Iron Age	BC800 – AD42
Roman	AD43 – AD409
Anglo-Saxon	AD410 – AD1065
Medieval	AD1066 – AD1539
Post-medieval	AD1539 – AD1900
Modern	AD1900 -

Summary

This archaeological desk based assessment (DBA) has been undertaken as a result of a proposal to relocate the National Horseracing Museum. This DBA includes an examination of the Suffolk Historic Environment Record (HER) and a historic map and documentary search.

The results of this DBA suggest there is a moderate to high potential for encountering medieval archaeological remains due to the location of the PDA within the medieval core of Newmarket adjacent to the historic route of the 'Icknield Way'.

During the post-medieval period King Charles II built the world's first horse racing stable on the site. This stable was subsequently demolished and replaced with the trainer's house, the western yard and stables between 1857-1860, with the eastern yard and stable added between 1896-1903. These stables are Grade II Listed Buildings.

There are two aspects to this development that will need to be mitigated against, alteration to the fabric of the Listed Buildings and damage to any below ground archaeological deposits. Mitigation for the alteration to the listed buildings would be in the form of a program of building recording that needs to be specified by English Heritage. Depending upon the proposed ground works archaeological mitigation could require evaluation to identify and assess the character, density and depth of the archaeological deposits present and/or the monitoring of the ground works as they take place.

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

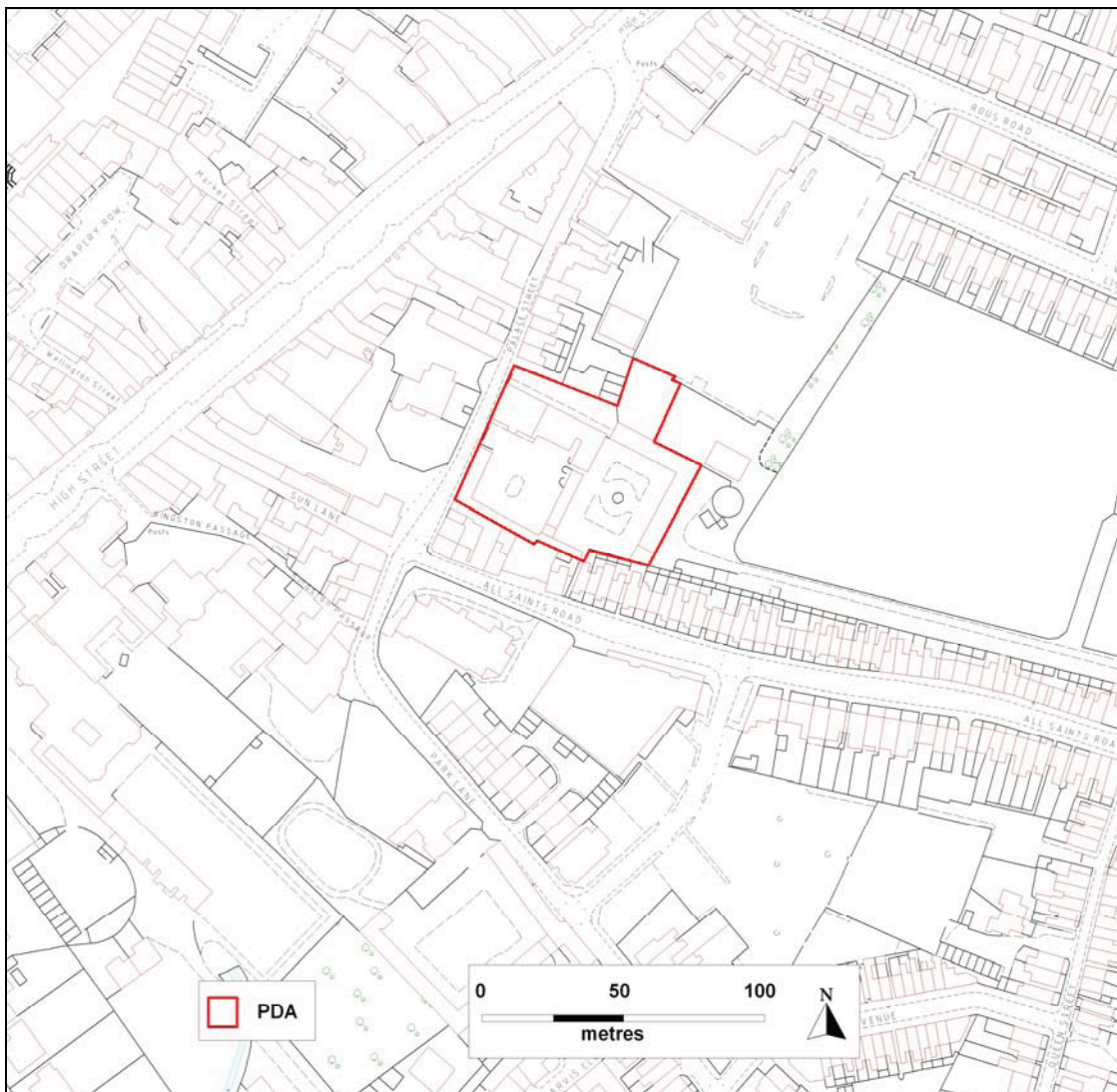
Consultation with the County Council Planning Archaeologist and English Heritage should be at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation will determine the actual program of archaeological works that would need to be carried out, which could include full-scale excavation.

1. Introduction

Project Background

This archaeological DBA has been prepared by James Rolfe of Suffolk County Council Archaeological Service / Field Team for Home of Horseracing Trust on behalf of the National Horseracing Museum.

This DBA is the first stage of a programme of archaeological works to establish the archaeological potential of the PDA. The proposed development is for the conversion of the Palace House Stable complex into the National Horse Racing Museum and associated amenities.



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Figure 1. Location of the development

Site description

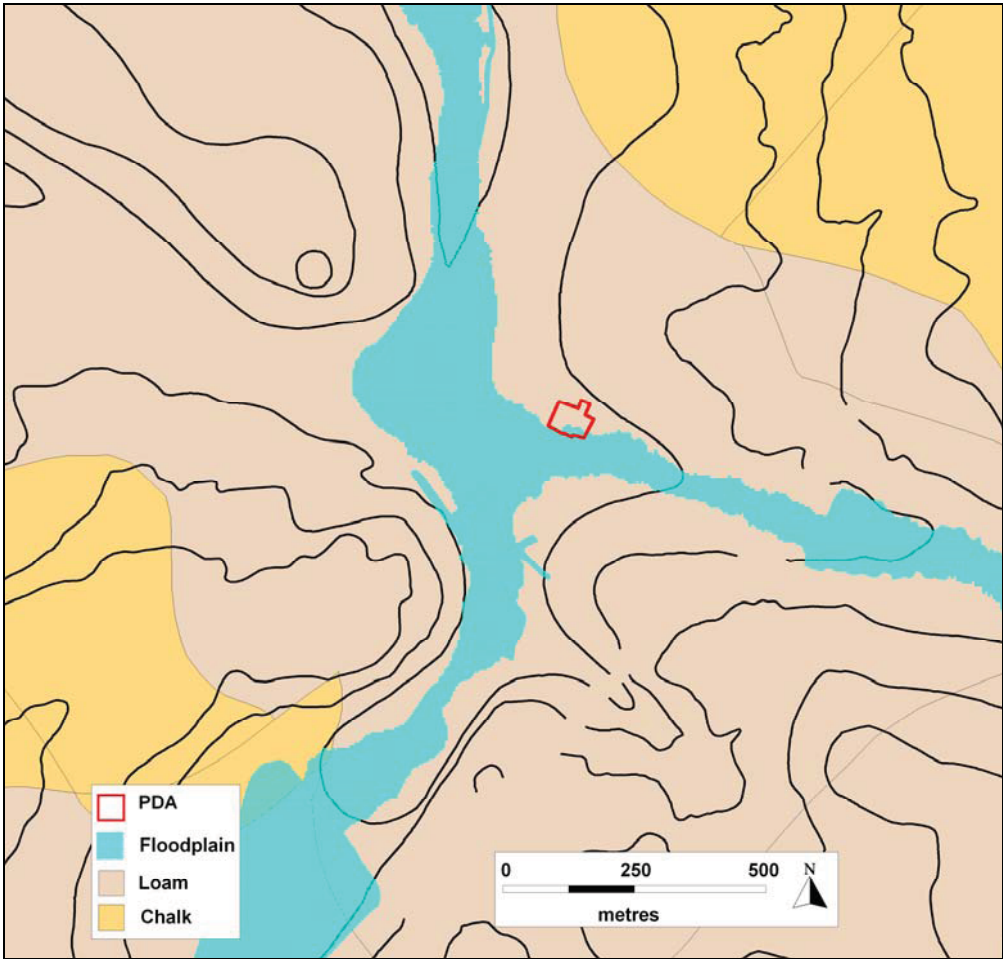
The subject of this DBA covers an area of approximately 0.32ha centred at TL6447/6332, in the parish of Newmarket (Figs. 1).

A site visit was made on 23/03/2010, to determine the presence of any factors likely to impact on the overall assessment of the archaeological potential of the PDA.

Topography and geology of the PDA

The PDA is located between *circa* 25– 30m above sea level, on the eastern edge of the floodplain, below the chalk ridges to the east and west (Fig. 2).

The PDA is on a well drained coarse and fine loamy soil that overlays chalk or chalk rubble (0571k) (Fig. 2).



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Figure 2. Topography and geology of the PDA

Scope of this report

In order to set the PDA in its archaeological context a HER search area of 250m from the edge of the PDA was selected for examination (Fig. 3).

In accordance with PPS 5, the Government's guidance on the historic environment and planning, (www.communities.gov.uk/publications/planningandbuilding/pps5) and a brief and specification provided by SCCAS/CT (Appendix 2), this assessment examines the available archaeological sources. These include the Suffolk HER and all readily available cartographic and documentary sources.

Aims

To determine as far as reasonably practicable from the existing records, the previous landuse, the nature of the archaeological resource and the potential resource within the PDA.

Methods

The methodology involved interrogating the following sources of data to meet the aims of this DBA.

- A search of the Suffolk HER for any records within a minimum of 250m from the edge of the PDA. A synthesis of these results are described and mapped in the main body of the report, Section 2.
- A search for all listed buildings within and adjacent to the PDA. A summary is presented in the main report, Section 2.
- An assessment of all cartographic sources relevant to the PDA to identify historic landuse, the siting of old boundaries and earlier buildings, Section 2.
- A historical documentary search was commissioned; the results have been summarised in Section 2, with the full report presented in Appendix 1.

Legislative frameworks

PPS 5 (March 2010) provides guidance for planning authorities, developers and others on planning and the historic environment. This guidance advises developers to discuss their plans, preferably at a pre-planning stage, with the County Archaeological Planning Officer for any possible archaeological constraints on their development proposal. The planning guidance sets out to protect nationally and locally important monuments and their settings. There will be a presumption in favour of preservation *in situ* of important remains. In certain circumstances field evaluation will be carried out to enable an informed decision to be made. On sites where there is no overriding case for preservation *in situ*, provision will be made for their recording and excavation prior to development.

The Ancient Monuments and Archaeological Areas Act of 1979 statutorily protects Scheduled Ancient Monuments (SAMs) and their settings as nationally important sites. There are no SAM's within 250m of the PDA.

Listed buildings are protected under the Listed Buildings and Conservation Areas Act of 1990. This ensures that listed buildings are given statutory protection against unauthorised demolition, alteration and extension. Buildings are listed because they are of special architectural importance, due to their architectural design, decoration and craftsmanship; also because they are of historical interest. This includes buildings that illustrate important aspects of the nation's social, economic, cultural or military history or have a close association with nationally important persons or events. The PDA is within the Newmarket town centre Conservation Area. There are six Listed Buildings within and adjacent to the PDA (Fig. 5).

A Site of Special Scientific Interest (SSSI) is an area that has been notified as being of special interest under the Wildlife and Countryside Act of 1981, due to its flora, fauna or geological or geomorphological features. There are no SSSI's within 250m of the PDA.

2. Results

Suffolk HER search

The HER only represents the archaeological material that has been reported (Fig. 3), this is the 'known' resource. It is not therefore, a complete reflection of the whole archaeological resource of this area because other sites may remain undiscovered, this is considered as the 'potential' resource.

All known archaeological sites within 250m of the PDA

There are ten HER entries recorded within 250m of the PDA (Fig. 3).

Medieval (AD1066-1500)

NKT 001 is All Saints Church, 25m to the south-west of the PDA. The church has medieval origins but was almost entirely rebuilt in 1875. The only original feature retained was part of the tower.

NKT 022 is the area defined on the Suffolk HER as the medieval town of Newmarket, based on May's (1976) plan of Newmarket.

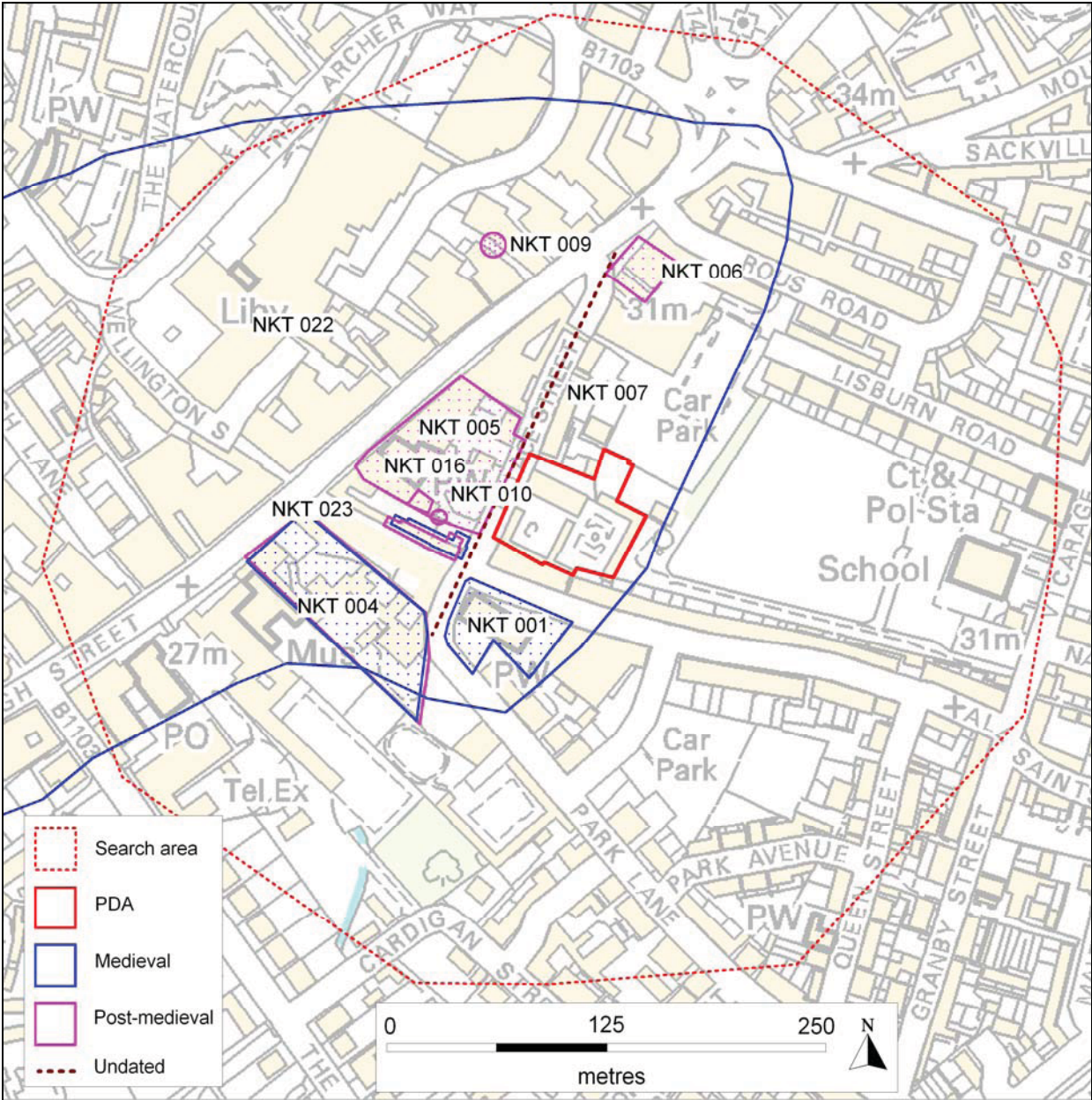
An archaeological monitoring on Sun Lane **NKT 023**, 25m to the west of the PDA revealed archaeological deposits at 0.3m below the present ground level. These archaeological deposits included pits of possible medieval date, wells and chalk surfaces of post-medieval date.

Post-medieval (AD1500-1900)

NKT 004, 75m to the west of the PDA was the Palace of James I, built on what was the site of the Griffin Inn and the adjoining property *circa* 1608. The Griffin Inn is mentioned in a will of 1439 and was leased for 100 pounds a year by James I from 1605/6 (May 1984). A survey of 1649 gives the palace complex an area of one acre with a frontage of 114 feet on the High Street. The Prince's Lodging and the Housekeeper's House fronted the High Street; a long gallery linked the Prince's

Lodging with the King's, and somewhere in the complex was a 'Bricke building called the Tennis Court', with ancillary buildings at either end. The main palace buildings were completed by 1610 but collapsed in 1613. A replacement palace designed by Inigo Jones was demolished during the Commonwealth period and was in ruins by the 1660's.

In 2002 the monitoring of footing trenches and two large soakaways at the Marlborough Club demonstrated evidence of demolition layers of buildings mapped in 1768 (on top of Palace?) and the preservation of a considerable depth of archaeological deposits in excess of 0.8m below 0.4m of topsoil.



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Figure 3. HER entries within 250m of the PDA

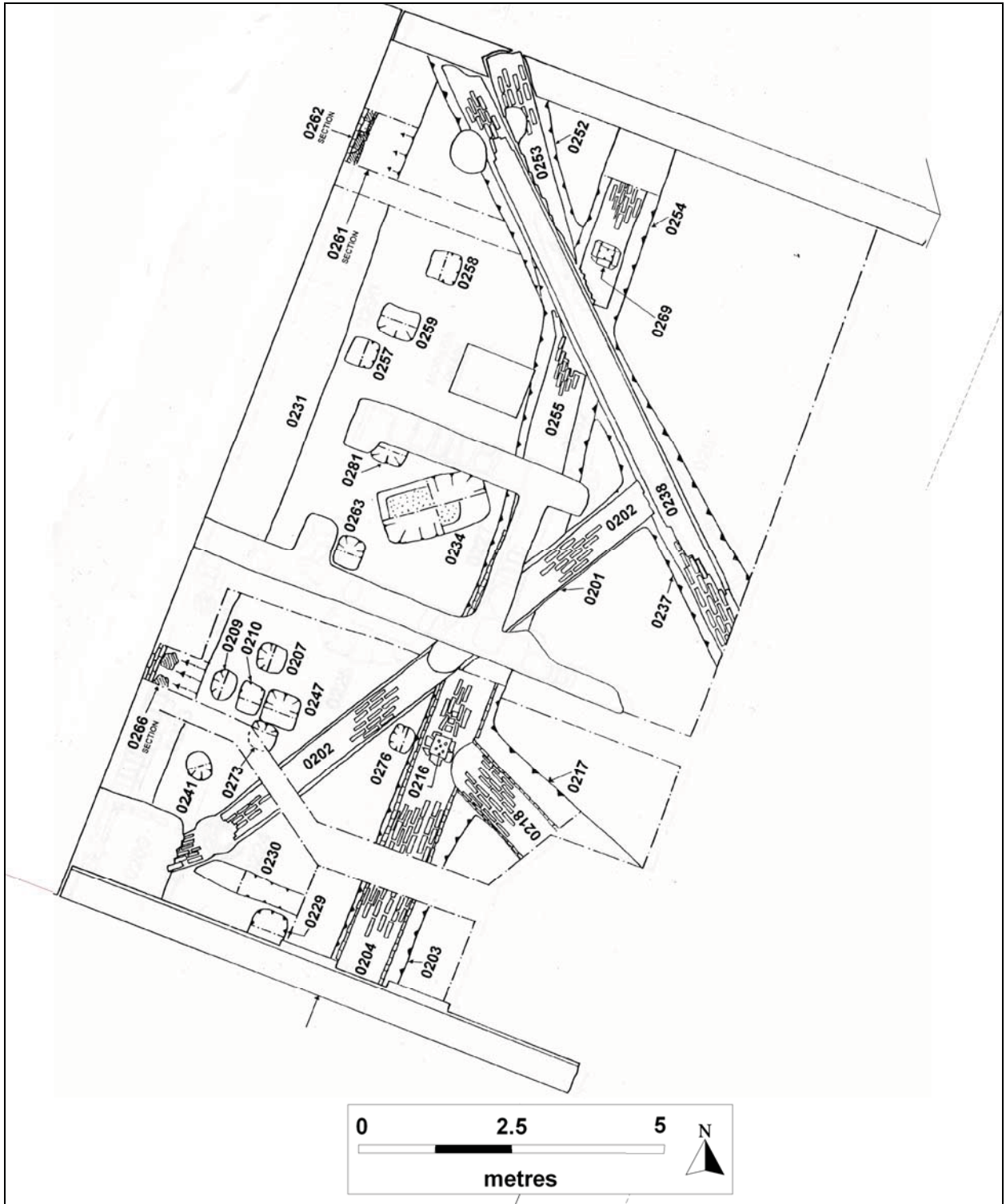
NKT 005, 15m to the west of the PDA, is the site of the replacement palace for King Charles II. In 1668 King Charles II bought the house of the Earl of Thomond, and the Greyhound Inn next door. The architect for the extension in 1670 was William Samwell. By the early 18th century further extensions were added. By the middle of the 19th century the old High Street frontage of the main building had been demolished. The 'Queen Ann' pavilion became the site for the Congregational Chapel in 1863. The central range had been demolished and the south-east pavilion and the kitchen formed a separate house. In 1855 that part of the palace was bought by Baron Meyer de Rothschild. Alterations were designed by George Davey in 1867. Further enlargements were made for Leopold de Rothschild between 1893 and 1906. Between 1926 and 1939 Anthony de Rothschild made further alterations. In 1994 an archaeological evaluation was carried out consisting of ten trenches. The evaluation established 'the presence of 17th century structural remains in the yard and garden near the existing stable block' (1994) Caruth, 0.3m below the present ground level.

Further archaeological excavations were carried out in 2001 and revealed, 'in trench one (to the north of the Palace House) a series of brick culverts associated with the palace and the remains of two, or possibly three, late medieval/post medieval buildings, one of which appeared to have been destroyed by fire. A second area, in the former front garden of Palace House Mansion, revealed further brick culverts (Fig. 4), of which there was at least two phases, and a post medieval kiln or oven. Two small areas of the palace foundations were also recorded' Sommers (2001).

At **NKT 010** an archaeological monitoring on the southern boundary of the Palace House revealed a post-medieval wall and brick-lined well.

At **NKT 016** in the southern part of the Palace House grounds an archaeological monitoring identified an early ice house or possibly a cistern associated with the palace of King Charles II.

NKT 006, 100m to the north of the PDA is the site of a cock pit shown on Chapman's map of Newmarket 1787.



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Figure 4. 2001 Excavation Area 2 and the west side of PDA

At **NKT 009**, 115m to the north of the PDA an archaeological monitoring identified an 18th century pit and associated finds.

Undated

NKT 007 is part of the Icknield Way that runs along the western boundary of the PDA identified in a will of 1524. This appears to be the only part of the Icknield Way in Suffolk that is backed up by medieval documentary evidence, actually naming it as the Icknield Way.

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

Listed Buildings

A search was carried out on the Suffolk HER and on the listed building web site <http://bonline.english-heritage.org.uk>. There are 6 Listed Buildings within and adjacent to the PDA. One is Grade II* and the remaining five are Grade II (Fig. 5). The fabric of one (No.1) and the setting of the remaining five Listed Buildings may be affected by this development (see below and Fig. 5).

1. Palace House Stables, Grade II. Racehorse training stables and trainer's house. The western yard of stables was built circa 1857-60, on the site of the former royal stables, and incorporating some 17th century walling from these buildings, for Baron Meyer de Rothschild after he had bought Palace House Mansion, opposite. The stables and trainer's house were altered and extended with a second eastern stable yard and ancillary stable ranges further east between 1896-1903 by W C & A S Manning for Leopold de Rothschild and his trainer, Alfred Hayhoe. The trainer's house and part of stables were badly damaged following a fire in 1989 and re-roofed in 2003. The trainer's house and east stable range facing onto the western stable yard of gault brick with dressings of gault brick painted red, and of red brick in later alterations and additions; with gabled slate roofs to the house and hipped slate roofs to the stable ranges. The outer walls of the south and west stable ranges are of flint with gault brick dressings and the walls facing onto the stable yard are of dressed clunch with dressings of gault brick painted red and of red brick in later alterations; with hipped plain tile roofs. The stable ranges facing onto the eastern stable yard are of red brick with terra cotta dressings; with half-hipped and cross-gabled slate roofs.

PLAN: two, almost square, adjoining stable yards. The entrance gateway from the street is on the west side of the western yard. On the north side of the western yard is the trainer's house with a recessed wing to the right for service and staff accommodation. The house which was originally a single range was enlarged in 1903 by the addition of a taller, parallel range at the rear and an extension at the west end replacing a conservatory. Facing into the western yard on the west side is a range of loose boxes, on the south side is a similar but narrower range of loose boxes, and on the east side is a range of loose boxes with wider block of tack and feed rooms at the north end, and there is a passageway to the eastern yard at south end, and the loft above. The eastern yard has on the east side a range of loose boxes with a loft above, and on the north side is a range of loose boxes. In the centre of the yard is a fountain with a circular basin and a central feature. To the east of the east yard are two small, detached, ancillary stable ranges and a large circular dung pit.

EXTERIOR OF TRAINER'S HOUSE: the front was originally symmetrical in three bays, and was extended to the left in 1903. On the ground floor is a central entrance porch with Tuscan columns and entablature, to each side of the porch is a tripartite window with plain sashes, and on the first floor three plain sashes. At the west end facing onto the street is a blank gabled wall of the earlier range to the right and a later range adjoining to the left are both framed by red brick strip pilasters.

INTERIOR OF HOUSE: now awaiting complete reconstruction. The lower part of the spine wall up to c1m above the level of the first floor is of coursed clunch and appears to be the north wall of the 17th century royal stable block. Clunch rubble in the upper part of this wall and elsewhere may have been re-used from the same source. A short length of red brick ground floor walling extending northwards from the spine wall is also of 17th century date. The central entrance hall retains evidence of a staircase with curtail steps and stick balusters. Remains of other decorative features are mostly of 1903.

EXTERIOR OF STABLES IN THE WESTERN YARD: On the west and south sides are single storey ranges of loose boxes; in the west range facing onto the yard a stable door with an overlight to each box, and in the south range a similar stable door with an overlight and with a sash with glazing bars [2x2 panes] to the left of

each box, all in openings with brick quoining to jambs and segmental arched heads. The outer wall of the range facing the street is of knapped flint with eight similar horizontal sliding sashes with glazing bars, [4x2 panes], one to each box at a high level, all in openings with brick quoining to jambs. The stable range on the east side is two storeys; in the lower storey are stable doors to the loose boxes, and on the upper floor a feed loft; on the west front a flight of stone steps leads to a loft doorway approached by a stairway built of re-used, moulded stones, probably salvaged from a window or door openings from a demolished part of the royal palace. To the left is an inserted carriageway to eastern yard.

INTERIOR OF STABLES IN WESTERN YARD: all loose boxes were refitted in 1903 and lined with hoop iron strapping on a high, vertical board dado with white glazed tiles above. In the inner corners of each box a quadrant patent ceramic manger each with green glazed tile splash panels above, and patent tile floors.

DUNG PIT: in the centre of the yard a former dung pit has been converted to a flower bed.

EXTERIOR OF STABLES IN EASTERN YARD: on the east side is a two-storey range of loose boxes with a loft above this which has a symmetrical front with a central cross gable facing the yard; the wide verge to the gable has plain barge boards braced by a collar supporting a moulded king post with drop; on the ground floor a stable door to each loose box and to the right a carriage way with a segmental arched head; on the loft storey to either side of the gable half-hipped dormers. On the north side of the yard, and abutting the north end of the east range, a single storey range of loose boxes, the symmetrical front with a central cross gable facing the yard; the wide verge to the cross-gable has timber details similar to the cross-gable on the east range; on the cross-gable a terra cotta plaque inscribed 1903; on the ridge of the roof behind the cross-gable an open sided cupola, with corner timber posts and lintels supporting an ogee profile lead roof crowned by a metal wind vane, contains the outlet for the ventilation shafts from the two central loose boxes; to each loose box in both ranges is a stable door with an overlight. The south side of the yard is enclosed by a brick wall.

FOUNTAIN: in the centre of the east stable yard the circular fountain with a basin

wall of brick capped by terra cotta blocks; in the centre of the basin is a square pedestal with moulded top supporting an obelisk with a recessed panel on each side and crowned by an urn; on each face of the moulded top of the pedestal is a spout in the form of a dolphin.

LAMP STANDARD: in the east stable yard is an ornate cast iron lamp standard.

INTERIOR OF STABLES IN EASTERN YARD: the loose boxes in both ranges are linked by doors in the cross partitions, otherwise the details and fittings are similar to the loose boxes in the western yard. In the loft storey in the east range is an open timber roof; the metal ventilation shafts rising from openings are now closed in the ceilings of each loose box to louvered vents on the roof ridge that are cased in timber. Similar timber cased ventilation shafts are in the roof space of the north range.

DETACHED STABLE RANGES AND DUNG PIT TO EAST: Immediately east of the eastern court are two small detached stable ranges and a circular brick-walled dung pit.

2. Palace Mansion and entrance steps Grade II*. The house was originally a wing of the Royal Palace, built *circa* 1669 and altered in 1705 and further remodelled in the early to mid 19th century and/or 1857. It is built of red brick, with tuck pointing to the original parts; recently cement rendered. It has a slate hipped roof with deep bracketed eaves and brick axial stacks. In plan it is approximately square; the surviving south east wing of Charles II's Palace, was altered in 1705, reduced in circa 1815 and remodelled as private house and raised in the early to mid 19th century or possibly 1857.

3. Row of 3 houses Grade II, late 17th or early 18th century and altered mid 19th century. Timber-framed and rendered; with a moulded wooden band at the 1st floor, comprising two storeys and attics with a pan tiled roof with eaves soffit having fretted pendant frieze; axial and red brick chimneys. The building was one house until the division and extension took place in the 19th, and it is believed to have been built adjacent to the Palace of King Charles II, for the use of Nell Gwynne when she accompanied the King to the Newmarket Races in the late 17th century.

4. All Saints Church Grade II, built c.1875, by W. Oldham Chambers of Lowestoft, in memory of Lord George Manners (d.1875). Nave, chancel, north and south aisles, south-west tower, north porch and vestry. (Conventional compass points are used here, although the building lies south-east/north-west). Flint and limestone rubble with limestone dressings and parapet gables and slated roofs. The 3-stage tower is said to retain the fabric of the tower of the medieval church previously on this site; it appears to have been refaced and refenestrated *circa* 1875. The chancel was enlarged eastwards *circa* 1881.

5. House (No.4) and Shop (No.6), Grade II early 19th century with an 18th century core. Two storied with rendered walls, a pan tiled roof with axial and gable chimneys of gault and red brick.

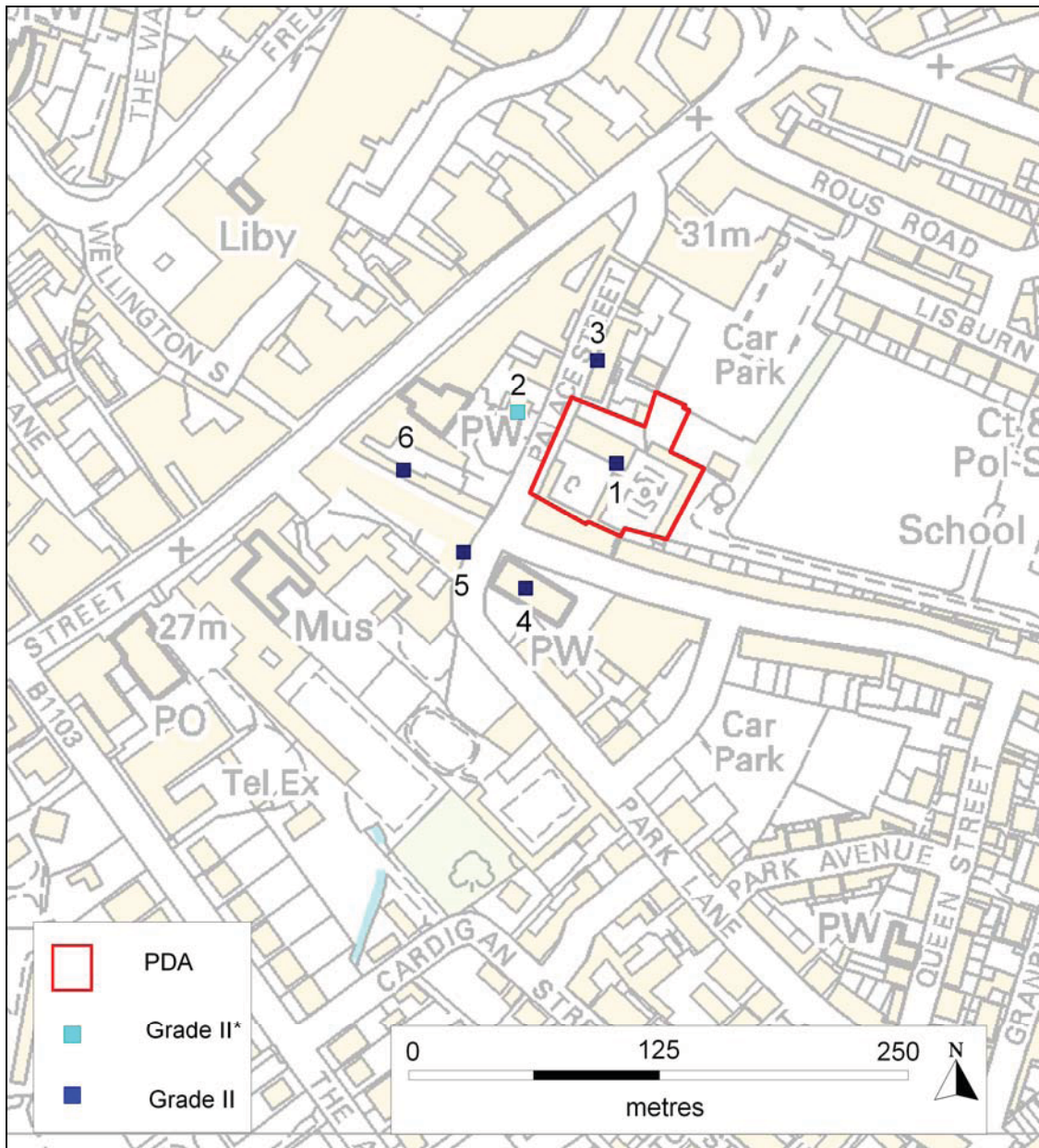
6. Shop, formerly The Star Public House, Grade II, late 17th century with alterations of mid 19th and mid 20th century date. It is two storied with attics, rendered walls, a plaintiled roof and late 17th century chimneys of gault brick.

Conservation Areas

The PDA is in the Newmarket town centre Conservation Area.

SSSI

There are no SSSI's within 250m of the PDA.



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Figure 5. Listed Buildings within and adjacent to the PDA

Historic summary and documentary study conclusions

Historical background

Newmarket was founded *circa* 1220 by Richard Argentein, Lord of the Manor of Exning, to provide a 'new market' at a watering place on the highway between London and Cambridge to Bury St Edmunds and Norwich. The settlement developed along each side of the road between two extensive areas of heath land.

In 1605 James I first visited Newmarket to pursue his enjoyment of hunting. In 1606 the King purchased a house in Newmarket and over the next few years made alterations and extensions to it. Following his accession to the throne Charles I spent time at the palace in Newmarket to go hunting and horse racing. During the Commonwealth the palace was put up for sale and subsequently demolished. Following the restoration of the monarchy, Charles II returned to Newmarket mainly for the horse racing and in 1670 he bought the house of the Earl of Thomond and enlarged it; including the building of a large stable block to the rear. This is thought to be the earliest horse racing stable in the world. These stables are illustrated on a map dating to 1719-1745 and are described as 'a large free standing block' (1994) Baggs, and this building is also shown on a later map of 1787 by Chapman (Fig. 6). The latest map that shows this stable block is the 1850 Public Health map (Fig. 7). The present trainer's house, the western stables and yard were built between 1857-1860, for Baron Mayer de Rothschild and are shown on the Ordnance Survey maps of 1885 and 1902 (Figs. 8 & 9). The trainer's house and stables were altered and extended with an eastern stable yard and stables between 1896-1903 and are shown on the Ordnance Survey map of 1926 (Fig. 10).

Documentary study conclusions

The secondary sources describe various phases of the buildings at Newmarket with an emphasis on the houses rather than secondary structures such as the stables and there may be a few additional details in the original documents that have not been recorded. There were two ranges of stables built during the reign of James I. One of these stables was described as still standing 'next the church' in 1660. In 1663-1664 the stables at Newmarket were repaired, these repairs were carried out

before Charles II purchased the house from the Earl of Thomond in 1668. The question for this site is does the site of the stables belong to the earlier pre-civil war period which was then restored in 1663-1664 or was the site acquired in 1668 and then the stables built as part of Samwell's works in the period 1669-1671?

There is no scope for further documentary research at Bury. The descriptions of the palaces are drawn from records now held at the National Archives. The records of the later owners of parts of the site, if they are still extant, are in still the hands of families of the dukes of Rutland whose private archives are at Belvoir Castle in Rutland and the Rothschild's whose private archives are in London.

Records held at the National Archives that may be worth consulting include the accounts of the works on the stables in 1663-64 in the Audit Office (AO) records though these are likely to be little more than payments for materials and wages of workmen. The details of the Duke of Somerset's 1721 lease in the Exchequer records may be of some small interest though this may relate only to the site of the Old Palace and not Palace House. The further details of the sale of the Palace as they appear in the Crown Estates Papers (CRES) are likely to be useful, as these will give a contemporary description of parts of the site. The original site plans in MPE 1/630 may include some small additional details ignored in the published version, though it is unlikely. There are no additional records in the records of the King's Works (ref TNA WORK 5), though garden accounts for the various royal palaces in (Work 6) maybe of some interest.

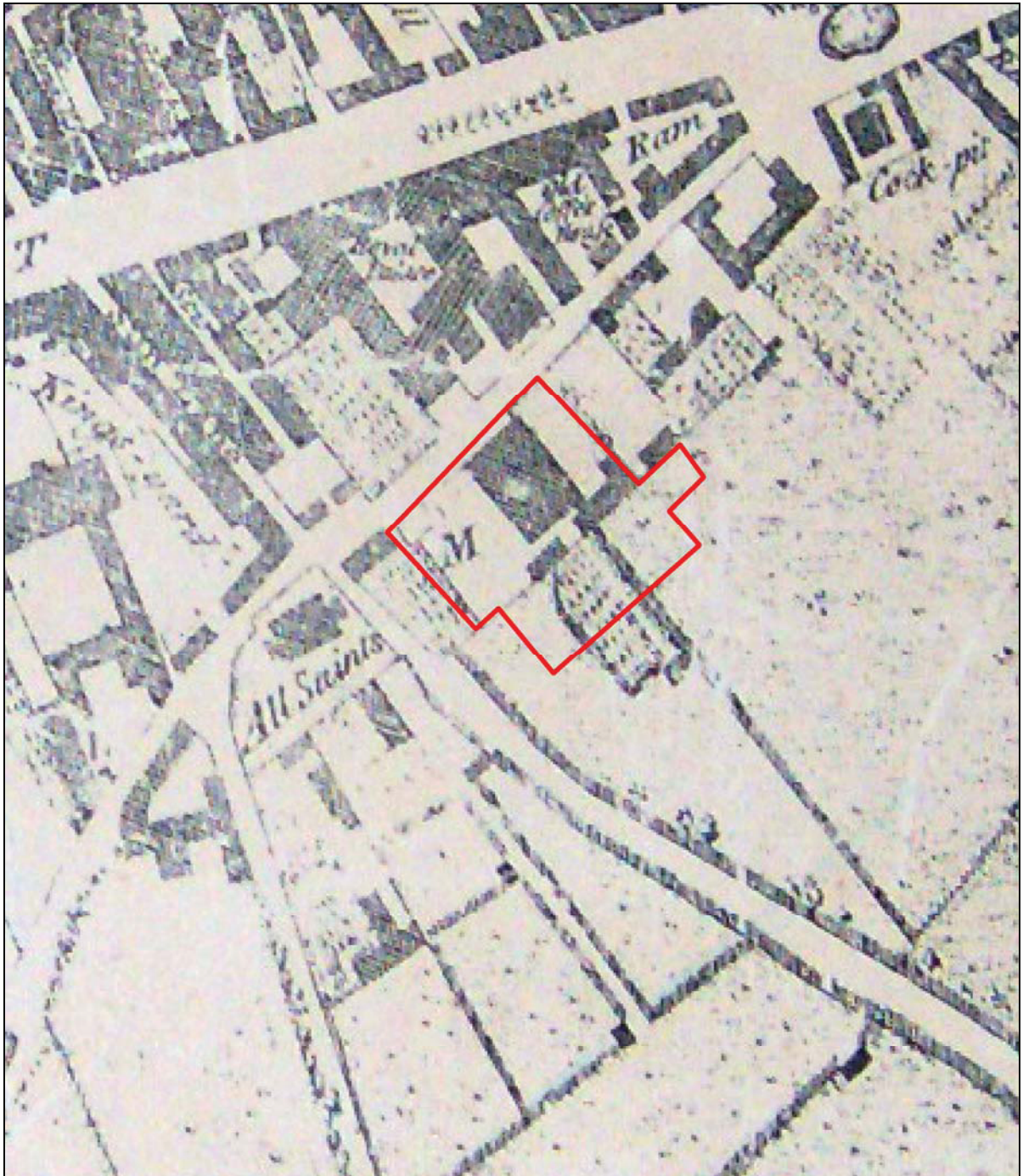


Figure 6. Extract from Chapman's map of 1787
(no scale)



Figure 7. Part of the Public Health Map of 1850
(no scale)

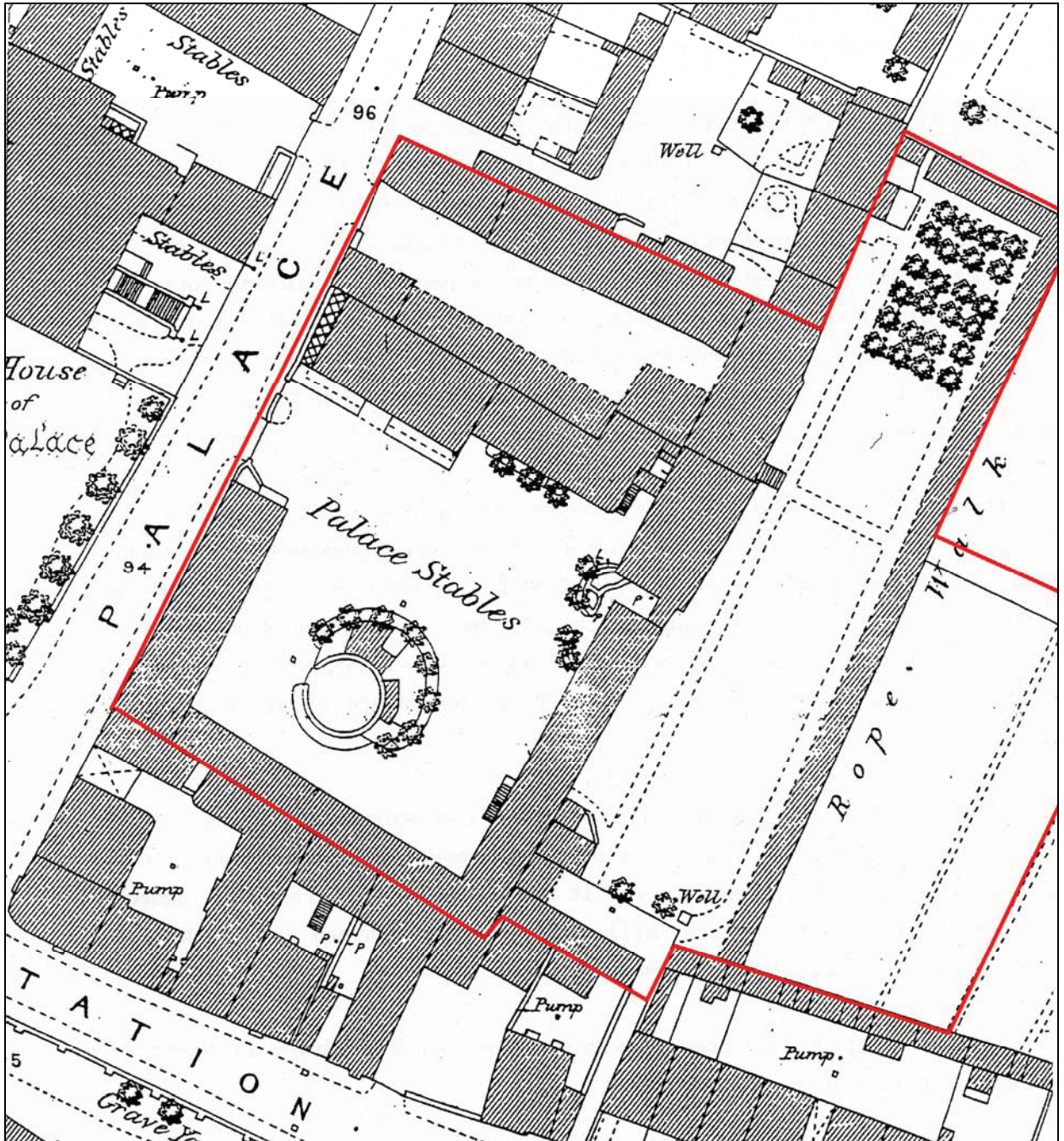


Figure 8. Ordnance Survey map of 1885
(no scale)

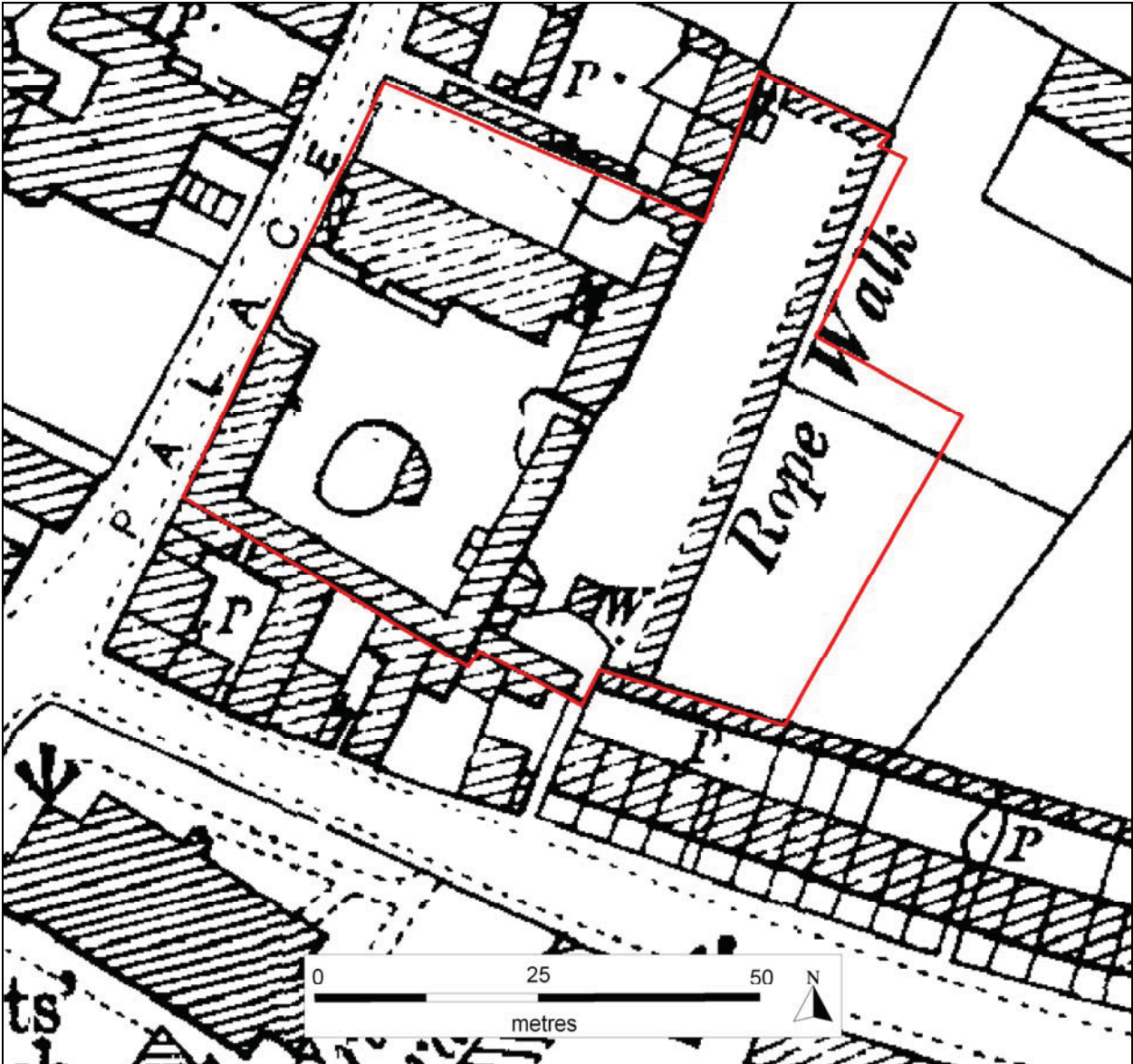


Figure 9. Ordnance Survey map of 1902

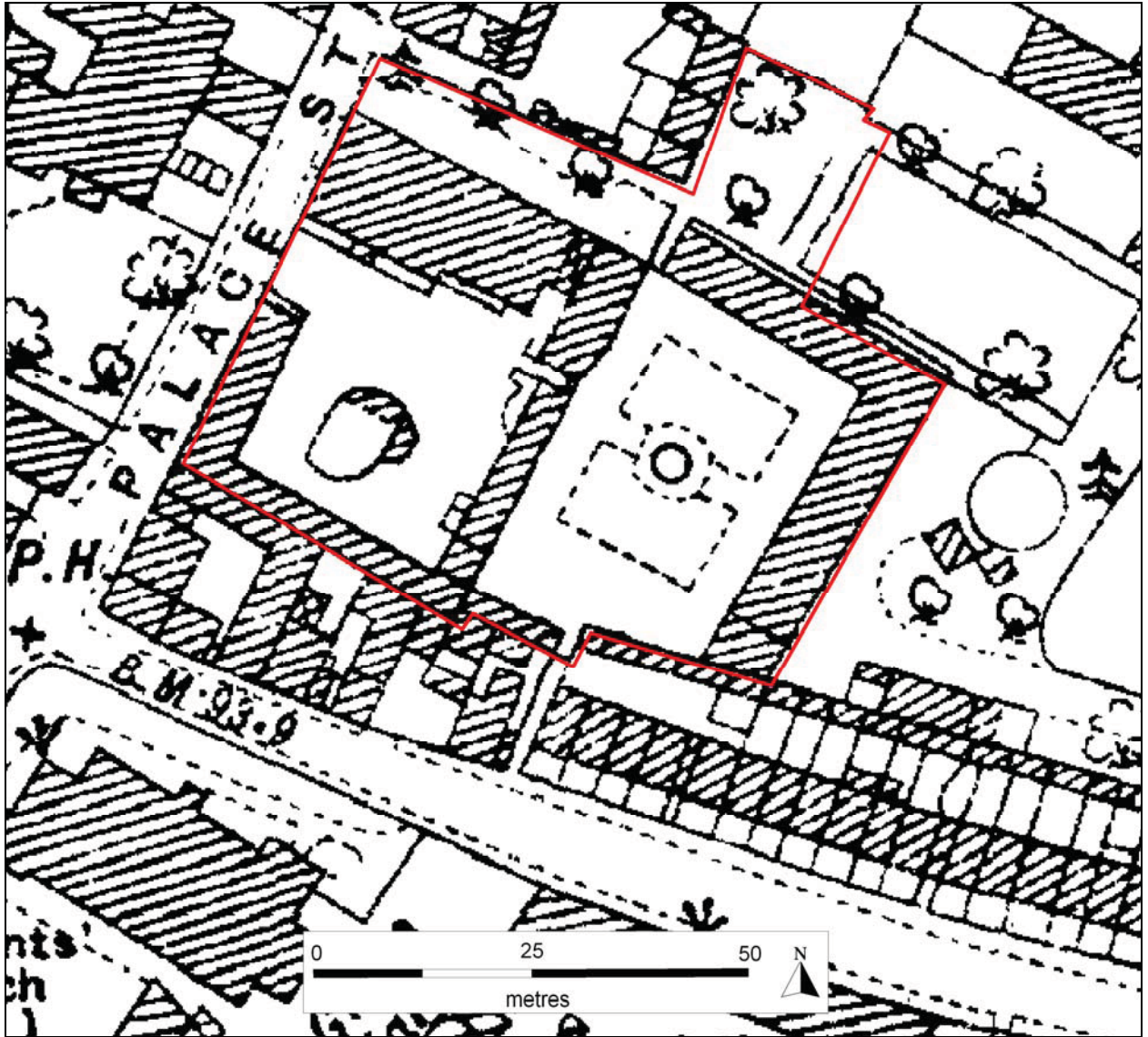


Figure 10. Ordnance Survey map of 1926



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Figure 11. Trainer's House overlaying the plan of King Charles II stables

3. Assessment of impacts and effects

The archaeological potential of the PDA

An examination of the Suffolk HER for the immediate area around the PDA failed to identify evidence for activity from the prehistoric, Roman and Anglo-Saxon periods. However, the topographic location of the PDA, on a south facing slope on the edge of the floodplain means that it is in an area of increased archaeological potential.

There is moderate to high potential for encountering medieval archaeological remains within the PDA as it is adjacent to a historic route the Icknield Way, within the medieval town.

There is a high potential for encountering post-medieval remains within the PDA, possibly including further brick-built drains seen at **NKT 005** (Fig. 4). There is also the potential of encountering archaeological evidence relating to the earlier stables of King Charles II. As can be seen on a composite map (Fig. 11) showing the modern buildings overlaying the 1850's map, the earlier stable's footprint extends *circa* 10m further to the south than the Trainer's House footprint. The Trainer's House and the associated stables are Listed Buildings and of architectural and historic importance.

Regional research framework

The potential archaeological information resulting from this project may offer the potential to address research priorities (Brown and Glazebrook 2000) that relate to the development of the medieval town of Newmarket.

Potential of preserved archaeological remains within the PDA

As discussed above there is a high potential for archaeological material from the post-medieval period to be encountered within the PDA. In the excavations carried out on the Palace House Mansion **NKT 005**, there was good preservation of archaeological material, even within the footprint of the Victorian extensions.

Therefore, there is every reason to suspect that any archaeological material within the PDA would be as well preserved. During any ground disturbance to the south of the Trainer's House there is the potential to encounter archaeological deposits relating to the stables of King Charles II. The buildings within the PDA may contain architectural features and fittings that have the potential to enhance our understanding of the development of racehorse training.

Assessment of the impact of the development on the archaeological resource

Due to the high potential for post-medieval archaeological remains to be encountered within the PDA not far below the ground surface (0.3m at **NKT 005**) any development that involves ground disturbance (foundations, piling, services, landscaping / earth moving) will have a negative effect on any below ground archaeological material and the impact could be considerable. Therefore any development of the PDA that disturbs the ground surface will need to be mitigated against.

The redevelopment of the Listed Buildings within the PDA would undoubtedly alter the internal features and this would also need to be mitigated against.

4. Mitigation measures

Consultation with English Heritage and the Suffolk County Council Planning Archaeologists should be at the earliest opportunity as any development of this site will directly affect the Listed Buildings within the PDA and the setting of several others adjacent to it.

There are two aspects to this development that will need to be mitigated against, alteration to the fabric of the Listed Buildings and damage to any below ground archaeological deposits. Mitigation for the alteration to the listed buildings would be in the form of a program of building recording that needs to be specified by English Heritage. Depending upon the proposed ground works archaeological mitigation could require evaluation to identify and assess the character, density and depth of the archaeological deposits present and/or the monitoring of the ground works as they take place.

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

Consultation with the County Council Planning Archaeologist and English Heritage should be at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation will determine the program of archaeological works that will need to be carried out.

5. Conclusions / Recommendations

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

There is moderate to high potential for encountering medieval archaeological remains within the PDA as it is adjacent to a historic route the Icknield Way, within the medieval town.

During the post-medieval period King Charles II built the world's first horse racing stable on the site. This stable was subsequently demolished and replaced with the trainer's house, the western yard and stables between 1857-1860, with the eastern yard and stable added between 1896-1903. These stables are the Listed Buildings that are present within the PDA.

There are two aspects to this development that will need to be mitigated against, alteration to the fabric of the Listed Buildings and damage to any below ground archaeological deposits. Mitigation for the alteration to the listed buildings would be in the form of a program of building recording that needs to be specified by English Heritage. Depending upon the proposed ground works archaeological mitigation could require evaluation to identify and assess the character, density and depth of the archaeological deposits present and/or the monitoring of the ground works as they take place.

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

Consultation with the County Council Planning Archaeologist and English Heritage should be at the earliest possible opportunity, as archaeological investigations can have considerable time and cost implications. This consultation will determine the actual program of archaeological works that would need to be carried out, which could include full-scale excavation.

6. List of contributors and Acknowledgements

This project was funded and commissioned by Home of Horseracing Trust on behalf of the National Horseracing Museum. The desk based assessment was carried out by James Rolfe, of SCCAS/FT, the documentary study by Anthony M. Breen, a freelance historical documentary researcher. The project was managed by Andrew Tester, Senior Project Officer, of SCCAS/FT.

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Disclaimer

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

Appendix 1.

Documentary Study by A.M Breen

The Stables, Palace House, Newmarket

The research for this report has been carried out at the Suffolk Record Office and at the Suffolk County Council Archaeological Service's offices in Bury St Edmunds. The purpose of this report is to examine the readily available documentary sources relating to this site and to assess the potential for further documentary research.

It should be noted that the Public Record Office (PRO) mentioned in some sources is now called the National Archives (TNA).

Since Forest District Council first acquired the site of Palace House a number of architectural and archaeological reports relating to the building and adjoining areas have been prepared and published. In order to avoid unnecessary duplication of previous studies, copies of the reports held at the Archaeological Service's offices in Bury St Edmunds have been examined. These show that hardly any original sources have been examined and though this at first might appear to be a fault the sections in the reports relating to the history of the site have been based in the main on well researched secondary sources. The first of these is H. M. Colvin's official 'History of the King's Works' a comprehensive study of original sources relating to all the royal residences. The copies of history that are normally available in Suffolk County Council's reference library in Bury St Edmunds have been removed to store during the temporary relocation of the library and are not presently available. Extracts in the form of pages 214 & 216 from Volume V published in 1976 appear in A P Baggs's 1994 'Archaeological Study' and page 214 is mentioned in the 'Listed Buildings Online' description of Palace House.

The second much used source is Canon Peter May's 'The Changing Face of Newmarket 1600-1760' published in 1984. Canon May who died in 1988 was the former rector of St Mary's, Newmarket from 1969 to 1978 who during the period of his incumbency devoted much of his spare time to the study of local history. There are no references to the original sources in the published booklet, however he kept careful

notes on his research and copies of documents together with his typed transcripts were pasted into a series of 'Source Books'. His archive is now in the care of the Suffolk Record Office in Bury St Edmunds (ref. HD 1584). Each book contains an index of its contents. He also prepared a card index to his notes. The card index (HD 1584/38) includes the references to the 'Palace at Newmarket' and all these references have been traced in the source books and examined for this report. On the index card there are three references to 'cost of repairs 1661-1662', 'Palace sold in 1816' and 'cost of repairs in 1675/6' referenced to 'Hore II'. J. P. Hore's three volumes of 'The History of Newmarket and the Annals of the Turf' were published in London in 1886 and copies are available at the record office. Other details included in Canon May's account of the Palace House were drawn from Colvin's History' volume V p 214 and that of the earlier Court House from volume IV p 175. He does not appear to have examined any of the original documents relating to the palace.

Daniel W. Hollis's article 'A Mid-Seventeenth-Century View of Newmarket Court House', a detailed study of the parliamentary survey of 1649 relating to the first royal apartments at Newmarket is also of value. Copies of this article first published in 1977 in the Proceedings of Cambridge Antiquarian Society are available at the record office, in the HER file (ref. NKT 004) and in Canon May's source book (ref. HD 1584/6 pp 27-30). Canon May has also typed an additional note in the form of the contract of sale of the premises 'commonly called Newmarkett House situate in the parish of New Markett and County of Cambridge with the scite and appurtenances thereof in the present possession of the state' (see Hore II p 77). The house and lands were sold to Tobias Bridge of London on 8 April 1650. On the next page in the source book there is the typed transcript of the petition of Robert Ford in 1660 'for keeping of Your Majestie's house at Newmarkett' and who 'did faithfully perform his duty until he was turned out of possession thereof by Okey and others, who pulled down the most part thereof. And those buildings they left standing are now inhabited by persons whom they put in to live there'. According to the petition the buildings then left standing were 'The Brewhouse the Butteries, the old building next the street, a building at the end where the tennis court was, the coach houses, the forge, the pastry some other houses and a stable next the church left standing and the garden not much altered'. The details of the petition are from the Calendar of State Papers: Domestic. Robert Ford was reappointed as custodian on the ruins of the palace and royal garden on 13 August 1660 (see Hore II p 220).

The original Royal Palace at Newmarket built during the reign of James I (1603-1624) was not on the same site as the present Palace House. Though the king had visited Newmarket on various occasions before 1609 it was only in that year that he decided to build a 'villa venatica at Newmarket'. References to his frequent visits to the town drawn from 'Hore I' are in May (ref. HD 1584/7 pp 30-31). Further details of the building works are given in Colvin Volume IV p 175 and extracts are in source book (ref. HD 1584/18 p 12-15). The source book includes a copy of 'Fig 14. Newmarket Palace, from an eighteenth century plan in the Library of the Department of the Environment and a survey of 1816 (P.R.O. MPE 30)'. This plan shows the main site of Palace House or 'Newmarket Palace' but of greater relevance to this present study is the smaller plan showing the palace in relation to other buildings. The reference from 1660 to 'a stable next the church left standing' may refer to the buildings to the south of All Saints shown on the smaller plan and not the present stable yard. It is worth noting that the description of this piece given in the National Archives online index states that the file contains '7 sheets of architectural drawings showing the occupation and use of the buildings and rooms' and includes two site plans (ref. TNA MPE 1/630).

It is important to emphasize that the records of the building of King James's 'Court House' from the original acquisition of a house in Newmarket in 1606 through to completion of additional stables in 1618 are described in greater detail than the later works of Charles II because much of the work was entrusted to the surveyors of the King's Works, Simon Basil who died in 1615 and his successor Inigo Jones. Some of Inigo Jones original plans of the Prince's Lodgings have survived and were described in an article published in 'The Architect' in 1959 (Harris). Amongst the earlier works the stable, brew-house and dog-house were built in 1615-1616, a timber-framed riding house in 1616-1617 and an additional stable for 'Sir Thomas Crompton and for W. Dupper the brewer' in 1617-1618. Inigo Jones' 1616 – 1617 designs for a stable and brewhouse have been published in a 'Catalogue of the R.I.B.A. Drawings Collections Jones & Webb Figure 58 & 60' (ref, HD 1584/18 p 17). The drawings of Inigo Jones' Prince's Lodging are from Colvin's 'Royal Buildings' published by the Royal Institute of British Architects (see HD 1584/10 pp 12 & 13). The original position of the Prince's Lodging was plotted onto a modern plan of the site in 2000 (Blagg in SCCAS Marlborough Club file planning application F2000/663). Blagg's plan does not show the positions of any of the stable blocks. Full accounts of the costs of the works and payments to the workmen are in the source books (ref, HD 1584/10 pp 7-10, & 27 & HD

1584/11 p26 & p 32 for period 1628-1635); these are drawn in part from Hore I pp 276-287.

Shortly after the restoration King Charles II had the stables at Newmarket rebuilt 'by John Bayspoole, Surveyor of the Mews'. The reference for the rebuilding comes from the Calendar of Treasury Books 'i, p. 590' and Colvin does not mention the surviving accounts dated 1663-1664 amongst the Audit Offices records (ref. TNA AO 1/2476/250-252). Instead of rebuilding on the site of the former Palace House, King Charles purchased a house from Henry O'Brien 7th earl of Thomond and the date for this purchase is normally given as 1668 and comes from the payment of the cost of the house not from any reference to a deed or other conveyance. It should be noted that the purchase of the house was after the repairs of the stables. The purchase is mentioned in Hore Volume 2 page 245 and in the 'Travels of Cosimo III, Grand Duke of Tuscany through England in 1669' *'La Casa che presentemente abita a Newmarket il Re`e stata dalla M.S. comprata da milord O'Brien irlandese, conte do Twomond'* (Hore Vol 2, p281). King Charles entrusted most of the building work to the architect William Samwell and apart from the model of the 'King's House' attributed to him and now held at the National Museum of Scotland very few details of his work have survived. This point was emphasized in Colvin's description 'The Officers of the Works were not employed to supervise the works, which were entrusted to the gentleman-architect William Samwell'. 'His accounts do not survive among the public records'. Colvin mentions that Christopher Wren reported on the works and quotes the figure of £8,000 spent on 'the king's buildings' between December 1668 and Midsummer 1671. In 1676 Thomas Elyot, one of the grooms of the Bedchamber petitioned for a lease of a 'garden & so much Ground adjoining to it towards ye street as will make up fourscore foot square for ye terme of ninety-nine yeares for ... to build upon'. This ground had been 'a yard whereon the old house stood formerly & a garden adjoining to it'. Wren was again employed to consider 'the situation & dimensions of a piece of Ground (now a vacant yard)' of the site 'whereon formerly stood his Majesty's old Palace of Newmercate & the Privy Garden belonging to the same' and gives the full dimensions of the plot in his report of 3 June 1676 (ref. HD 1584/18 p 31 from 'Wren Society xviii p 46).

In further accounts for 'works and buildings of the Royal palace at Newmarket' 1675-1676 there is a reference to £114 11s 8d that 'was laid out on the royal stables' without further details (ref. HD 1584/12 from Hore Vol 2 pp 349-361).

Occasional payments offer details of the exact area of the Palace House and adjoining buildings such as records now held at the Worcester Record Office (ref.705:366 B.A. 2252 in HD 1548/19) 'King Charles used to pay ... For the use of the Cock-Pit, there, Fifty pounds' and 'For the Ground behind the Stables at Newmarket, rent 10£'. The cockpit was to the east of the Rutland Arms and was later the site of Newmarket's Town Hall.

In an extract from 'The High Street (Cams) according to F Siltzer, Newmarket pp 107-112' (ref. HD 1584/20 p. 25), 'Under William III the gardens were a great feature, and it is probable that the Dutch bulb made its first appearance at Newmarket in this reign. In 1699 the sum of £4,987 was expended for sundry works in and about the King's gardens at Hampton Court and Newmarket'. Siltzer gives his source as Audit Office Accounts Bundle 2,482, rot 299 and these accounts are now likely to be amongst the Audit Office records at the National Archives. Siltzer also mentions 'In 1721, George I granted to the sixth Duke of Somerset a lease of thirty-one years of all the land in the town of Newmarket on which the Palace stood; reserving only a coach-house and forge, with the house in possession of Tregonwell Frampton, the Keeper of the Running Horses, and some paddocks called the King's Close. The Duke's rent was only £30 a year, and he and his heirs were empowered to pull down, at their own expense, any buildings they pleased, and erect new premises at their will'. 'The Duke died in 1748, and these lands became the inheritance of the daughter of his second marriage, Frances, who married John Manners, Marquis of Granby; and the family of the Dukes of Rutland continued occasional residence here, when not occupying Cheveley'. Siltzer gave these details in his account of Palace House, however the description of the land 'on which the Palace stood' suggests that it should be the site old Jacobean palace and not part of Charles II's palace. The original documents relating to 'a piece of land in the town of Newmarket' are at the National Archives (ref. E367/4086).

The sale of 'building materials' from the Palace was advertised in the Cambridge Chronicle on 25 April 1817 and the sale of the Palace itself advertised in the same paper on 16 April 1819. Similar advertisements are likely to have appeared in other papers around this date (ref. HD 1584/12 p 5). The records of the sale are again at the National Archives in the Crown Estates records (ref. CRES 2/115).

Plans

The published plans of Palace House based in part on the file now at the National Archives appear in Colvin's work and have been reused by others. They do not show any details of the stable area. Baggs in his 1994 report also included a copy of 'Part of the Public Health Act map of Newmarket c. 1850'. This document has not been sourced. The Public Health Act was passed in 1848 and though the record office holds the records of the Newmarket Local board dating from 1851 these do not include a copy of the map. The enclosure map for Newmarket is for the parish of St Mary's and the entire site of Palace House was in the parish of All Saint's. There appears to be no tithe map for Newmarket All Saints. The archaeological service has access to a full copy of Chapman's map of Newmarket.

Baron Meyer de Rothschild purchased the remaining parts of Palace House in 1857. Amongst the deposited plans in the Newmarket District Councils records (ref EF 506/6/1/-) there are various plans for later additions and improvements to the buildings ranging in dates from 1893 through to 1927. These include the additions to the stables in 1903 the work of the architect John Flatman (ref. EF 506/6/1/8/134). Details of any earlier works can be gathered from standard sources such as 'Dictionary of Architects of Suffolk Buildings' (Brown et al 1991).

Archaeological Studies

Archaeological reports have helped to identify the positions of some early features of both palace complexes and it is important at the assessment stage to consider not just reports relating to Palace House but adjoining areas such as Goldings at 67 High Street, formerly part of the palace's garden, where the remains of a possible ice house, not mentioned in the published accounts, have been found and the site of the present Marlborough Club to the west of Sun Lane where the positions of the various buildings of the former Jacobean Palace have been described in the report. A series of drainage culverts have been found under some of the buildings and these may be parts of a single system laid out in advance of the buildings works.

Some of the contemporary records give exact measures for frontages and for individual buildings. All these measurements are in Imperial measure expressed in feet and sometimes inches.

Conclusion

The secondary sources describe various phases of the buildings at Newmarket with an emphasis on the houses rather than secondary structures such as the stables and there may be a few additional details in the original documents that have not been recorded. There were two ranges of stables built during the reign of James I. One of these stables was described as still standing 'next the church' in 1660. In 1663-1664 the stables at Newmarket were repaired, these repairs were carried out before Charles II purchased the house from the Earl of Thomond in 1668. The question for this site is does the site of the stables belong to the earlier pre civil war period and then restored in 1663-1664 or was the site acquired in 1668 and then the stables built as part of Samwell's works in the period 1669-1671.

There is no scope for further documentary research at Bury. The descriptions of the palaces are drawn from records now held at the National Archives. The records of the later owners of parts of the site, if they are still extant, are in still the hands of families of the dukes of Rutland whose private archives are at Belvoir Castle in Rutland and the Rothschild's whose private archives are in London.

Records held at the National Archives that may be worth consulting include the accounts of the works on the stables in 1663-64 in the Audit Office (AO) records though these are likely to be little more than payments for materials and wages of workmen. The details of the Duke of Somerset's 1721 lease in the Exchequer records may be of some small interest though this may relate only to the site of the Old Palace and not Palace House. The further details of the sale of the Palace as they appear in the Crown Estates Papers (CRES) are likely to be useful, as these will give a contemporary description of parts of the site. The original site plans in MPE 1/630 may include some small additional details ignored in the published version, though it is unlikely. There are no additional records in the records of the King's Works (ref TNA WORK 5), though garden accounts for the various royal palaces in (Work 6) maybe of some interest.

Anthony M Breen March 2010

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M. Somers 'Palace House Mansion, Palace Street, Newmarket: A Report on the Archaeological Excavations 1996 & 1997' SCCAS no. 2001/34

English Heritage Listed Buildings 'Palace House Stables and Trainer's House'

Appendix 2.

Brief and Specification

Brief and Specification for Desk-Based Assessment

PALACE HOUSE STABLES, PALACE STREET, NEWMARKET, SUFFOLK

1. Background

1.1 A planning enquiry has been made for development of the Palace House Stables, Palace Street, Newmarket, Suffolk (TL 6446 6333).

1.2 The proposed application area measures c. 0.20 ha., on the eastern side of Palace Street.

1.3 This enquiry affects an area of archaeological importance recorded in the County Historic Environment Record, within the medieval urban core (NKT 022). Palace House Stables is a Grade II Listed Building of special architectural and historic interest dating from the mid nineteenth century (Listed Building 431611). It is thought to be located on the site of the Royal stables of King Charles II, which dates from the second half of the seventeenth century.

1.4 There is high potential for encountering archaeological occupation deposits from the medieval period, and possibly earlier occupation, at this location. However, the area of this major development has not been subject to systematic archaeological survey. Any development with significant ground disturbance has the potential to damage any archaeological deposit that exists.

1.5 A desk-based assessment of the known and potential archaeology for the application area is required as the first part of a programme of archaeological work. Further information concerning the location, extent, survival and significance of the known archaeological remains on the site, which includes standing buildings, as well as the potential for further archaeological remains to survive, is required. This brief sets out the requirement for an initial stage of work comprising an archaeological desk-based assessment and walk-over survey.

1.6 This initial stage of assessment will lead to a further programme of works, likely to consist of a general programme of archaeological evaluation (trial-trenching). **A further archaeological brief will be required for any subsequent stage of work from the desk-top assessment.**

2 Objectives

2.1 To collate and assess the existing information regarding archaeological and historical remains within and adjacent to the site shown in the accompanying plan. It is important that a sufficiently large area around the target area is studied in order to give adequate context; in this instance an area with boundaries 250m beyond the parcel boundaries will be the minimum appropriate.

2.2 To identify any known archaeological sites, including existing buildings, which are of sufficient potential importance to require an outright constraint on development (i.e. those that will need preservation *in situ*).

- 2.3 To assess the potential for unrecorded archaeological sites within the application area.
- 2.4 To assess the likely impact of past land uses and the potential quality of preservation of below ground deposits, and where possible to model those deposits.
- 2.5 To assess the potential for the use of particular investigative techniques in order to aid the formulation of any mitigation strategy.
- 2.6 The results will inform the location and method of subsequent stages of evaluation.
- 2.7 An outline specification, which defines certain minimum criteria, is set out below. In accordance with the standards and guidance produced by the Institute of Field Archaeologists this brief should not be considered sufficient to enable the total execution of the project. A Written Scheme of Investigation (WSI) based upon this brief and the accompanying outline specification of minimum requirements, is an essential requirement. This must be submitted by the developers, or their agent, to the Conservation Team of the Archaeological Service of Suffolk County Council (Shire Hall, Bury St Edmunds IP33 2AR; telephone/fax: 01284 352443) for approval. The work must not commence until this office has approved both the archaeological contractor as suitable to undertake the work, and the PD/WSI as satisfactory. The PD/WSI will provide the basis for measurable standards.

1 **Specification**

- 3.1 The assessment shall be undertaken by a professional team of field archaeologists. The archaeological contractor is expected to follow the Code of Conduct of the Institute of Field Archaeologists.
- 3.2 Collation and assessment of the County Historic Environment Record to identify known sites and to assess the potential of the application area.
- 3.3 Collation and assessment of all cartographic sources, both printed and manuscript, relevant to the site to identify historic landuse, the siting of old boundaries and any earlier buildings. Where possible, (high quality) copies should be included in the report. All materials used should be cited to the original records.
- 3.4 Collation and assessment of historic documentation relevant to the site that would contribute to the archaeological investigation of the site. All materials used should be cited to the original records.
- 3.5 Assess the historical significance of existing industrial buildings on the site.
- 3.6 Re-assessment of aerial photographic evidence and, where relevant, a replotting of archaeological and topographic information by a suitably qualified specialist with relevant experience at a scale of 1:2500. It should be possible to obtain residual errors of less than $\pm 2m$. Rectification of extant mapped features such as field boundaries and buildings shall be undertaken in order to give additional indication of accuracy of the transcription.
- 3.7 Examination of available geotechnical information to assess the condition and status of buried deposits and to identify local geological conditions. Relevant geotechnical data should be included as appendices to the report.
- 3.8 Ascertain whether there are other constraints on the site (e.g. SSSI, County Wildlife Site, AONB, etc).
- 3.9 A site visit to determine any constraints to archaeological survival.

4. Report Requirements

4.1 The report shall be submitted within a length of time (but not exceeding 1 month) from the end of fieldwork, to be agreed between the developer and archaeological contractor, with a copy supplied to the County Historic Environment Record. A full digital copy of the report will be supplied to Suffolk County Council Archaeological Service Conservation Team (SCCAS/CT).

4.2 Assemble, summarise and order the available evidence.

4.3 Synthesise the evidence and place it in its local and/or regional context.

4.4 The Report must include a discussion and an assessment of the archaeological evidence within the regional context. The conclusions must include a clear statement of the archaeological potential of the site, highlighting any research priorities, and the significance of that potential in the context of the Regional Research Framework (*East Anglian Archaeology*, Occasional Papers 3 & 8, 1997 and 2000).

4.5 Comment on the reliability of the evidence and give an opinion on the necessity and scope for further assessment including field evaluation.

4.6 A comprehensive list of all sources consulted (with specific references) should be included.

4.7 A copy of the report should be deposited with the County Historic Environment Record within six months.

4.8 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms.

4.9 All parts of the OASIS online form must be completed for submission to the County Historic Environment Record. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

4.10 A digital copy of the air photographic evidence should be supplied with the report for inclusion in the County Historic Environment Record; AutoCAD files should be exported and saved into a format that can be imported into MapInfo (for example, as a Drawing Interchange File or .dxf) or already transferred to .TAB files and ArcView.

4.11 The IFA *Standard and Guidance for Archaeological Desk-Based Assessments* (1999) should be used for additional guidance in the execution of the project and in drawing up the report.

4.12 Publication of the results, at least to a summary level (i.e. round up of archaeology in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute for Archaeology*), shall be undertaken in the year following the archaeological field work. An allowance shall be made within the costs for full publication in an appropriate journal.

4.13 The involvement of SCCAS/CT shall be acknowledged in any report or publication generated by this project.

5. Monitoring

5.1 SCCAS/CT will be responsible for monitoring progress and standards throughout the project. This will include the fieldwork, post-excavation and publication stages.

5.2 Notification of the start of work shall be given to SCCAS/CT one week in advance of its commencement.

5.3 Any variations to the written scheme of investigation shall be agreed with SCCAS/CT prior to them being carried out.

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Date: 11 November 2008 Reference: / PalaceHouseStables-Newmarket2008

This brief and specification remains valid for six months from the above date. If work is not carried out in full within that time this document will lapse; the authority should be notified and a revised brief and specification may be issued.