



Land to the rear of Meadow Cottages, Beeston Common, Beeston Regis, Norfolk

Heritage Statement and Archaeological Desk-Based Assessment

June 2019

Client: Mrs J. Barnes

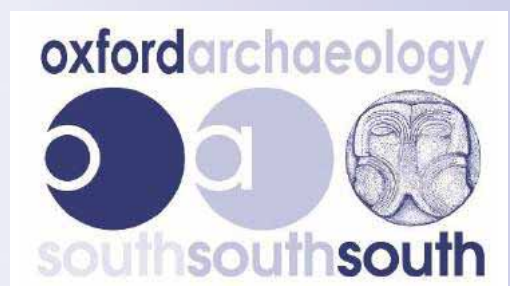
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Summary

Oxford Archaeology (OA) has been commissioned by Mrs J. Barnes to prepare a Heritage Statement and Archaeological Desk-Based Assessment for land to the rear of Meadow Cottages, Beeston Common, Beeston Regis, Norfolk, henceforth known as 'the site'. The site is centred on National Grid Reference TG 1668 4288. In accordance with the brief prepared by Norfolk County Council, this report incorporates the results of an archaeological evaluation and an assessment of the impact of the development upon the known archaeological resource and possible impacts upon designated heritage assets. The site lies within Beeston Regis Conservation Area, immediately to the north and west of Beeston Regis Priory, a nationally important scheduled monument which contains the Grade I listed Priory of St Mary and the Grade II listed Abbey Farmhouse.

The site in its current form is considered to make a minor positive contribution to the significance of Beeston Regis conservation area and to the setting of the scheduled priory (and the listed buildings contained within it) by defining the edge of the village and maintaining the historic separation between Beeston Regis and the Priory.

The proposed development would introduce a new building into the site. The new building will be split across two levels. The southern part of the building will sit at approximately the current ground level, while the ground level beneath the northern part of the building will be lowered. The new building will fill the gap between No. 4 Meadow Cottages and No. 99 Church Lane. The remainder of the site will be retained as gardens.

It is possible that the new building will be partially visible in views looking out from the scheduled monument, and the Grade I listed Priory of St Mary. The introduction of the new building into this view is considered to have at most a minor impact upon the setting of the scheduled and listed remains associated with Beeston Regis Priory. This potential impact has been significantly reduced by the proposed design of the new building, which is considerably lower than the surrounding buildings, and the existing planting along the eastern boundary of the site which would screen views of the new building from the priory.

The proposed development is considered have a neutral impact upon the character and significance of the conservation area. The design of the building, particularly its low height, will minimise its appearance in view from both the priory and the village, while the location of the development will maintain the historic edge of the settlement and the separation between the village and the priory.

The archaeological evaluation of the site discovered some post medieval field boundaries and a collection of 18th and 19th century finds. No evidence associated with the scheduled priory was recovered. As a result, the site is considered to have a limited potential contain significant archaeological remains.

1 INTRODUCTION

- 1.1.1 Oxford Archaeology (OA) has been commissioned by Mrs J. Brown to prepare a Heritage Statement and Archaeological Desk-Based Assessment for land to the rear of Meadow Cottages, Beeston Common, Beeston Regis, Norfolk, henceforth known as 'the site'. The site is centred on National Grid Reference TG 1668 4288, and its location is shown on Figure 1.
- 1.1.2 Norfolk County Council Environment Service provided a brief (NCCES, 2018a) for a program of archaeological works within the site (Planning ref: PF/18/0096, HES ref: CNF43720). The brief stated the requirement for a heritage statement and archaeological desk-based assessment including the results of a trial trench evaluation to be submitted with the planning application. This report includes the results of the archaeological evaluation (Oxford Archaeology, 2019) an assessment of the impact of the development upon the known archaeological resource and possible impacts upon designated heritage assets.
- 1.1.3 The report has been prepared in accordance with the Chartered Institute for Archaeologists (CIfA) *Standards and Guidance for Historic Environment Desk-based Assessments* (2017); the Norfolk County Council Environment Service *Brief for Heritage Statement/Desk-Based Assessment* (2018b); Historic England Advice Note 1 *Conservation Area Appraisal Designation and Management (Second Edition)* (2019); and Historic England Good Practice Advice in Planning 1-3 (2015a, 2015b, 2017).

2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 2.1.1 The site is situated in Beeston Regis, a small village approximately 2 km east of Sheringham and 3 km west of Cromer, within the administrative boundary of North Norfolk District Council.
- 2.1.2 The site comprises a small parcel of land to the rear and east of Meadow Cottages, situated on the northern side of Beeston Common, approximately 90 m north-west of Beeston Regis Priory. The Priory is designated as a scheduled monument (**OA 5**, 1004021) and contains the Grade I listed Priory of St Mary in the Meadow (**OA 1**, 1373641) and the Grade II listed Abbey Farmhouse (**OA 3**, 1049522) which was built on the site of the southern range of conventual buildings associated with priory. The site is currently used as an extended garden to Meadow Cottages and consists of short grass and numerous trees. The site is relatively flat and is at a height of 23 m above Ordnance Datum (aOD).
- 2.1.3 The underlying bedrock geology is recorded as Wroxham Crag Formation, a sand and gravel sedimentary bedrock formed between 2 million and 480 thousand years ago. A head deposit comprising clay, silt, sand and gravel is recorded overlying the natural bedrock across the entire site (BGS, 2019).

3 AIMS AND OBJECTIVES

3.1.1 The purpose of this desk-based assessment is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment within and surrounding the site in order to:

- provide an assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- assess the likely impacts of previous development on the survival of any archaeological remains;
- assess the impact of the proposed development or other land use changes on the significance of the heritage assets and their settings;
- provide strategies to conserve the significance of heritage assets, and their settings;

4 PLANNING BACKGROUND

4.1 Planning (Listed Buildings and Conservation Areas) Act 1990

4.1.1 Works that affect listed buildings or structures and conservation areas are subject to additional controls administered by the Local Planning Authority (LPA) under the Planning (Listed Buildings and Conservation Areas) Act 1990 (amended by the Enterprise and Regulatory Reform Act 2013). Section 66 states that in considering development which affects a listed building or its setting the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In respect to conservation areas Section 72 states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.1.2 Under the terms of the act a listed building may not be demolished, altered or extended in any manner which would effect its character as a building of special architectural or historic interest without Listed Building Consent being granted.

4.1.3 There are three grades of listing (in descending order):

- Grade I: Buildings of exceptional interest
- Grade II*: Particularly important buildings of more than special interest; and
- Grade II: Buildings of special interest, warranting every effort to preserve.

4.1.4 Historic England is a statutory consultee in relation to works affecting Grade I/II* listed buildings.

4.2 National Planning Policy

4.2.1 Section 16 of National Planning Policy Framework (NPPF: issued February 2019) sets out the Government's planning policies in relation to the conservation and enhancement of the historic environment.

4.2.2 Paragraph 189 and 190 state:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

4.2.3 Paragraph 193 and 194 state:

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).

4.2.4 Paragraph 195 and 196 state:

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.2.5 Paragraph 197 states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

4.2.6 Paragraph 199 states:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.2.7 Paragraph 200 and 201 state:

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

4.3 Local Planning Policy

4.3.1 North Norfolk District Council are in the process of preparing a new Local Plan. Until this is adopted the (current) Local Plan sets out the Councils planning policy including the management of the historic environment. The Core Strategy (adopted September 2008) is the key document of the (current) Local Plan providing a detailed framework for the control of development including the Councils planning policies. Those policies considered relevant are outlined below.

Policy EN8: Protecting and Enhancing the Historic Environment

Development proposals, including alterations and extensions, should preserve or enhance the character and appearance of designated assets, other important historic buildings, structures, monuments and landscapes, and their settings through high quality, sensitive design. Development that would have an adverse impact on their special historic or architectural interest will not be permitted.

The re-use of Listed Buildings and buildings identified on a Local List will be encouraged and the optimum viable use that is compatible with the fabric, interior and setting of the building will be permitted. Evidence supporting this should be submitted with proposals. New uses which result in harm to their fabric, character, appearance or setting will not be permitted.

Demolition of Listed Buildings and those identified on a Local List will only be permitted in exceptional circumstances where it can be demonstrated that all reasonable efforts had been made to sustain existing uses or find viable new uses.

Proposals involving the demolition of non-listed buildings will be assessed against the contribution to the architectural or historic interest of the area made by that building. Buildings which make a positive contribution to the character or appearance of an area should be retained. Where a building makes little contribution to the area, consent for demolition will be given provided that, in appropriate cases, there are acceptable and detailed plans for any redevelopment or after-use.

Where required, development proposals affecting sites of known archaeological interest will include an assessment of their implications and ensure that provision is made for the preservation of important archaeological remains. The character and appearance of Conservation Areas will be preserved, and where possible enhanced, and, in consultation with all relevant stakeholders, area appraisals and management plans will be prepared and used to assist this aim and to encourage the highest quality building design, townscape creation and landscaping in keeping with the defined areas

5 METHODOLOGY

5.1 Scope and Sources Consulted

5.1.1 The spatial scope for the assessment was defined by a 1 km study area surrounding the site, and involved the identification of designated and non-designated heritage assets. The assessment was informed through both a desk-based review and a site visit. The report has been prepared in line with Norfolk County Council 's Standards for Development-led Archaeology (Norfolk County Council 2018).

5.1.2 The following sources were consulted to inform the presence of heritage assets within the site and surrounding study area and form the archaeological and historic baseline:

- The National Heritage List for England (NHLE) for designated heritage assets;
- Norfolk Historic Environment Record (NHER) for non-designated heritage assets, archaeological events and National Mapping Programme (NMP) data;
- Norfolk Record Office and <http://www.historic-maps.norfolk.gov.uk/> for historic maps and manuscripts;
- Groundsure mapping for Ordnance Survey maps

- Geo-technical data as held by the client and British Geological Survey; and
- Other relevant primary and secondary sources included published and unpublished works as held by OA, the Oxfordshire History Centre and the Sackler and Bodleian Libraries, Oxford and other archives as identified.

5.1.3 The site has been subject to an archaeological evaluation (reproduced in Appendix C). The results of the evaluation are considered to have fully investigated the archaeological potential of the site. Accordingly, a review of LiDAR and aerial photograph data has not been carried out as the archaeological potential of the site is considered to be well understood.

5.1.4 For ease of reference each heritage asset identified has been allocated a unique OA number, which can be cross referenced with the HER Pref Ref number using the concordance presented in the Heritage Gazetteer (Appendix A). These are referred to in the text where relevant and marked on Figures 2 and 3. A full list of sources consulted can be found in Appendix B. Figures 5 - 11 show historic mapping of the site.

5.2 Assumptions and Limitations

5.2.1 Data used to compile this report consists of secondary information derived from a variety of sources. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

5.2.2 The records held by the Norfolk HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

6 HISTORIC ENVIRONMENT BASELINE

6.1 Introduction

6.1.1 The following section identifies the known heritage assets within the study area. These were identified from sources listed in section 5 and through a site walkover. In accordance with Step 1 of Historic England's Historic Environment Good Practice Advice Note 3 (December 2017) this section also identifies heritage assets that have the potential to receive effects to their setting and heritage significance from the proposed development within the site.

6.1.2 The location of designated sites is marked upon Figure 2, the location of previous archaeological events and non-designated heritage assets are shown on Figure 3 and NMP data is shown in Figure 4. Further details of all sites is provided in Appendix A.

6.2 Walkover Survey

6.2.1 A walkover survey of the site was carried out on the 5th of March 2019, during the archaeological evaluation of the site. The site visit was carried out in dry sunny conditions and all parts of the site were accessed. No new archaeological features were identified during the visit.

6.2.2 The site comprised a large garden approximately 0.09 ha in area. The garden comprises a lawn with areas of border planting (Plates 1-3). The boundaries of the site are defined by a combination of hedges and fences and within the garden there are several large trees and a small single storey modern brick structure.

6.3 Designated Heritage Assets

6.3.1 The site is situated within the Beeston Regis Conservation Area adjacent to the scheduled Beeston Regis Priory (**OA 5**, 1004021) (Fig 13). The conservation area covers the site of St Mary's Priory, its precinct, and the extent of Beeston Regis as shown on the first edition Ordnance Survey map. The conservation area contains the upstanding remains of the Priory of St Mary which are a Grade I listed building (**OA 1**, 1373641); the Grade II listed Abbey Farmhouse (**OA 3**, 1049522) which was built on the site of the south range of conventual buildings associated with the Priory; and the scheduled Beeston Regis Priory (**OA 5**, 1004021) which includes the below ground archaeological remains associated with the former priory. These designated heritage assets fall within the immediate environments of the site and according have the potential to receive setting effects from the proposed development. They will be discussed in more detail in Section 7 below.

6.3.2 In the surrounding area there are a further three designated heritage assets, the Sheringham Conservation Area, which is located 585m to the north-west of the site, the Grade I listed Church of All Saints (**OA 2**, 1049521) which is located 740m to the north-east of the site and the Grade II listed Church of St Joseph (**OA 4**, 1152329) which is situated 735m to the west of the site. There is no inter visibility between the site and these heritage assets, which are separated from the site by the intervening distance, the surrounding topography and the existing planting and development in the area. These three heritage assets are considered unlikely to receive setting effects from the proposed development and have been scoped out from further assessment.

6.4 Prehistoric Period (500,000 BP – AD 43)

6.4.1 During the Palaeolithic period, small groups of hunter-gathers would have intermittently occupied areas of Norfolk between the major episodes of glaciation, exploiting seasonal resources. Hunter-gathering continued into the Mesolithic period although the scale of occupation increased as environmental conditions improved. As a result of the transient nature of settlement during these periods, evidence of occupation is rare and typically ephemeral with the majority of evidence comprising discarded or lost flint tools. A Palaeolithic artefact is recorded within the general Beeston Regis parish although the exact location of the findspot is unknown (Robertson, 2005). The earliest record returned by the NHER dates to the Mesolithic period and relates to Mesolithic flints (**OA 89**, 6346) found close to the cliff edge to the north of the site. Mesolithic flints have also been recovered from a quarry in the southern part of the parish beyond the 1 km study area (ibid).

6.4.2 Occupation during the Neolithic became more sedentary as communities became dependant on arable farming and stock-raising. There was a change of manufacturing techniques of stone tools and the introduction of pottery although the evidence of large scale monuments such as henges seen in other parts of Britain is sparse (Wymer,

1998). Very few Neolithic artefacts have been found within the Beeston Regis parish although flints and some pottery sherds (**OA 91**, 59551) were found close to the cliff edge, 535 m north-west of the site.

6.4.3 The Bronze Age saw the advent of metalworking in the form of copper and bronze tools. The casting of these artefacts demonstrates there was significant technological advancement and a knowledge of the source of ores outside of Norfolk (Lawsons and Wymer, 1998). Two Bronze Age metalwork hoards have been found within the centre of the parish. Approximately 820 m east of the site metal detecting during 1979 recovered one of the most important Bronze Age hoards (**OA 18**, 15534) to have been recovered from Norfolk. It contained fourteen complete socketed axes, three fragmentary socketed axes, a spearhead, a socketed axe mould and a number of other pieces and was contained in a pottery jar thought to be Iron Age. The other hoard contained four socketed axes, four axe fragments, a palstave and two metal lumps was found beyond the 1 km study area. In 1987 a blade from a Bronze Age socketed axe (**OA 20**, 24158) was found by a metal detectorist 100 m to the east of the site.

6.4.4 During the Iron Age Norfolk was under the control of the *Iceni* or *Eceni* tribe. Iron Age pottery has been found close to the cliff face in the north of the parish (beyond the study area). Within the 1 km study area an Iron Age gold coin (**OA 19**, 23399) of the Atrebates was found although there is some confusion as to its exact location. An Iron Age hasp (**OA 90**, 6402) and harness fitting have also been found in the centre of the parish.

6.4.5 The NHER returned a further seven records of general prehistoric date within the 1 km study area. The majority of these relate to worked flint (**OA 17**, 17164; **OA 22**, 41561; **OA 24**, 41556 and **OA 25**, 42831) found in the cliff face or cliff slumps to the north of the site. In the same area prehistoric flint flakes, scrapers, pot boilers and pottery sherds (**OA 83**, 6369) were found in a sand pit in 1963. This area was subject to an archaeological excavation in 2006 but no significant archaeological features were observed.

6.5 Romano-British Period (AD 43 – 410)

6.5.1 Following the Roman invasion of Britain in AD 43 the Iceni became a client-kingdom with Prasutagus as its ruler. Upon his death in AD 60 there was a rebellion led by his widow, Boudicca. This rebellion was eventually defeated and the Iceni kingdom came under direct Roman rule.

6.5.2 The NHER returned a total of 17 records of Romano-British date within the 1 km study area. These primarily relate to metal detector finds and include brooches (**OA 29**, 25427; **OA 81**, 31161; **OA 82**, 32282 and **OA 84**, 32215) and coins (**OA 26**, 16100; **OA 27**, 16757; **OA 28**, 20476; **OA 30**, 25657; **OA 32**, 6332; **OA 33**, 6334; **OA 34**, 6337; **OA 36**, 6397; **OA 82**, 32282 and **OA 88**, 6336) found to the north and east of the site. Other finds within the study area include Roman pottery (**OA 31**, 36562 and **OA 35**, 6347) and quern fragments (**OA 37**, 58544 and **OA 38**, 58596) found to the north of the site on the cliff and beach.

6.5.3 It is worth noting that the majority of pottery has been found in the northern part of the parish whilst metal finds have largely come from the central area although this

pattern largely reflects the pattern of archaeological investigation rather than a pattern of settlement or activity. The distribution of metal finds reflects metal detected sites and the lack of pottery in the central part of the parish is the result of a lack of field walking (Robertson, 2005).

6.6 The Medieval Period (AD 410 – 1550)

Early Medieval Period (AD 410 – 1065)

- 6.6.1** The NHER returned no records of early Saxon date within the study area and as yet no finds of early Saxon date have been found within the parish. A possible middle Saxon buckle (**OA 90**, 6402) has been found in study area, approximately 870 m to the south-east of the site and is the only find of this date within the parish.
- 6.6.2** Beeston and Sheringham are both recorded in the Domesday Survey (1086) and were therefore present by at least the late Saxon period. Beeston is recorded as *Besetune* and means farmstead where bent grass or sedge grows (Mills, 2011). The affix Regis was added to the parish name during the medieval period after Henry Bolingbroke, the Earl of Lancaster who owned the manor, became King Henry IV.
- 6.6.3** The NHER returned a single record of late Saxon date within the 1 km study area. Slag (**OA 87**, 53799) from an iron smelting furnace was found in in gardens approximately 750 m south-west of the site and is thought to be late Saxon or medieval in date. It is approximately 1.2 km north-west of a number of pits, that were initially thought to be Roman but later confirmed to Saxon and relate to a substantial iron working site.

Later Medieval Period (1066 – 1550)

- 6.6.4** The NHER returned a total of 20 records of medieval date within the 1 km study area. The majority of these are relate to metal detector finds (**OA 39**, 24448; **OA 40**, 25811; **OA 41**, 25472; **OA 42**, 25473; **OA 43**, 24882; **OA 44**, 28169) and the distribution of these, as with the Roman period, reflect where archaeological work has been carried out rather than being a true representation of medieval settlement and activity (Robertson, 2005).
- 6.6.5** The closest and most significant medieval record within the 1 km study area is the Augustinian Priory of St Mary (**OA 5**, 1004021 and **OA 49**, 6349). The main priory building (**OA 1**, 1373641) is located 70 m south-east of the site but the boundary of the monastic precinct (**OA 49**, 6349) is thought to be directly to the east and south of the site.
- 6.6.6** The priory was founded in 1216 by Mary de Cressy or her daughter-in-law Isabel de Rye. It comprised a small community of four canons that belonged to the Order of Peterstone, a small Norfolk based religious order which also included the houses at Peterstone itself (Burnham Overy), Great Massingham and Weybridge (Acle). The initial foundation included a messuage with 40 acres of land in Beeston and Runton, with certain demean lands, rents, services, meadows, wreck of sea and fisheries (Parkin, 1808). The income of the house was never more than sufficient to maintain a small number of cannons and it supplemented its incomes by providing accommodation for travellers.

- 6.6.7** The priory was dissolved in 1538 and it was granted to Sir William Wyndham and Gyles Seafoule Esq by Henry VIII. The church and parts of the cloister are now in ruins (**OA 1**, 1373641), although a monastic building (**OA 3**, 1049522), possibly the Prior's lodgings, survives having been converted into a house during the sixteenth century. Two fish ponds survive within the grounds of the former priory and may once have been significantly larger. Other features are visible as earthworks on aerial photos and include a possible hollow-way, banks, ditches and ridge and furrow.
- 6.6.8** Part of the cloister and chapter house were excavated in 1984 although not recorded by the NHER. Three further archaeological investigations (**OA 6**, ENF86608; **OA 8**, ENF95922 and **OA 10**, ENF101809) are recorded by the NHER within the monastic precinct. A watching brief (**OA 6**, ENF86608) was undertaken during the removal of modern infill from a pond although no finds or features were observed. Another watching brief (**OA 8**, ENF95922) was carried out during the excavation of footings for a new tea room at Beeston Priory Maze. No archaeological features were identified but two sherds of medieval pottery (**OA 48**, 39778) were recovered from the topsoil. A resistivity survey (**OA 10**, ENF101809) is also recorded although the results are not detailed by the NHER. The only other find recorded within the monastic precinct is medieval enamelled harness pendant (**OA 41**, 25472) found during metal detecting.

6.7 Post-Medieval Period (1550-1900)

- 6.7.1** The NHER returned 22 records of post-medieval date within the 1 km study area. A number of these (**OA 61**, 6339; **OA 80**, 25429; **OA 81**, 31161; **OA 82**, 32282; **OA 83**, 6369; **OA 85**, 33307 and **OA 87**, 53799) as with earlier periods, relate to metal detector finds. The closest post-medieval feature is the Midland and Great Northern Joint Railway (Norwich to Cromer) line (**OA 65**, 13584) which opened in 1887 and is approximately 60 m north of the site. A ditch (**OA 55**, 37388) at Beeston Regis Hall School, 790 m east of the site, a linear feature (**OA 56**, 38318), 520 m east of the site and a gully (**OA 58**, 49730) at Beeston Grange, 275 m south-west of the site are all post-medieval and date and relate to the surrounding post-medieval field pattern.

6.8 Historic Maps

- 6.8.1** During the post-medieval period the site was largely in agricultural use. The earliest map to show the site is Faden's 1797 map of the area (Fig. 5). At this time the site appears to have been in agricultural use. The area to the west of the site appears to have been part of extensive common land associated with Beeston (Beeston Common) and Sheringham (Sheringham Common). The remains of the priory described as 'abbey ruins' are also shown on the map. The 1826 Bryant map (Fig. 6) shows little change to the landscape, although Beeston Common is referred to as Beeston Heath on this map, and a plantation is shown to the south of the common. The 1840 Tithe map (Fig. 7) is the first map to show the site in any detail. The map shows the site as part of a small agricultural enclosure, belonging to Samuel Heare's tenant John Cooper. At this time the enclosure was in arable use and was described as *Abbey Stile Pightle*¹. The surrounding enclosures (shown on the 1840 tithe map as land parcels 49, 50, 51,

¹ Meaning a small piece of arable land (Richardson 1993)

52, 53, 54 and 55) were also under the same ownership, although parcel 52 was let to Farrow James. Parcels 5, 49, 51 and 52 contain the remains of the priory. With the exception of the Cottage (Parcel 5), which belonged to Bishop James and Smith Williams, this land all belonged to Samuel Heare, suggesting that the site was once part of the priory lands. The Tithe Map also shows a watercourse running to the south of the site, feeding the priory fish ponds.

6.8.2 By the time of the 1887 Ordnance Survey (OS) map (Fig. 8) the enclosure containing the site had been subdivided into three smaller enclosures, and the two enclosures to the west of the site contained houses fronting onto the road. These houses later became known as Meadow Cottages. The archaeological evaluation of the site (See Appendix C), identified linear ditches, corresponding with the field boundaries shown on this map.

6.9 Modern

6.9.1 The site remained undeveloped into the 20th century. By the time of the 1905 OS map the Midland and Great Northern Joint Railway had been constructed passing to the north of the site on an east to west alignment. By 1928 the area alongside Church Lane had begun to be developed for housing. The site itself remained a separate plot of land until the 1980s, when it became part of the gardens associated with Meadow Cottages.

6.9.2 The NHER returned 14 records of modern date within the 1 km study area. These are predominantly situated to the north of the site and relate to Second World War features.

6.10 Archaeological Evaluation (2019)

6.10.1 Oxford Archaeology undertook an archaeological evaluation of the site in March 2019. The results of the evaluation have been summarised below and a full copy of the evaluation report has been included in Appendix C.

6.10.2 During the evaluation one trench was excavated within the footprint of the proposed development. Archaeological features, comprising linear ditches and a garden wall, were recorded within the trench. The linear ditches were all aligned on a north-east to south-west alignment, which corresponded with the field boundaries shown on historic mapping of the site. No finds were recorded within the ditches but three sherds of pot and six fragments of Ceramic Building Material (CBM) were recovered from the subsoil. These finds have been provisionally dated to the 18th or 19th centuries. Overall the feature density and artefact levels were very low, and have been attributed to post-medieval and modern domestic activity.

7 STATEMENT OF SIGNIFICANCE

7.1 Introduction

7.1.1 In accordance with Step 2 of Historic England's Historic Environment Good Practice Advice Note 3 (December 2017) the following section assesses the heritage significance of the known heritage assets as identified in the historic baseline that have

the potential to receive effects from development within the site. The section assesses whether and to what degree the site contributes towards the setting and heritage significance of these heritage assets. The archaeological potential of the site is then summarised based on the historic environment baseline and known previous impacts.

7.2 Approach for assessing heritage significance

7.2.1 NPPF defines significance (for heritage policy) as *'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

7.2.2 Historic England's Conservation Principles: Policies and Guidance (Historic England 2008) sets out four categories of heritage values which can be used to describe the significance (value) of a heritage asset:

- **Evidential Value:** *derives from the potential of a place to yield evidence about past human activity... Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and the people and cultures that made them... The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement* (Historic England 2008, 28)

Evidential value therefore relates to the physical remains of a heritage asset including the potential for below ground archaeological remains and what new information this primary source can provide about the past. The evidential value of a heritage asset can be derived from its archaeological and architectural interests.

- **Historic Value:** *derives from the way in which past peoples, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event or movement gives historical value a particular resonance...The historic value of places depends on both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished as evidential value'* (Historic England 2008, 28-30)

7.2.3 Historic value is therefore concerned with the age and history of the heritage asset, its development over time and its ability to reflect a particular period in history, place or event. The historic value of a heritage asset is derived from its architectural and historic interests.

- **Aesthetic Value:** *The way in which people draw sensory and intellectual stimulation from a place...Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.* (Historic England 2008 30-31)

7.2.4 Aesthetic values relate to the visual qualities and characteristics of a heritage asset (including views) and their ability to evoke a sensory or intellectual response. The

aesthetic value of a heritage assets can be derived from its artistic and architectural interests.

- **Communal Value:** *Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it...Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence.* (Historic England 2008, 31-32).

7.2.5 Communal value is derived from the meanings of a place for the people who relate to it or for whom it figures in their collective experience. It is often linked to memorials, landscapes and buildings which have a direct relationship with particular social or religious groups. Alternatively, it could be derived from a building with a particular tie to a specific local industry.

7.3 Designated Heritage Assets

Beeston Regis Priory (scheduled monument and listed buildings)

7.3.1 The site lies immediately adjacent to/abuts upon the scheduled area at Beeston Regis Priory, a nationally important scheduled monument containing two listed buildings. The boundary of the scheduled monument extends to the north of the listed ruins, to include cropmark evidence of possible agricultural activity associated with the priory. Evidence of this agricultural activity can be clearly observed on the plot of archaeological cropmarks (NMP) (Figure 4). The priory site has a considerable potential to contain physical remains of the former priory buildings as well as the potential to contain buried artefacts, sediments and waterlogged deposits associated with the social and economic functioning of the Augustinian community within the wider medieval landscape. Interpretive plans of the Priory layout, available via the Norfolk Heritage Explorer (<http://www.heritage.norfolk.gov.uk/priory-of-st-mary-in-the-meadow-beeston-regis>), suggest that the fish ponds to the north of the listed buildings, defined the northern extent of the priory precinct. Based upon this information it is likely that the site was part of the agricultural land associated with the priory rather than being part of the precinct itself.

7.3.2 The complex and diverse range of features (both archaeological and built) associated with the monument provide insight into the historic form, and architectural detail of the priory and the evolution and development of the monastic site and its later decline. The site is considered to have a particular historic value as only of only 4 known Augustinian houses associated with the Order of Peterstone.

7.3.3 During the 19th century the upstanding remains of the site were a well-known beauty appearing in several drawings, engravings and photographs. The early 19th century fashion for romantic ruins led to the rebuilding of parts of the monument and the re-establishing of the west window. The beauty of the upstanding remains set within their rural environment contributes to the aesthetic value of the monument.

7.3.4 The significance of the scheduled priory and its associated listed buildings is articulated through the historic fabric, visible plan form and the architectural design of the surviving built structures and archaeological remains. These features allow the functioning of the priory to be better understood and contribute to its historic value. In addition, the priory has a considerable evidential value derived from its potential to

contain well preserved archaeological remains associated with both the priory buildings and the monastic exploitation of the surrounding landscape. The built remains of the priory also have aesthetic value drawn from the juxtaposition of the ruins against the surrounding rural landscape.

- 7.3.5** The association between the scheduled monument and the Grade I listed priory ruins and the Grade II listed Abbey Farmhouse contributes to the significance of all three heritage assets.
- 7.3.6** The periphery of the scheduled monument is planted, interrupting views looking towards listed buildings from the surrounding landscape (Plates 4-5). The significance of the listed buildings and their relationship with the scheduled monument can be best appreciated from within the scheduled area, which is considered to make a major contribution to their setting.
- 7.3.7** The land to the north and east of the scheduled monument is currently in agricultural use and was historically associated with the Priory, which was originally endowed with 40 acres of land (Page 1906). The area to the north-east of the scheduled monument contains cropmark ridge and furrow (Fig 4), suggesting that it was part of an open field system during the medieval period. The land to the west of the priory is described as common land in the 1840 tithe award and was likely to have been associated with the settlement at Beeston Regis. The site is situated within the area of agricultural land to the north of the site, which was historically associated with the priory.
- 7.3.8** The agricultural land surrounding the priory makes a positive contribution to the setting of the priory allowing the significance of the listed and scheduled remains to be appreciated within their original rural context, and by separating the priory from the surrounding development. The visible connection between the priory and its surrounding agricultural land is difficult to appreciate on the ground as much of the scheduled monument is separated from its agricultural context by the existing planting around the periphery of the scheduled area. This planting interrupts views looking towards the priory from the south and west (Plate 5-6). There is however some limited inter visibility between the upstanding remains of the priory and the agricultural land to the north and east (Plates 4, 7-9). This agricultural land provides a rural back drop to the listed and scheduled remains. The rural landscape to the north (in which the site sits) has been eroded during the 19th and 20th century by the railway line and the late 20th century housing estate, which are both visible in views looking north from the priory. Views looking towards the priory from this area take in the surviving fishponds, the scheduled area and the Grade I listed Priory of St Mary, allowing the connection between the fishponds, the agricultural land and the priory buildings to be appreciated.
- 7.3.9** The site, currently a garden associated with No. 4 Meadow Cottages, is located immediately adjacent to the scheduled priory. Historically it formed a very small part of the agricultural landscape which separated the Priory from the nearby settlement at Beeston Regis. It maintains this role within the present landscape. The current use of the site as a garden means it does not contribute to the agricultural setting of the priory. Rather its value lies in the role it plays in preserving the historic separation between the priory and the settlement. The site also has some inter visibility with the

scheduled priory (and the Grade I listed Priory of St Mary) (Plates 3, 7-8), although these views are partially screened by the hedges and planting running along the eastern boundary of the site. Overall the site is considered to make a minor contribution to the setting of the priory.

7.3.10 The surviving ridge and furrow cropmarks to the east and north-east of the priory provide insight into the land management system that was in use at the time of priory and allow the interaction between the priory and its surrounds to be better understood. This area also contains the remains of a possible hollow-way (identified on the NMP see Fig. 4). The hollow-way may have provided access to the priory, or alternatively could provide evidence of the layout of the landscape prior to development of the priory. This area has significant evidential value that can be appreciated with the aid of aerial photographs. Accordingly, the agricultural land to the north-east and east of the priory is considered to make a positive contribution to its setting.

7.3.11 The former common to the west of priory is completely screened from the scheduled monument by Priory Maze and Gardens and the planting along the periphery of the scheduled monument (Plate 5). There are no views of the listed buildings from the historic settlement of Beeston Regis or its former common. The common is considered to make a minor contribution to the setting of the priory, maintaining the historical separation between the settlement at Beeston Regis and the Priory, allowing them to be understood as two separate units.

Beeston Regis Conservation Area

7.3.12 The site is situated within the Beeston Regis Conservation Area². The conservation area includes the nationally important scheduled Beeston Regis Priory, which contain the upstanding remains of the Priory of St Mary which are a Grade I listed building (**OA 1**, 1373641) and the Grade II listed Abbey Farmhouse (**OA 3**, 1049522) which was built on the site of the south range of conventual buildings associated with the Priory. The conservation area extends to the east and north of the priory to encapsulate the agricultural land historically associated with the priory, which contains the remains of medieval ridge and furrow and a hollow-way. The conservation area also includes the historic core of Beeston Regis as shown on the 1840 Tithe Map and Beeston Common (Fig 7). The common was historically used for grazing and separates the settlement from the priory.

7.3.13 The significance of the conservation area is articulated by the surviving historic fabric and the architectural design of the listed and historic buildings within both the village and the priory. The historic extent of the village of Beeston Regis has been subject to some expansion and contains a combination of historic and modern buildings. Despite this modern infill many of the buildings (both modern and historic) share common building materials (cobbles and brick) which contributes to the distinctive sense of place within the settlement. Beeston Common contributes to the historic value of the conservation area by preserving the historic (common edge) layout of the settlement

² At present there is no conservation area appraisal for the Beeston Regis Conservation Area. The significance of the conservation area has thus been assessed in accordance with Historic England Advice Note 1 *Conservation Area Appraisal, Designation and Management*.

of Beeston Regis. The built structures of the priory form a visually and architecturally separate group of buildings, which reflects the functional separation between the priory and the settlement during the medieval period. Beeston common contributes to this historic separation preserving the physical separation between the settlement and the priory, and allowing them to be understood within the current landscape as two distinct entities. The undeveloped parts of the conservation area have significant evidential value as a result of their potential to contain archaeological remains associated with the priory and the monastic exploitation of the landscape.

7.3.14 The site lies between the scheduled priory and the settlement at Beeston Regis. It makes a minor contribution to the significance of the conservation area by defining the edge of the settlement and contributing to the green space which has historically maintained the separation between the Priory and the settlement at Beeston Regis.

7.4 Archaeological Potential

7.4.1 The archaeological potential of the site was investigated by an archaeological evaluation of the site carried out in March 2019. The evaluation identified several ditches which followed the alignment of post-medieval field boundaries and some sherds of pottery and ceramic building material which were provisionally dated to the 18th or 19th centuries. These features are considered to be of local historic environment significance.

7.4.2 Overall the feature density and artefact levels within the site were very low, and have been attributed to post-medieval and modern domestic activity. No evidence relating to the use of the site in the prehistoric, Roman or medieval period was recovered during the evaluation and accordingly the site is considered unlikely to contain archaeological remains dating to these periods.

8 POTENTIAL IMPACTS

8.1 Introduction

8.1.1 In accordance with Step 3 of Historic England's Historic Environment Good Practice Advice Note 3 (December 2017) this section assesses the effects of the proposed scheme on designated and non-designated heritage assets and their setting. It also assesses the potential impact the proposed scheme may have on archaeological remains of present.

8.2 Proposed Scheme

8.2.1 The proposed development will entail the construction of a new house to the rear of No. 4 Meadow Cottages. A plan of the proposed development is shown on Figure 12. The proposed house will be split across two levels. The southern part of the building will sit at approximately the current ground level, while the ground level beneath the northern part of the building will be reduced. Other groundworks associated with scheme are likely to include the excavation of foundation trenches and the installation of service trenches associated with the new house.

8.3 Assessment of the Proposed Scheme

Beeston Regis Priory (scheduled monument and listed buildings)

- 8.3.1** The site lies immediately to the north and west of the scheduled Beeston Regis Priory and the two listed buildings contained within it. The site in its present condition is considered to make a minor contribution to the setting of these heritage assets by maintaining the historic separation between the priory and the settlement of Beeston.
- 8.3.2** The proposed development will introduce a new building into the site. The new building will be situated between No. 4 Meadow Cottages and No. 99 Church Lane, filling the gap between the two existing properties. The new building will be situated within the boundary of the existing settlement, and the remainder of the site will be retained as gardens. As the new building will be located within the confines of the existing settlement it will not encroach into the green space which maintains the historic separation between the priory and the settlement of Beeston Regis, and accordingly it will not impact upon this facet of the priory's setting.
- 8.3.3** The eastern boundary of the site lies directly adjacent to the scheduled priory. The new building will be located within the western part of the site, partially screened in views from the scheduled monument by the planting, hedgerows and trees located along the eastern boundary of the site. Plate 8 shows the view looking across the northern part of the scheduled monument towards the site. The eastern gable end of No.4 Meadow Cottage is visible in this view. The rest of the site is completely obscured from the scheduled monument by the hedgerows lining the eastern boundary of site. Only the very top of the roof associated with No.99 Church Lane is visible in this view. The new building will be situated at a much lower height than No.99 Church Lane, and accordingly it is considered unlikely to be more than partially visible in views looking out from the scheduled monument, and the Grade I listed Priory of St Mary. These views are currently framed by the existing early 20th century development along Church Lane and accordingly are not considered to make a significant contribution to the setting of the listed building or scheduled monument. The introduction of the new building into this view is considered to have at most a minor impact upon the setting of the listed building and scheduled monument.
- 8.3.4** This potential impact has been significantly reduced by the proposed design of the new building. The existing ground level within the site will be reduced prior to the construction of the new building, which will significantly reduce the overall height of the new building to below that of the surrounding housing (Nos. 4 Meadow Cottage and No.99 Church Lane). The reduced building height alongside the existing planting along the eastern boundary of the site, will minimise any views of the new building from the priory, reducing any impacts upon the existing view looking out from the priory.
- 8.3.5** An archaeological evaluation of the site has been carried out. The evaluation did not uncover any archaeological remains associated with the medieval priory. The only remains to be recovered from this area were associated with the 19th century field boundaries. These features are not considered to make a contribution to the significance and setting of the scheduled priory, and accordingly any impacts upon

these features resulting from ground works associated with the proposed development would be unlikely to impact upon the setting of the Priory.

Beeston Regis Conservation Area

- 8.3.6** The site is situated on the edge of the historic settlement of Beeston Regis and falls within the Beeston Regis conservation area. The site in its present condition is considered to make a minor contribution to the significance of the conservation area by defining the edge of the settlement and contributing to the physical separation between the priory and the village.
- 8.3.7** The proposed development will introduce a new building into the conservation area. The new building will be situated in the gap between No. 4 Meadow Cottages and No. 99 Church Lane, and accordingly will not extend the settlement beyond its current plan form. The remainder of the site will be retained as gardens maintaining the area of green space between the settlement and the scheduled priory. The reduced height of the new building will limit the visibility of the structure from elsewhere within the conservation area and it is unlikely to be visible from Church Lane, or Beeston Common (road),
- 8.3.8** The proposed development is considered to have a neutral impact upon the character and significance of the conservation area. The design of the building, particularly its low height, will minimise its appearance in view from both the priory and the village, while the location of the development will maintain the historic edge of the settlement and the separation between the village and the priory.

Archaeological Remains

- 8.3.9** The site has been subject to an archaeological evaluation which suggests that the site has a limited potential to contain archaeological remains associated with the post-medieval agricultural usage of the site. Such remains are considered to have at most local heritage significance. The proposed development will result in the reduction of the ground level within the footprint of the new building, and the excavation of foundation trenches and service trenches. Ground works associated with these activities would adversely affect any archaeological remains present within the site.
- 8.3.10** The evaluation found no evidence of remains associated with the nearby priory, and the site is accordingly considered to have a very limited potential to contain further archaeological remains which may be impacted by the proposed development.

9 POTENTIAL FOR FURTHER WORK

- 9.1.1** The site has been subject to archaeological evaluation. The evaluation did not identify any archaeological remains associated with the medieval priory. The only remains to be recovered were associated with the post-medieval agricultural usage of the site and were considered to be of at most local significance. The evaluation has demonstrated that the site has a low potential to contain further archaeological remains and accordingly it is unlikely that further archaeological investigation or recording would be required within the site.

10 CONCLUSION

- 10.1.1** The site comprises a small parcel of land to the rear and east of Meadow Cottages, Beeston Regis. It lies within the Beeston Regis Conservation Area and lies immediately to the north and west of Beeston Regis Priory, a nationally important scheduled monument which contains the Grade I listed Priory of St Mary and the Grade II listed Abbey Farmhouse.
- 10.1.2** The site in its current form is considered to make a minor positive contribution to the significance of Beeston Regis conservation area and setting of the scheduled priory (and the listed buildings contained within it) by defining the edge of the village and maintaining the historic separation between Beeston Regis and the Priory.
- 10.1.3** The proposed development would introduce a new building into the site. The new building will be split across two levels. The southern part of the building will sit at approximately the current ground level, while the ground level beneath the northern part of the building will be lowered. The new building will fill the gap between No. 4 Meadow Cottages and No. 99 Church Lane. The remainder of the site will be retained as gardens.
- 10.1.4** As the new building will be located within the confines of the existing settlement it will not encroach into the green space which maintains the historic separation between the Priory and the settlement of Beeston Regis, and accordingly it will not impact upon this facet of the priory's setting. It is possible that the new building will be partially visible in views looking out from the scheduled monument, and the Grade I listed Priory of St Mary. The introduction of the new building into this view is considered to have at most a minor impact upon the setting of the scheduled and listed remains associated with Beeston Regis Priory. This potential impact has been significantly reduced by the proposed design of the new building. The height of the new building would be considerably lower than that of the surrounding housing (Nos. 4 Meadow Cottage and No.99 Church Lane), which alongside the existing planting along the eastern boundary of the site, would minimise any views of the new building from the priory.
- 10.1.5** The proposed development is considered have a neutral impact upon the character and significance of the conservation area. The design of the building, particularly its low height, will minimise its appearance in view from both the priory and the village, while the location of the development will maintain the historic edge of the settlement and the separation between the village and the priory
- 10.1.6** An archaeological evaluation of the site identified remains associated with the post-medieval agricultural usage of the site. Such remains are considered to have an at most local heritage significance. No evidence of archaeological remains associated with the priory or the earlier exploitation of the site were recorded.
- 10.1.7** The results of the evaluation suggest that the site has a limited potential to contain significant archaeological remains which would be impacted by the development remains and accordingly it is unlikely that further archaeological investigation or recording would be required within the site.

APPENDIX A GAZETTEER OF KNOWN ARCHAEOLOGY WITHIN THE STUDY AREA

ABBREVIATIONS

BLD	Building	LB	Listed Building
FS	Findspot	MON	Monument
HER	Historic Environment Record	SM	Scheduled Monument

OA	Pref Ref	List Entry	Type	Name	Period	Easting	Northing
1	n/a	1373641	Grade I LB	Priory of St Mary in the Meadow	n/a	616756	342801
2	n/a	1049521	Grade I LB	Church of All Saints	n/a	617436	343074
3	n/a	1049522	Grade II LB	Abbey Farmhouse	n/a	616760	342759
4	n/a	1152329	Grade II LB	Church of St Joseph	n/a	615942	342910
5	n/a	1004021	SM	Beeston Regis Priory	n/a	616719	342750
6	ENF86608	n/a	Event	Watching Brief by Norfolk Archaeological Unit at St Mary's Priory, Beeston Regis, April 1998	n/a	616758	342821
7	ENF94064	n/a	Event	Watching Brief by Norfolk Archaeological Unit at Beeston Regis Hall School, Beeston Regis, July-August 2002	n/a	617499	342780
8	ENF95922	n/a	Event	Watching Brief by Norfolk Archaeological Unit at Beeston Priory Maze, Beeston Regis, October 2003	n/a	616598	342714
9	ENF99711	n/a	Event	Watching Brief by Norfolk Archaeological Unit at St Peter's Church, Sheringham, August 2005	n/a	615689	343239
10	ENF101809	n/a	Event	Geophysical Survey (resistivity) by Ancient Monuments Laboratory at St Mary's Priory, Beeston Regis, 1984	n/a	616768	342772
11	ENF115096	n/a	Event	Strip, Map and Sample Excavation by NAU Archaeology at Beeston Regis Hall School Playing Fields, Beeston Regis, July 2006	n/a	617585	342741

OA	Pref Ref	List Entry	Type	Name	Period	Easting	Northing
12	ENF115235	n/a	Event	Watching Brief by Chris Birks Archaeological Services at 7 Conway Road, Sheringham, June 2006	n/a	616875	343246
13	ENF117008	n/a	Event	Watching Brief by NAU Archaeology at Cromer Road, Beeston Regis, December 2006	n/a	616414	342788
14	ENF123860	n/a	Event	Watching Brief by Chris Birks Archaeological Services at Beeston Regis Caravan Park, Beeston Regis, May 2009	n/a	617364	343280
15	ENF142436	n/a	Event	Building Survey by The Architectural History Practice Ltd at the Quaker Meeting House, Cremer Street, Sheringham, June 2014	n/a	615981	343221
16	ENF142911	n/a	Event	Watching Brief by Norwich Archaeology at land to the rear of 55 and 56 Beeston Common, Sheringham, November 2017	n/a	616470	342910
17	17164	n/a	FS	Two prehistoric flint flakes	Prehistoric	616850	343280
18	15534	n/a	FS	Late Bronze Age hoard	Prehistoric	617517	342790
19	23399	n/a	FS	Iron Age gold coin	Prehistoric	617450	343320
20	24158	n/a	FS	Bronze Age socketed axehead	Prehistoric	616790	342840
21	34756	n/a	MON	Possible prehistoric burnt mound	Prehistoric	616650	342350
22	41561	n/a	FS	Prehistoric burnt flints	Prehistoric	617618	343272
23	6313	n/a	FS	Possible prehistoric flint flake	Prehistoric	616630	343490
24	41556	n/a	FS	Two prehistoric flakes	Prehistoric	616738	343391
25	42831	n/a	FS	Prehistoric flint blades	Prehistoric	617335	343226
26	16100	n/a	FS	Roman coin	Romano-British	615737	342779
27	16757	n/a	FS	Roman coin	Romano-British	616817	343203
28	20476	n/a	FS	Two Roman coins	Romano-British	616800	343410
29	25427	n/a	FS	Roman brooch	Romano-British	617200	342900

OA	Pref Ref	List Entry	Type	Name	Period	Easting	Northing
30	25657	n/a	FS	Roman coin	Romano-British	617100	342120
31	36562	n/a	FS	Roman pottery	Romano-British	616470	343450
32	6332	n/a	FS	Roman coin	Romano-British	616141	343118
33	6334	n/a	FS	Roman coin	Romano-British	616203	342155
34	6337	n/a	FS	Roman coin	Romano-British	615980	343513
35	6347	n/a	FS	Roman pottery sherd	Romano-British	617070	343330
36	6397	n/a	FS	Roman coin	Romano-British	616880	343500
37	58544	n/a	FS	Iron Age or Roman rotary quern fragment	Romano-British	617474	343315
38	58596	n/a	FS	Possible quern fragment	Romano-British	617252	343296
39	24448	n/a	FS	Medieval personal ornament	Medieval	617080	343100
40	25811	n/a	FS	Medieval harness pendant	Medieval	617124	342942
41	25472	n/a	FS	Medieval harness pendant	Medieval	616880	342770
42	25473	n/a	FS	Medieval harness stud and pendant	Medieval	617060	342760
43	24882	n/a	FS	Medieval jetton	Medieval	615868	343094
44	28169	n/a	FS	Medieval coins	Medieval	617110	343320
45	6350	n/a	FS	Medieval pottery sherd	Medieval	616750	342400
46	6421	n/a	BLD	All Saints' Church, Beeston Regis	Medieval	617431	343074
47	13181	n/a	MON	Possible site of the medieval chapel of St Nicholas	Medieval	615959	343397

OA	Pref Ref	List Entry	Type	Name	Period	Easting	Northing
48	39778	n/a	FS	Medieval pottery sherds	Medieval	616598	342714
49	6349	n/a	MON	Augustinian Priory of St Mary in the Meadow	Medieval	616796	342756
50	6394	n/a	MON	Moated site, possibly a medieval windmill mound	Medieval	617364	343188
51	31857	n/a	BLD	Appletree, 51 Beeston Common	Post-medieval	616490	342890
52	49823	n/a	BLD	Broadacres	Post-medieval	617635	342886
53	13404	n/a	BLD	Beeston Regis Hall	Post-medieval	617441	342645
54	15242	n/a	MON	Site of a post medieval watermill	Post-medieval	616070	343284
55	37388	n/a	MON	Possible post medieval ditch at Beeston Regis Hall School	Post-medieval	617499	342778
56	38318	n/a	MON	Undated linear feature	Post-medieval	617224	342921
57	38340	n/a	MON	Probable post medieval quarries	Post-medieval	615830	342239
58	49730	n/a	MON	Post medieval gully, Beeston Garage, Cromer Road	Post-medieval	616414	342788
59	49943	n/a	MON	Site of Sheringham paper mill, 35-39 Beeston Road	Post-medieval	616111	343208
60	55636	n/a	BLD	Lusher's Bakery	Post-medieval	615920	343410
61	6339	n/a	FS	Post medieval silver coins	Post-medieval	616932	343237
62	57974	n/a	MON	Site of post medieval brick works	Post-medieval	615929	342537
63	6419	n/a	MON	Site of a post medieval lime kiln	Post-medieval	616923	343211
64	9872	n/a	MON	Possible post medieval wood banks and ditches	Post-medieval	615670	341531
65	13584	n/a	MON	Midland and Great Northern Joint Railway (Norwich to Cromer via Holt), North Norfolk Railway	Post Medieval	613258	326134
66	32523	n/a	MON	Site of a World War Two underground headquarters	Modern	616450	342200
67	6420	n/a	MON	Site of early 20th century lime kiln and brickworks	Modern	617300	343290
68	21298	n/a	MON	World War Two observation post	Modern	616788	343291
69	32520	n/a	MON	World War Two anti tank cubes and possible road blocks	Modern	615750	342969
70	32522	n/a	MON	World War Two practice trenches and possible pillbox	Modern	615789	342219
71	34186	n/a	MON	Site of a World War Two enclosure and gun emplacements	Modern	616414	342034
72	36526	n/a	MON	World War Two pillbox or gun emplacement	Modern	616890	343251

OA	Pref Ref	List Entry	Type	Name	Period	Easting	Northing
73	41016	n/a	MON	Multi-period features and finds	Modern	619057	342796
74	38279	n/a	MON	World War Two military site	Modern	616685	343323
75	38335	n/a	MON	Site of World War One military trenches and a possible World War Two structure	Modern	617180	343307
76	38336	n/a	MON	World War Two pillbox	Modern	617450	343101
77	38337	n/a	MON	World War Two military installation	Modern	617760	343244
78	45434	n/a	MON	Tunnel associated with WWII defences	Modern	616875	343246
79	56004	n/a	BLD	Former Toilet Block	Modern	616276	343458
80	25429	n/a	FS	Medieval to post medieval spur	Multi period	617070	342890
81	31161	n/a	FS	Roman brooch, medieval pendant and post medieval figurine	Multi period	616990	342690
82	32282	n/a	FS	Roman, medieval and post medieval finds	Multi period	616850	343430
83	6369	n/a	FS	Prehistoric flint objects, post medieval pin and multi-period pottery sherds	Multi period	617180	343330
84	32215	n/a	FS	Roman brooch and a medieval strap fitting	Multi period	617575	342639
85	33307	n/a	FS	Medieval and post medieval metal objects and coins	Multi period	617394	342560
86	45374	n/a	FS	Multi-period finds	Multi period	617585	342743
87	53799	n/a	FS	Late Saxon/medieval slag, Iron Age/Roman and medieval/post medieval pottery	Multi period	615969	342618
88	6336	n/a	FS	Roman coins and medieval brooch	Multi period	616911	343429
89	6346	n/a	FS	Mesolithic and undated worked flints and multi-period pottery	Multi period	616954	343188
90	6402	n/a	MON	Multi-period metal objects, coins and pottery sherds	Multi period	617192	342162
91	59551	n/a	FS	Neolithic pottery and worked flints and Roman pottery	Multi period	617164	343206
92	41557	n/a	FS	Possible World War Two concrete	Undated	616750	343408
93	41558	n/a	FS	Possible World War Two concrete	Undated	616900	343366
94	41559	n/a	FS	Possible World War Two concrete	Undated	617122	343345
95	6340	n/a	FS	Undated pottery	Undated	616490	343107

OA	Pref Ref	List Entry	Type	Name	Period	Easting	Northing
96	38310	n/a	MON	Medieval or post medieval road and hollow-way	Unknown	617332	342110
97	38332	n/a	MON	Undated earthwork banks, mounds and ditches	Unknown	616444	342949
98	6352	n/a	MON	Undated pit, ring ditches and enclosures	Unknown	617646	343150

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**APPENDIX C MEADOW COTTAGE, BEESTON REGIS, NORFOLK;
ARCHAEOLOGICAL EVALUATION REPORT**



Meadow Cottage, Beeston Regis, Norfolk Archaeological Evaluation Report

March 2019

Client: Mrs Barnes and SMG Architects

Issue No: 1

OAE Report No: 2302

NGR: TG 16688 42869


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Meadow Cottage, Beeston Regis, Norfolk

Archaeological Evaluation Report

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by David Brown BA and Isobelle Ward BA*

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Summary

Between the 5th and 6th of March 2019, Oxford Archaeology East (OA East) carried out an archaeological evaluation at Meadow Cottages, Beeston Regis, Norfolk (TG 16688 42869). One trench was excavated within the footprint of a proposed new house. Archaeological features, comprising linear ditches and a recent garden wall, were recorded in the trench. None of the ditch fills produced any finds and lay on a north by north-east to south by south-west alignment, which corresponds with boundaries recorded on historic mapping. Three sherds of pottery and six fragments of ceramic building material (CBM) were recovered from the subsoil, dated to the 18th to 19th centuries. Overall, the features and artefacts are likely to be attributed to post-medieval and modern domestic activity.

Acknowledgements

Oxford Archaeology would like to thank Mrs Jacqueline Barnes and SMG Architects for commissioning this project. Thank you to Steve Hickling who monitored the work on behalf of Norfolk County Council Historic Environment Service (NCC/HES) for his advice and guidance.

The project was managed for Oxford Archaeology by Nick Gilmour. The fieldwork was directed by Kelly Sinclair. Survey and digitizing were carried out by Matt Edwards and Thomas Houghton. Thank you to the teams of OA East staff that cleaned and packaged the finds under the management of Natasha Dodwell, processed the environmental remains under the supervision of Rachel Fosberry, and prepared the archive under the direction of Kat Hamilton.

1 INTRODUCTION

1.1 Scope of work

- 1.1.1 Oxford Archaeology East (OA East) was commissioned by Mrs Jacqueline Barnes and SMG Architects to undertake a trial trench evaluation at the site of Meadow Cottage, Beeston Regis, Norfolk (Fig 1, TG 16688 42869).
- 1.1.2 The work was undertaken to inform the Planning Authority in advance of a submission of a Planning Application. A brief was set by Steve Hickling of NCC/HES outlining the Local Authority's requirements for work necessary to inform the planning process (Hickling 2018). A Written Scheme of Investigation was produced by OA East detailing the methods by which OA proposed to meet the requirements of the brief (Gilmour 2019).

1.2 Location, topography and geology

- 1.2.1 The site lies approximately 1.26m OD and the coastline is approximately 550m to the north of the proposed development area.
- 1.2.2 The proposed new house plot lies within a garden adjacent to Meadow Cottage, adjacent to a Scheduled Monument, St Mary's Priory (NHER 6349) and lies within Beeston Regis Conservation Area.
- 1.2.3 The geology of the area is mapped as Wroxham Crag Formation (sand and gravel), which is overlain by superficial Head deposits (gravel, sand, silt and clay) (British Geological Survey 2014; British Geological Survey online map viewer <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>, Accessed 18 Feb 2019).

1.3 Archaeological and historical background

- 1.3.1 The archaeological and historical background of the site is summarised here, and further detail can be found in the Desk Based Assessment (this document).

Prehistoric (4,000BC- AD43)

- 1.3.2 Prehistoric remains have been recorded near the development area. Neolithic worked flint and pottery sherds were found close to the cliff edge approximately 550m north-west of the site. A Bronze Age metalwork hoard has been found within the parish of Beeston Regis approximately 820m to the east of the site consisting 14 complete socketed axes and other metal pieces. Evidence of Iron Age activity has been found within 1km of the site. This consisted of an Iron Age cold coin and harness fitting. In addition, worked flint and pottery was found in the coastal cliff face or cliff slumps to the north.

Romano-British (AD 43-410)

- 1.3.3 Roman activity within 1km of the site is characterised by metal detected and field walking finds including brooches and coins and pottery fragments to the north and

east of the site. The distribution of finds reflects the pattern of archaeological investigation rather than settlement or activity.

Medieval (AD 410-1550)

- 1.3.4 There is little evidence for early medieval activity within Beeston Regis, however, it was recorded in the Domesday Survey (1086) so likely existed in the Late Saxon period. A possible Middle Saxon buckle was found 870m south-east of the site, and evidence of possible Late Saxon metal working debris found 750m to the south-west.
- 1.3.5 The development site is located directly next to the scheduled monument area of the Augustinian priory of St Mary's. The main building of the priory is located 70m south-east of the site and the boundary of the precinct is thought to be directly to the south and east of the site. The priory was founded in 1216 by Mary de Cressy and comprised a small community of four canons of the order of Peterstone. The initial foundation included 40 acres of land in Beeston and Runton. The priory was dissolved in 1538 and now mostly lies in ruins, although a monastic building survives having been converted into a house in the 16th and 19th centuries. Two fish ponds survive within the grounds of the former priory and some features are visible as earthworks on aerial photography including banks and ditches. Archaeological investigations were carried out within the monastic precinct, a watching brief during the removal of modern infill from a pond and during the excavation of footings for a building, both of which uncovered no archaeological remains.

Post-medieval (AD 1550-1900)

- 1.3.6 Several post-medieval finds were recovered within 1km of the site comprising of metal detected objects. Several post medieval linear features and ditches at Beeston Regis School and Beeston Grange (Bray 2019) were found to the east and south west of the site and probably relate to field boundaries. Later activity in the 19th century includes the construction of the Midland and Great Northern Joint Railway line to north of the site opened in 1887 and Meadow Cottage itself which was built in the 19th century.

2 EVALUATION AIMS AND METHODOLOGY

2.1 Aims

2.1.1 The project aims and objectives were defined in the WSI (Gilmour 2019) are as follows:

- i. To establish the presence or absence of archaeological remains on the site, characterise where they are found (location, depth and extent), and establish the quality of preservation of any archaeology and environmental remains
- ii. To provide – in the event that archaeological remains are found – sufficient information to construct an archaeological mitigation strategy, dealing with preservation, the recording of archaeological deposits, working practices, timetables, and orders of cost.

2.2 Methodology

2.2.1 The WSI (Gilmour 2019) laid out a proposed archaeological strategy of a single 18m-long by 1.8m-wide trench. Due to obstruction by large trees and an ornamental garden pond, this was changed to a 17m-long by 1.2m-wide trench, which represents a 10% sample of the area of the footprint of the proposed new house

2.2.2 Machine excavation was carried out under constant archaeological supervision with a 360° mechanical excavator using a 1.2 wide toothless ditching bucket.

2.2.3 The site survey was carried out using a Leica GPS GS08 with SmartNET and hand drawn plans.

2.2.4 Spoil, exposed surfaces and features were scanned with a metal detector. All metal-detected and hand-collected finds were retained for inspection, other than those which were obviously modern.

2.2.5 All archaeological features and deposits were recorded using OA's pro-forma sheets. Trench locations, plans and sections were recorded at appropriate scales and high-resolution digital photographs were taken of all relevant features and deposits.

2.2.6 Two environmental samples were taken.

2.2.7 Site conditions were relatively good with rain at times. However, the water table was very high and created a lot of surface water within the trench.

3 RESULTS

3.1 Introduction and presentation of results

3.1.1 The results of the evaluation are presented below and include a stratigraphic description of the trench that contained archaeological remains. Full details the trench with dimensions and depths of all deposits encountered is given in Appendix A. The environmental remains are presented as Appendix C. Figure 2 provides a plan of the results, including selected sections. Figure 3 overlays the excavation results on to the 1905 OS map.

3.2 General soils and ground conditions

3.2.1 The soil sequence between all trenches was fairly uniform. The natural sand and gravel geology was overlain by a sandy silt subsoil, in turn overlain by topsoil.

3.2.2 Ground conditions throughout the evaluation were generally good, although the trench was subjected to rising surface water due to a high water table and overnight rain. Archaeological features, where present, were easy to identify against the underlying natural geology.

3.3 Trench 1

3.3.1 Trench 1 (Fig.2; Plate 1) was situated over the area of the proposed building, broadly on an east to west axis. At the eastern end of the trench, four ditches were uncovered all on a north by north-east to south by south-west alignment. Ditch **13** (Plate 2, Fig. 2, Section 4) was 1.06 m wide and 0.4m deep and ditch **6** (Plate 3; Figure 2, section 2) and measured 1.42m wide by 0.42m deep. Both ditches are likely to be a re-establishment of the same boundary due to the similar alignment and size. To the west of these ditches, ditch **4** measured 0.64m by 0.12m deep and ditch **9** measured 0.74m wide by 0.3m deep. No finds were recovered from any of the ditch fills. Towards the western end of the trench a small wall (**11**) was uncovered on a northwest to south-east axis and measured 0.35m wide. The wall consisted large rounded flint cobbles mixed with modern ceramic building material (CBM) that was observed to cut through the lower horizon of the subsoil.

3.4 Finds summary

Pottery

3.4.1 The excavation produced three sherds of pottery totalling 0.027kg, all of which came from the subsoil. This included one sherd (0.002kg) of refined white earthenware with a transfer print decoration. This was possibly body sherd of a 19th century plate or dish. One body sherd of moderately abraded glazed red earthenware weighing 0.014kg was also recovered, dated between the 18th and 19th centuries. Lastly a moderately abraded body sherd of a possible horticultural vessel was recovered weighing 0.11kg, which was also 19th century in date. (Fletcher pers. comm.). The pottery evidence suggests the main use of the site was domestic from the 18th century onwards, which coincides with the construction and habitation of Meadow Cottage. The finds are recommended for dispersal prior to archiving.

Ceramic Building Material (CBM)

- 3.4.2 A small number of CBM fragments were recovered from the subsoil during excavation. These included a fragment of mortar weighing 0.018kg and a fragment of brick and mortar weighing 0.009kg, both of which could not be closely dated. Two abraded brick fragments were also recovered weighing 0.110kg which are likely to be at earliest 18th century or possibly 19th century in date. Three fragments of cement were also recovered weighing 0.084kg and are also of 19th century date. This assemblage is likely to have been discarded rubble from construction and use of the dwellings on the site, and again implies the main use of this area is 19th century to modern domestic habitation. The finds are recommended for dispersal prior to archiving.

4 DISCUSSION

4.1 Reliability of field investigation

- 4.1.1 There was some difficulty in excavating the trench due to obstructions on the site (a garden), including large trees and an ornamental pond. However, features could easily be discerned in the natural gravel.

4.2 Evaluation objectives and results

- 4.2.1 The project aims and objectives are set out in Section 2.1.1, above.
- 4.2.2 In relation to these objectives, the evaluation was able to establish that the remains within the proposed development area were limited and of likely modern origin but were well preserved. The subsoil contained modern rubble which is probably derived from the construction of Meadow Cottages and its outbuildings.
- 4.2.3 The presence of archaeological features within Trench 1 was established through a series of ditches, aligned on a north by north-east to south by south-west axis. Undated Ditches **6** and **13** were substantial in size and likely represent field boundaries. This suggestion appears to be confirmed by evidence from historic maps (Fig. 3). The ditches also correspond to the alignment of the edge of the priory grounds so could equally represent a boundary of the priory (Fig. 1) A small wall was also observed at the western end of the trench which is unlikely to be structural and may be the remnants of a garden wall.
- 4.2.4 These features suggest the area under evaluation did not lie within the bounds of the priory, and is likely to have remained in an open field until boundaries were laid in the 19th century for Meadow Cottage.

4.3 Interpretation

- 4.3.1 The evaluation of the site has identified post-medieval and modern features which relate to the division of land for Meadow Cottage and use of the site as a garden in modern times. This activity comprised field boundary ditches, similarly aligned on a north by north-east to south by south-west axis and probably represent the re-establishment of the same boundary. A small, on a differing alignment to the ditches, probably represents the remains of a small garden wall or outbuilding related to the modern cottages.
- 4.3.2 The lack of finds recovered from the evaluation suggest activity from St Mary's priory did not extend as far as the site. The small number of finds of recent date from the subsoil that probably relate to the construction of the nearby cottages.

APPENDIX A TRENCH DESCRIPTIONS AND CONTEXT INVENTORY

Trench 1						
General description					Orientation	E-W
Trench 1 contained 4 ditches the remains of a recent garden fetature. Consists of topsoil and subsoil overlying natural geology of sandy gravel.					Length (m)	17
					Width (m)	1.2
					Avg. depth (m)	0.77
Context No.	Type	Width (m)	Depth (m)	Description	Finds	Date
1	Layer	-	-	Natural	-	-
2	Layer	-	0.4	Subsoil	-	-
3	Layer	-	0.42	Topsoil	CBM	Modern
4	Cut	0.64	0.12	Ditch	-	-
5	Fill	-	0.12	Fill of ditch	-	-
6	Cut	1.42	0.42	Ditch	-	-
7	Fill	-	0.12	Fill of ditch	-	-
8	Fill	-	0.2	Fill of ditch	-	-
9	Cut	0.74	0.3	Ditch	-	-
10	Fill	-	0.3	Fill of ditch	-	-
11	Cut	0.35	-	Possible Wall	-	-
12	Fill	-	n/a	Fill of possible wall	-	-
13	Cut	1.06	0.4	Ditch	-	-
14	Fill	-	0.06	Fill of ditch	-	-
15	Fill	-	0.22	Fill of ditch	-	-
16	Fill	-	0.16	Fill of ditch	-	-

Con text	Trench	Category	Feature Type	Cut	Fills	Breadth	Depth	Colour	Fine component	Compaction	Shape in Plan	Side	Base	Orientation
1	1	layer	natural					light yellowish red	sandy gravel	soft				
2	1	layer	natural				0.36	dark greyish brown	sandy silt	soft				
3	1	layer	natural				0.42	dark grey	sandy silt	soft				
4	1	cut	ditch		5	0.64	0.12				linear	moderate	concave	NE-SW
5	1	fill	ditch	4			0.12	mid brownish grey	silty sand	soft				
6	1	cut	ditch		7, 8	1.42	0.42				linear	moderate	concave	NE-SW
7	1	fill	ditch	6			0.12	dark blueish grey	sandy clay	firm				
8	1	fill	ditch	6			0.2	dark brownish grey	sandy silt	firm				
9	1		ditch		10	0.74	0.3				linear	moderate	concave	NE-SW
10	1	fill	ditch	10			0.3	mid brownish grey	sandy silt	moderately compact				
11	1	cut	wall		11	0.35					linear	not excavated	not excavated	NW-SE
12	1	fill	wall	11		0.35		dark grey	sandy silt	loose				
13	1	cut	ditch		14, 15, 16	1.06	0.4				linear	steep	concave	NE-SW
14	1	fill	ditch	13			0.06	light yellow grey	silty clay	firm				
15		fill	ditch	13			0.22	mid reddish brown	sandy silt	compact				
16		fill	ditch	13			0.16	mid greyish brown	sandy silt	moderately compact				

APPENDIX B ENVIRONMENTAL REPORTS

B.1 Environmental Remains

By Martha Craven

Introduction

- B.1.1 Two bulk samples were taken from features from the site at Meadow Cottage, Beeston Regis, Norfolk in order to assess the quality of preservation of plant remains and their potential to provide useful data as part of further archaeological investigations. Samples were taken from features encountered within Trench 1 from undated ditches.

Methodology

- B.1.2 The total volume (up to 16L) of each of the samples was processed by tank flotation using modified *Siraf*-type equipment for the recovery of preserved plant remains, dating evidence and any other artefactual evidence that might be present. The floating component (flot) of the samples was collected in a 0.3mm nylon mesh and the residue was washed through 10mm, 5mm, 2mm and a 0.5mm sieve.
- B.1.3 The dried flots were scanned using a binocular microscope at magnifications up to x 60 and an abbreviated list of the recorded remains are presented in Table 1. Identification of plant remains is with reference to the Digital Seed Atlas of the Netherlands (Cappers *et al.* 2006) and the authors' own reference collection. Nomenclature is according to Zohary and Hopf (2000) for cereals and Stace (1997) for other plants. Plant remains have been identified to species where possible. The identification of cereals has been based on the characteristic morphology of the grains and chaff as described by Jacomet (2006).

Quantification

- B.1.4 For the purpose of this initial assessment, items such as seeds and cereal grains have been scanned and recorded qualitatively according to the following categories:

= 1-5, ## = 6-25, ### = 26-100, #### = 100+ specimens

- B.1.5 Items that cannot be easily quantified such as charcoal and molluscs have been scored for abundance

+ = occasional, ++ = moderate, +++ = frequent, ++++ = abundant

Key to tables:

w=waterlogged

Results

- B.1.6 Preservation of plant remains is by waterlogging and carbonisation and is generally poor to moderate; many of the flots contain rootlets which may have caused movement of material between contexts. Sample 1, fill 7 of ditch 6 (Trench 1)

contained a single carbonised grape seed (*Vitis vinifera*) and a small quantity of waterlogged weed seeds. These waterlogged weed seeds consisted of dead-nettles (*Lamium sp.*), nippleworts (*Lapsana communis*), small nettle (*Urtica urens*), common nettle (*Urtica dioica*) and brambles (*Rubus sp.*). These weed seeds are indicative of waste-ground environments. This sample also contained a large quantity of waterlogged roots/stems. A small quantity of charcoal was recovered from both of the samples from this site.

B.1.7 Molluscs were not present in any of the samples from this site. Sample 1 contained a small quantity of ostracods indicating the presence of water.

Trench no.	Sample No.	Context No.	Cut no.	Feature type	Volume processed (l)	Flot Volume (ml)	Weed Seeds	Roots/stems	Ostracods	Charcoal Volume (ml)
1	1	7	6	Ditch	8	30	## w/#	+++W	+	1ml
1	2	15	13	Ditch	16	20	0	0	0	1ml

Table 1: Environmental samples from Meadow Cottage, Beeston Regis, Norfolk

Discussion

B.1.8 The recovery of a moderate amount of waterlogged weed seeds suggests that there is potential for the recovery of waterlogged plant material in deeper features. The small quantity of carbonised remains suggests that there is potential for the recovery of carbonised plant remains although a single seed can be intrusive.

B.1.9 If further excavation is planned for this area, it is recommended that environmental sampling is carried out in accordance with Historic England guidelines (2011).

APPENDIX C BIBLIOGRAPHY

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APPENDIX D
OASIS REPORT FORM
Project Details

OASIS Number	oxfordar3-346072
Project Name	Meadow Cottage, Beeston Regis, Norfolk

Start of Fieldwork	5/3/2019	End of Fieldwork	6/3/2019
Previous Work	Unknown	Future Work	Unknown

Project Reference Codes

Site Code	ENF145567	Planning App. No.	2019.5
HER Number	ENF145567	Related Numbers	CNF437206

Prompt	NPPF
Development Type	Rural Residential
Place in Planning Process	Pre-application

Techniques used (tick all that apply)

- | | | |
|--|---|---|
| <input type="checkbox"/> Aerial Photography – interpretation | <input type="checkbox"/> Grab-sampling | <input type="checkbox"/> Remote Operated Vehicle Survey |
| <input type="checkbox"/> Aerial Photography - new | <input type="checkbox"/> Gravity-core | <input checked="" type="checkbox"/> Sample Trenches |
| <input type="checkbox"/> Annotated Sketch | <input type="checkbox"/> Laser Scanning | <input type="checkbox"/> Survey/Recording of Fabric/Structure |
| <input type="checkbox"/> Augering | <input checked="" type="checkbox"/> Measured Survey | <input type="checkbox"/> Targeted Trenches |
| <input type="checkbox"/> Dendrochronological Survey | <input checked="" type="checkbox"/> Metal Detectors | <input type="checkbox"/> Test Pits |
| <input checked="" type="checkbox"/> Documentary Search | <input type="checkbox"/> Phosphate Survey | <input type="checkbox"/> Topographic Survey |
| <input checked="" type="checkbox"/> Environmental Sampling | <input type="checkbox"/> Photogrammetric Survey | <input type="checkbox"/> Vibro-core |
| <input type="checkbox"/> Fieldwalking | <input checked="" type="checkbox"/> Photographic Survey | <input type="checkbox"/> Visual Inspection (Initial Site Visit) |
| <input type="checkbox"/> Geophysical Survey | <input type="checkbox"/> Rectified Photography | |

Monument	Period	Object	Period
Ditch	Uncertain	Pottery	Post Medieval (1540 to 1901)
Wall	Modern (1901 to present)	ceramic building material	Modern (1901 to present)
	Choose an item.		Choose an item.

Insert more lines as appropriate.

Project Location

County	Norfolk	Address (including Postcode)
District	North Norfolk	
Parish	Beeston Regis	
HER office	Norfolk	
Size of Study Area	200m ²	
National Grid Ref	TG 16688 42869	

Project Originators

Organisation	Oxford Archaeology East
Project Brief Originator	Steve Hickling
Project Design Originator	Nick Gilmour (OA East)
Project Manager	Nick Gilmour (OA East)
Project Supervisor	Kelly Sinclair (OA East)

Project Archives

	Location	ID
Physical Archive (Finds)	NMAS	2019.5
Digital Archive	NMAS	2019.5
Paper Archive	NMAS	2019.5

Physical Contents	Present?	Digital files associated with Finds	Paperwork associated with Finds
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Animal Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceramics	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Human Remains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leather	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Digital Media

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GIS	<input checked="" type="checkbox"/>
Geophysics	<input type="checkbox"/>
Images (Digital photos)	<input checked="" type="checkbox"/>
Illustrations (Figures/Plates)	<input checked="" type="checkbox"/>
Moving Image	<input type="checkbox"/>
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Paper Media

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Diary	<input type="checkbox"/>
Drawing	<input checked="" type="checkbox"/>
Manuscript	<input type="checkbox"/>
Map	<input checked="" type="checkbox"/>
Matrices	<input type="checkbox"/>
Microfiche	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>
Research/Notes	<input type="checkbox"/>
Photos (negatives/prints/slides)	<input type="checkbox"/>
Plans	<input checked="" type="checkbox"/>
Report	<input checked="" type="checkbox"/>
Sections	<input checked="" type="checkbox"/>
Survey	<input checked="" type="checkbox"/>

Further Comments



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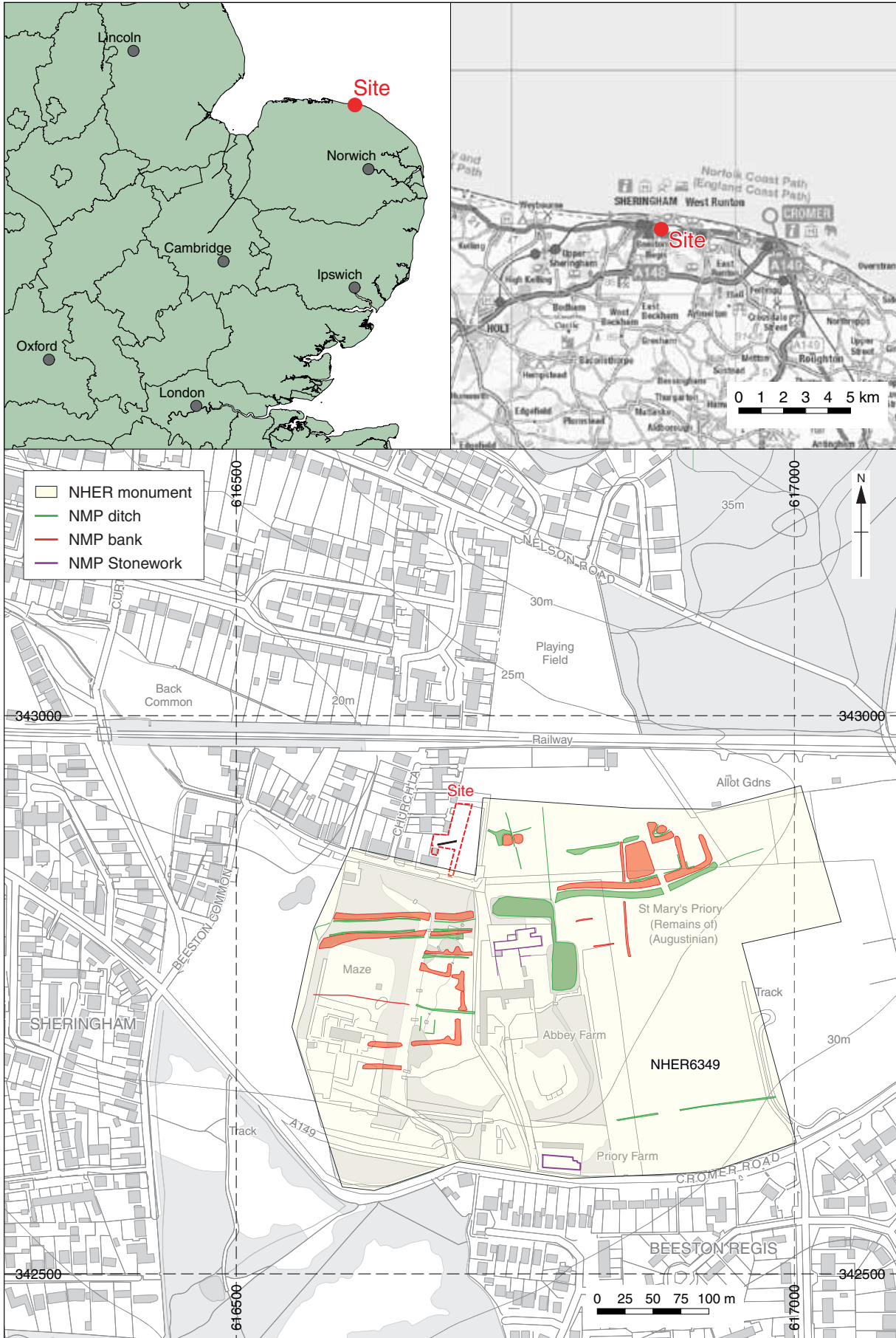
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Director: Gill Hey, BA PhD FSA MCIFA
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Figure 1: Site location showing archaeological trench (black) in development area (dashed red), with Historic Environment Record (NHER) location of Priory and related National Mapping Project (NMP) data

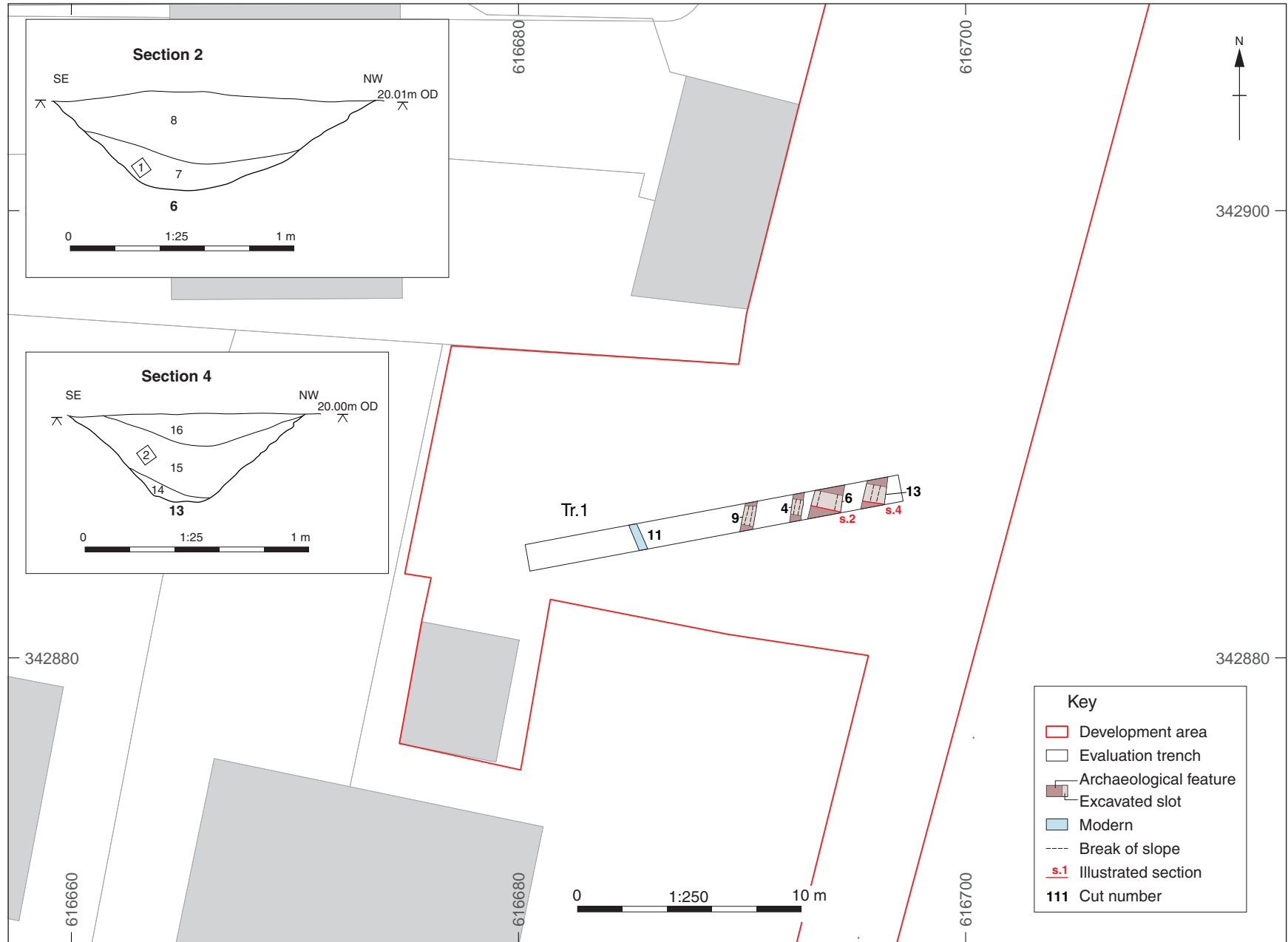


Figure 2: Evaluation results with illustrated sections



Figure 3: Trench overlaid on 1905 Ordnance Survey Map



Plate 1: Trench 1



Plate 2: Trench 1, Ditch 13 from the north east



Plate 3: Trench 1, Ditch 6 from the north east



Plate 4: Trench 1, wall 11 from the north west

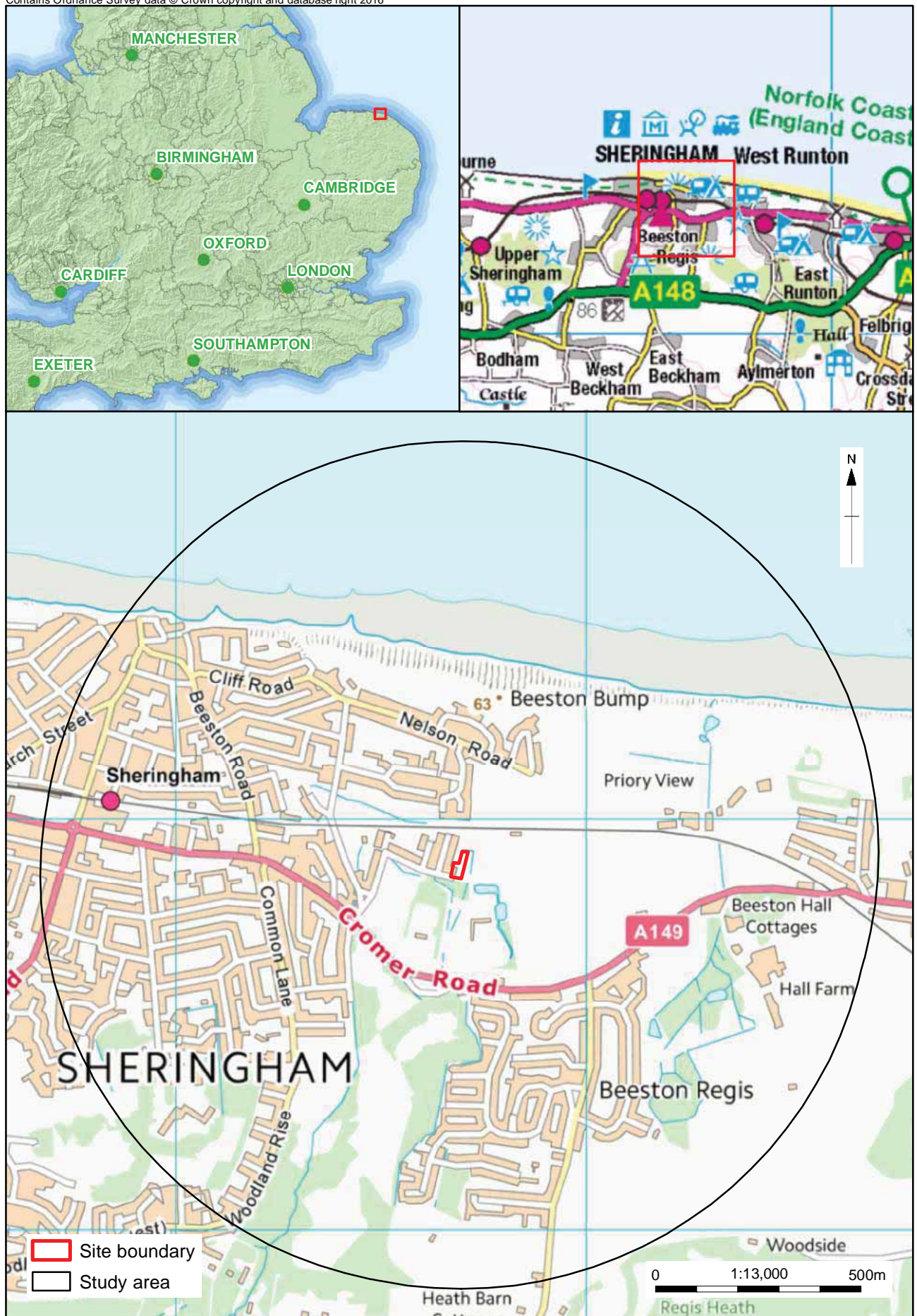


Figure 1: Site location

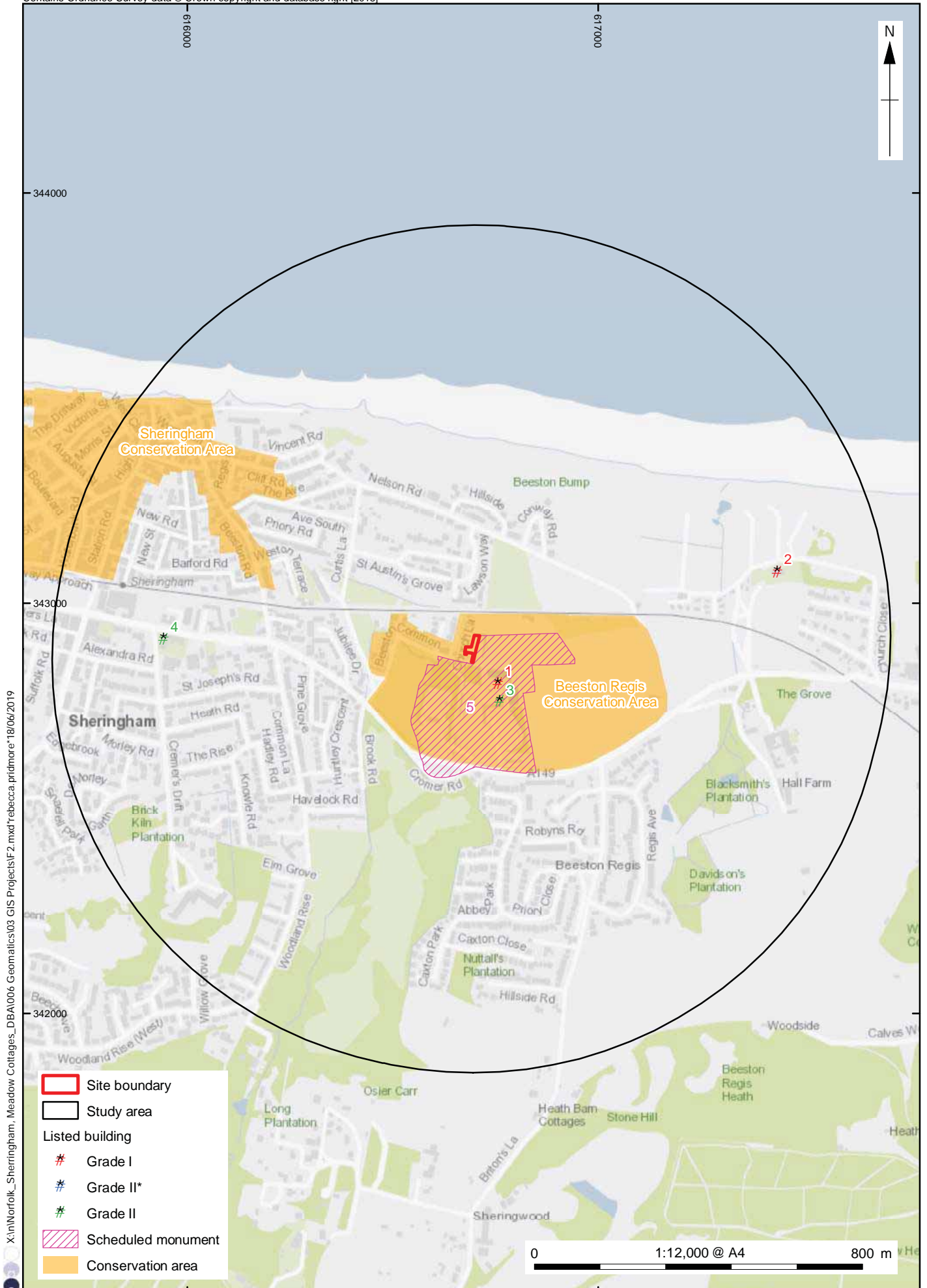


Figure 2: Designated heritage assets within 1 km study area. A concordance between OA numbers and HER numbers can be found in Appendix A

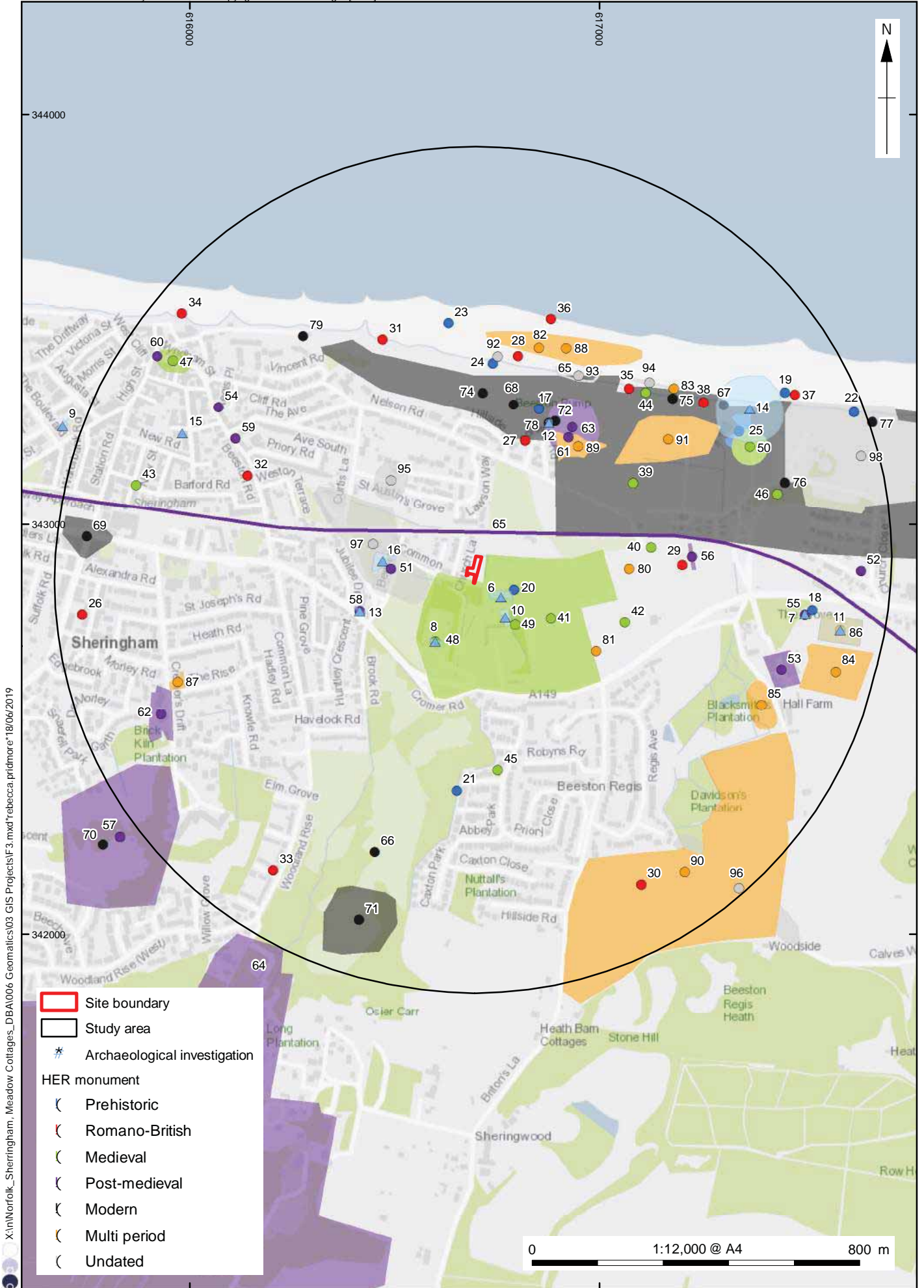


Figure 3: HER data within 1 km study area

A concordance between OA numbers and HER numbers can be found in Appendix A

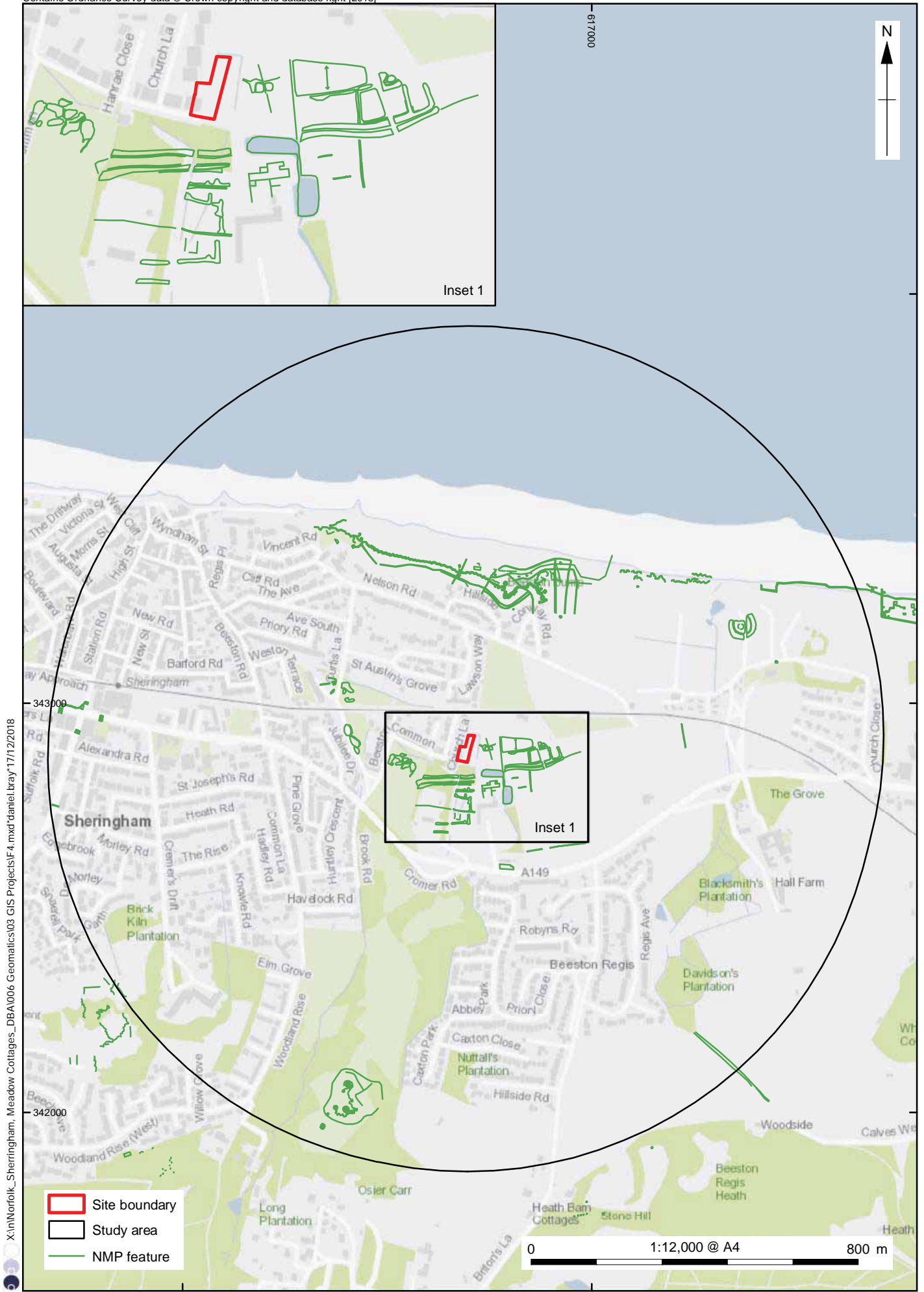
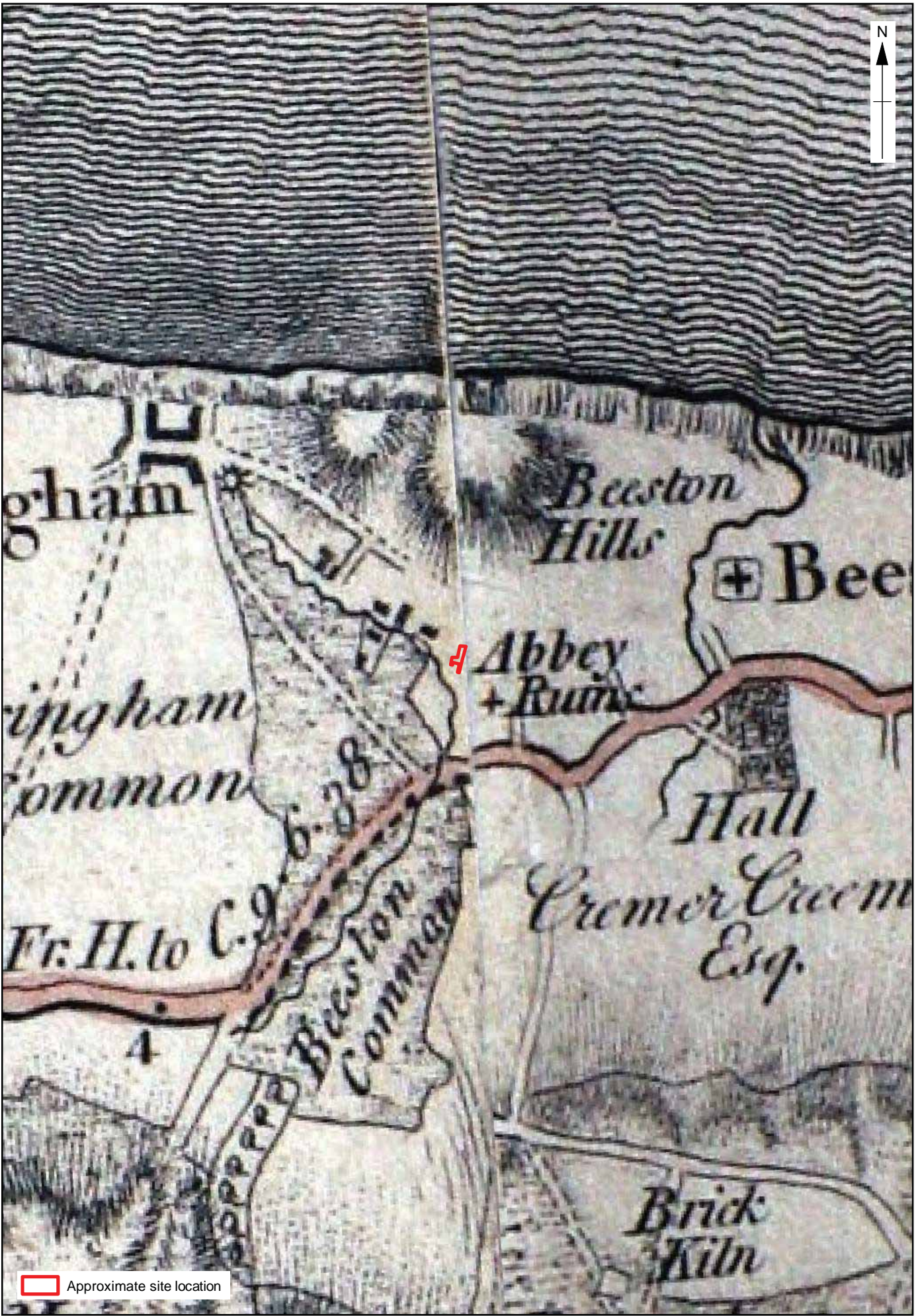


Figure 4: NMP data within 1 km study area

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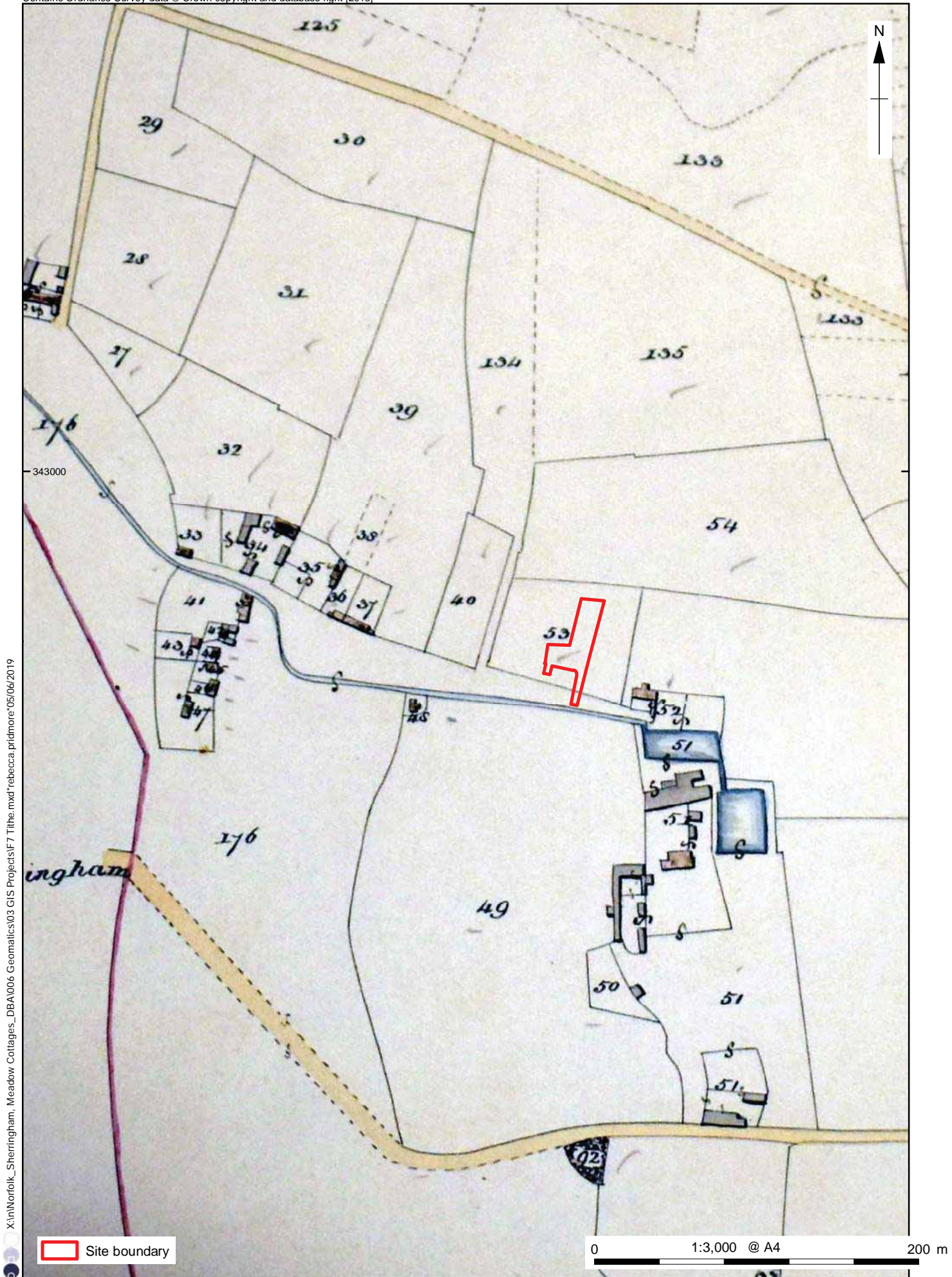
Approximate site location

Figure 5: Faden map 1797



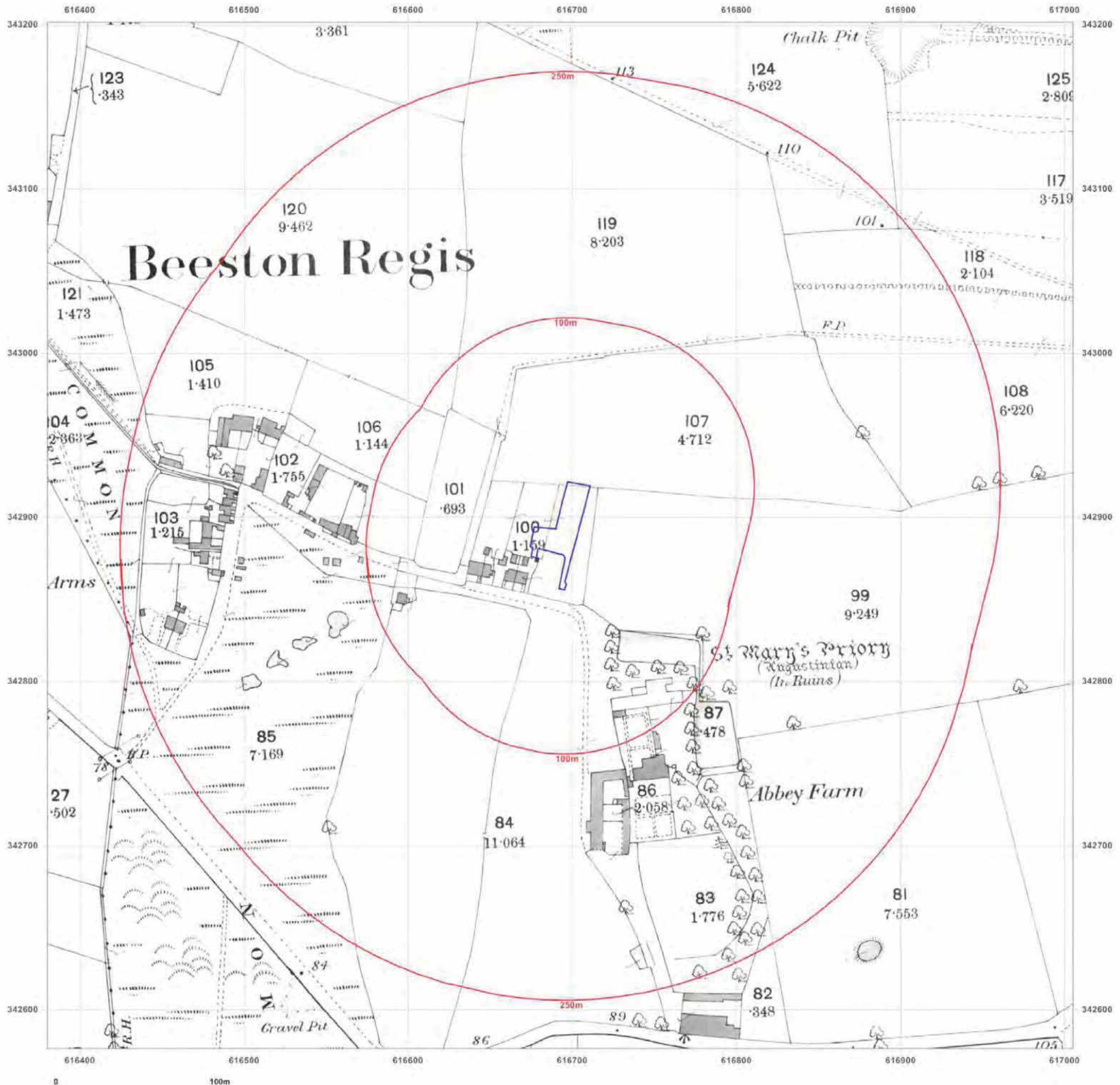
Approximate site location

Figure 6: Bryant map 1826



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Figure 7: Tithe Map 1840



Site Details:	
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Report Ref:	GS-5877151
Grid Ref:	616692, 342889
Map Name:	County Series
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Printed at:	1:2,500



Surveyed 1887
Revised 1887
Edition N/A
Copyright N/A
Levelled N/A

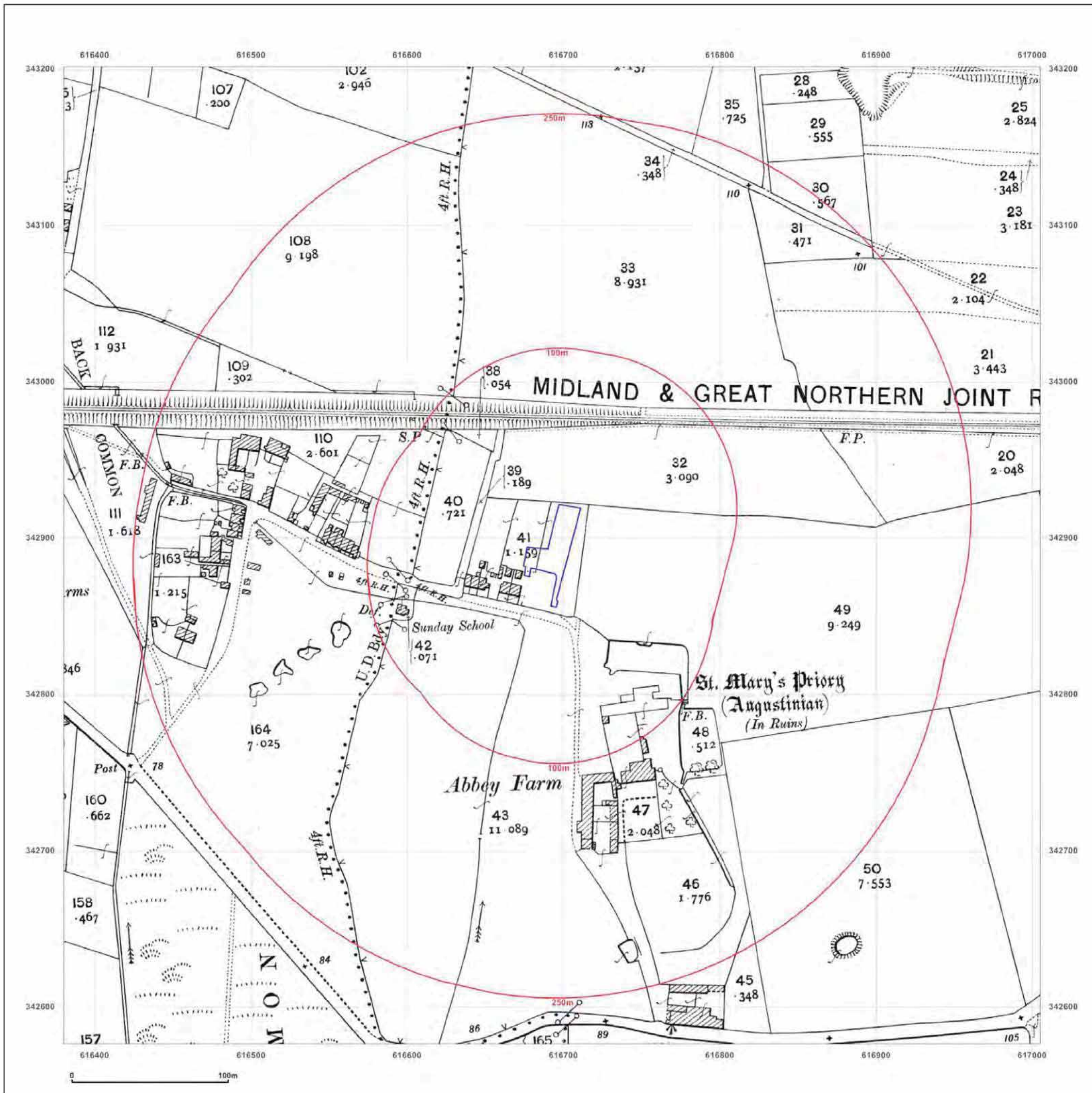
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Production date: 13 March 2019

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Figure 8: 1887 Ordnance Survey map 1:2,500



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Report Ref: GS-5877151
Grid Ref: 616692, 342889

Map Name: County Series
Map date: 1905
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Printed at: 1:2,500



Surveyed 1905
 Revised 1905
 Edition N/A
 Copyright N/A
 Levelled N/A



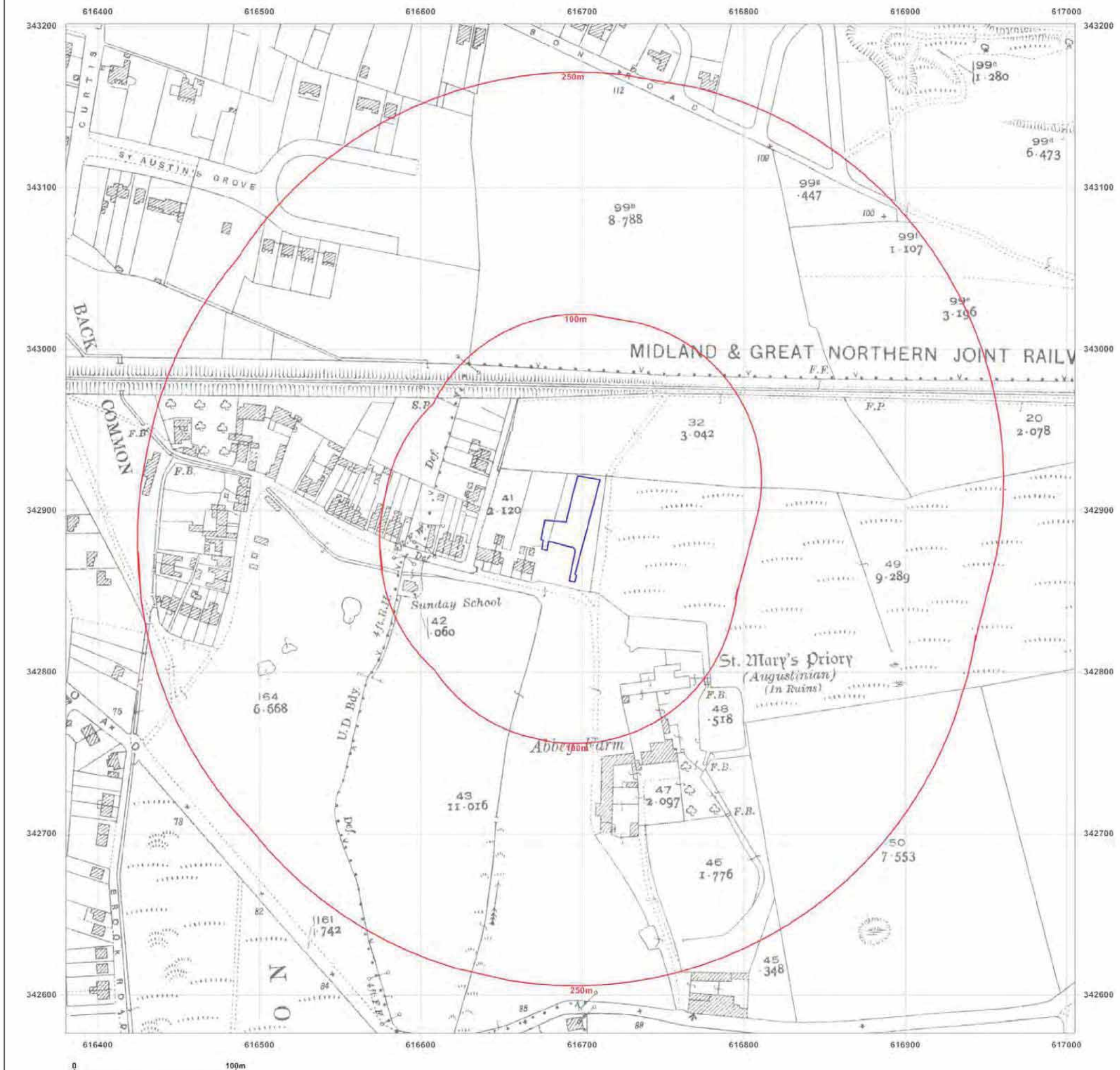
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Figure 9: 1905 Ordnance Survey map 1:2,500



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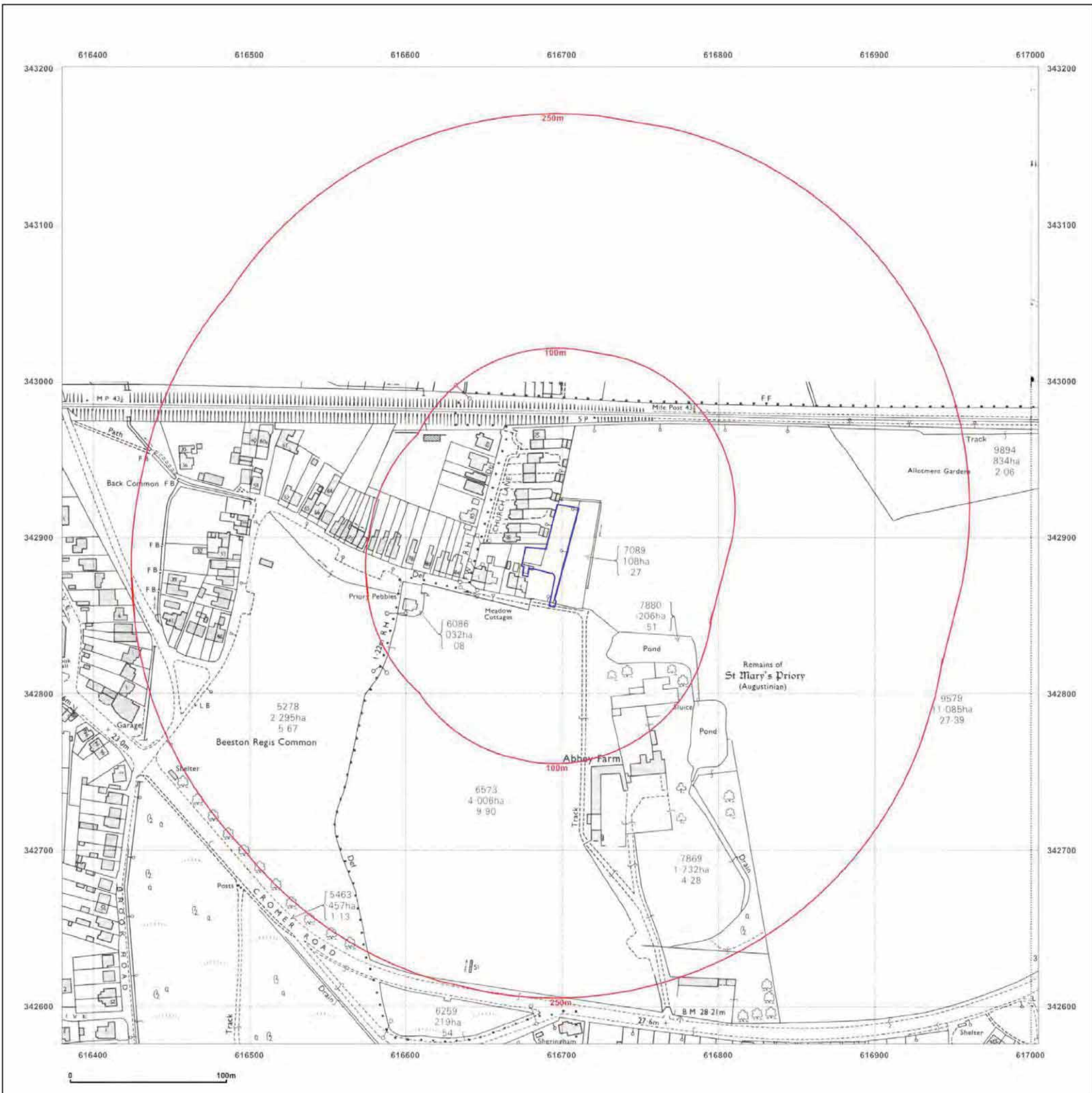


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Figure 10: 1928 Ordnance Survey map 1:2,500



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Map Name: National Grid
Map date: 1984-1989
Scale: 1:2,500
Printed at: 1:2,500



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 Revised N/A
 Edition N/A
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 Levelled 1969

Surveyed 1984
 Revised 1984
 Edition N/A
 Copyright 1986
 Levelled 1984

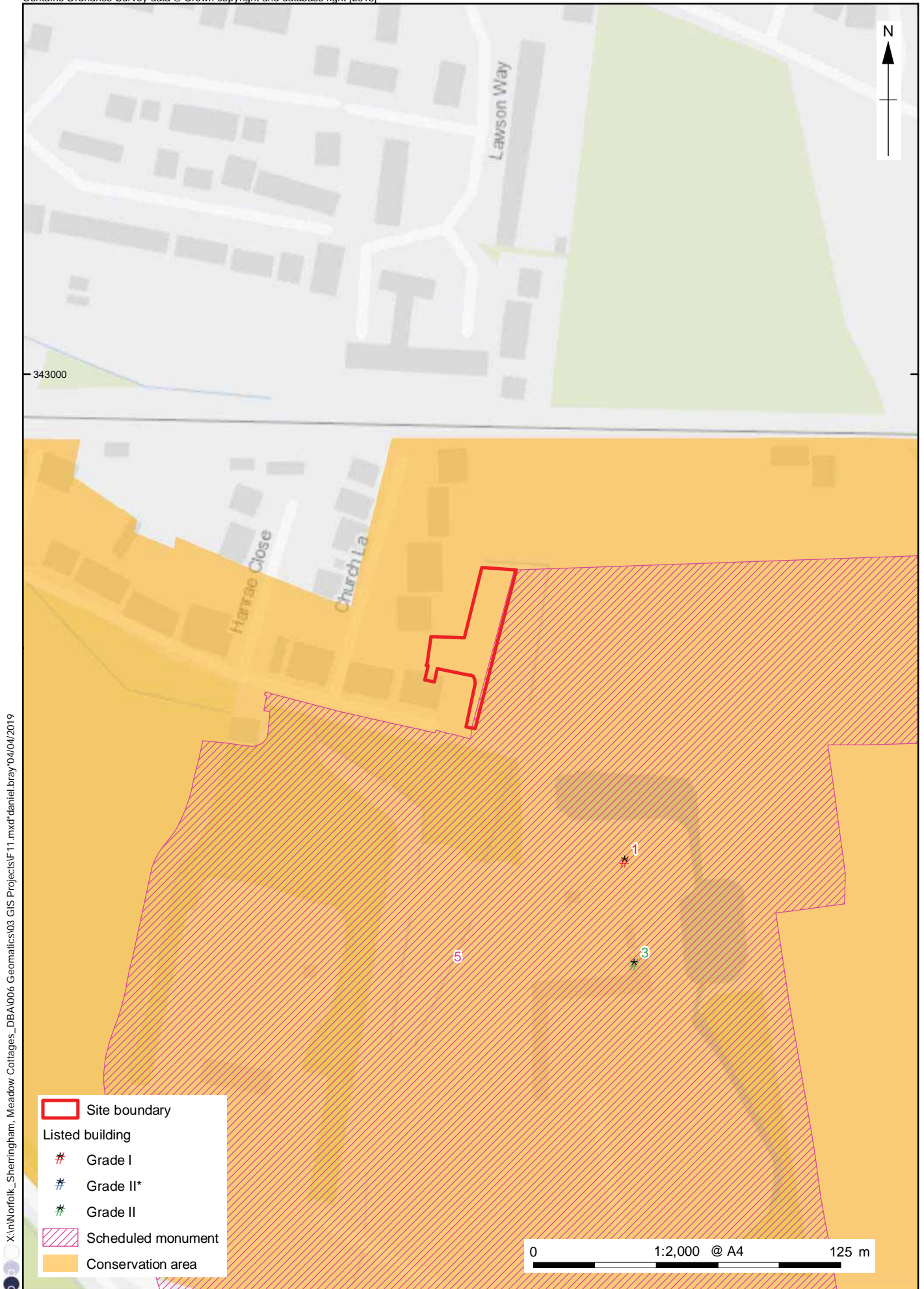
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Figure 11: 1984-1989 Ordnance Survey map 1:2,500



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Figure 11: Designated heritage assets in close proximity to the site



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