



# Archaeological Desk Based Assessment

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Deal Ground – May  
Gurney Site,  
Norwich, Norfolk

June 2023 | Project Ref 8890

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## Non-Technical Summary

*This archaeological desk-based assessment has been prepared by Niall Grant of HCUK Group on behalf of Serruys to inform proposals for the redevelopment of the Deal Ground and former May Gurney site, located off The Street, Trowse, Norwich, Norfolk.*

*The Site lies on an area of low ground between the rivers Wensum and Yare, close to where they meet. Historically the area of the Site was outside of the main focus of settlement in the Roman and early medieval to medieval periods before being included in the expansion of Norwich in the post-medieval period. Documentary evidence shows that the Site had been used for industry at least since the 19<sup>th</sup> century and throughout the 20<sup>th</sup> century.*

*Two Historic Environment records are located within the Site boundary, that of a former river channel, possible trackway and timber yard, and an Early 20<sup>th</sup> century bottle kiln. The latter of which is also a listed building.*

*This assessment has identified a medium potential for prehistoric, Roman, early medieval and medieval remains and a high potential for post-medieval to modern remains to be present within the Site.*

*The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with the Archaeological Advisor to the local planning authority.*

# 1. Introduction

## Background

- 1.1** This archaeological desk-based assessment has been prepared by Niall Grant of HCUK Group on behalf of Serruys.
- 1.2** The site in question is known as the Deal Ground and former May Gurney site (Figure 1), occupying an area of around 12ha and centred at NGR TG 24647 07361, located off The Street, Trowse, Norwich, Norfolk. It is hereafter referred to as the Site.
- 1.3** The purpose of this assessment is to determine and assess the archaeological potential of the Site and to assess the significance of any relevant heritage assets identified. The report is informed by site inspection, historical information, and by data relating to heritage assets. It seeks to provide sufficient information to allow an informed understanding of the potential impact of the proposed development on the significance of those assets, and to consider the need for solutions (design, engineering etc) where necessary. The report will not address designated or non-designated built heritage. All implications of the development proposal on matters relating to the built heritage are discussed in a separate Heritage Assessment.<sup>1</sup>
- 1.4** The report considers heritage assets of archaeological interest, including finds/findspots of artefactual and ecofactual material (e.g. stone tools, bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 1.5** This assessment has been prepared in accordance with Standards and Guidance for Historic Environment Desk-Based Assessment<sup>2</sup> published by the Chartered Institute for Archaeologists (CIfA). It takes into account the National Planning Policy Framework (NPPF) and other local planning policy and guidance where relevant.
- 1.6** This desk-based assessment comprises an examination of digital data held by the Norfolk Historic Environment Record (HER) together with documentary research. It incorporates a map regression indicating the impact of change over time.
- 1.7** This data has been collected for an area comprising a 1km radius of the Site boundary, which is referred to as the 'Study Area'. This radius has been selected on

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<sup>1</sup> HCUK Group 2023

<sup>2</sup> CIfA 2020

the basis of professional judgment as being sufficient to determine the archaeological potential of the Site, taking into account its location, topography, and character.

## Geology

- 1.8** The British Geological Survey identifies the underlying solid geology across the Site as being Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations – Chalk with superficial deposits of Alluvium - Clay, silt, sand and gravel.

## Topography

- 1.9** The Site occupies an area of around 12ha lying between 1m and 5m aOD. The topography of the Site and the wider area is defined by watercourses and their valleys. The southernmost part of the Site, the former May Gurney site, is separated from the main body of the Site by the course of the River Yare which flows north-east to the east of the main part of the Site. A smaller stream of the river flows to the east of the May Gurney site. The River Wensum forms the northern border of the Site as it flows from Norwich city centre eastwards to join the Yare north-east of the Site. These rivers and streams create an area of three shallow valleys with the ground west, south-east and north of the Site rising by around 30m to form ridges of higher ground.
- 1.10** The location and topography of the Site may have been attractive to early settlers for access to fresh water, wild fauna and flora and the potential to develop the land for agricultural and industrial uses, such as water meadows or water mills.
- 1.11** The hydrological conditions in the local topography, and the above-mentioned recorded alluvium deposits, hold potential for palaeoenvironmental deposits to be present within the Site boundary.

## Site Visit

- 1.12** A site visit/walkover was undertaken in February 2023 in overcast conditions. The Site comprises two main portions; the former May Gurney site occupying the south-east of the Site and the main part of the Site in a roughly rectangular shape orientated north-east to south-west with a shared access road from Bracondale to the south. The two parts of the Site are separated by the River Yare.
- 1.13** The May Gurney part of the Site consists mainly of buildings, hardstanding and tarmacked areas where other buildings had stood prior to demolition. The central area of the main site comprises rough ground with areas of trees and regularly shaped fields with drains as boundaries. In the north of the main Site the access road leads through to the Site to the north-east where boating facilities are located outside the Site on the confluence of the Rivers Yare and Wensum. The ground in

this part of the Site comprises hardstanding and rough ground, where previously industrial buildings had stood, particularly in the north-west adjacent the river Wensum and close to the railway line. The southern area of the main site comprises a shared access road through to the central and northern parts of the Site.

**1.14** In the northern part of the Site a listed bottle kiln is present within an area of thick vegetation. The development proposals suggest the kiln will be kept and utilised. The significance of and possible impacts to the kiln are discussed in a separate heritage impact assessment.

**1.15** Photographs taken on the site visit...



*Photo 1: View of May Gurney Site, looking north-east*





*Photo 2: View of May Gurney Site, looking north-west*



*Photo 3: View of May Gurney Site, looking south-west*



*Photo 4: View of the central area of Site, looking east*



*Photo 5: View of the central area of Site, looking south-east*



*Photo 6: View of the northern area of Site, looking north-east*



*Photo 7: View of the bottle kiln in the northern part of the Site*



*Photo 8: View of the northern boundary of the Site and the River Wensum, looking north-east*



*Photo 9: View of the northern area of the Site, looking south-west*



*Photo 10: View of the access road to the main part of the Site from Bracondale, looking north-east*

## 2. Methodology

### Sources

**2.1** In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- Norfolk HER for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the Study Area).
- Maps and documents held by Norwich Record Office and online.
- The National Heritage List for England (Historic England).
- Air photographs held by Britain From Above and Cambridge University Collection of Aerial Photography.

**2.2** The information gathered from the above sources has been verified and augmented as far as possible by site inspection, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified.

### Assessment

**2.3** The assessment seeks to understand and define the significance of heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF, primarily archaeological and historic interest.

**2.4** The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

Table 1: Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance

Importance of the asset	Criteria
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

## Archaeological Potential

- 2.5** The report concludes with (1) an assessment of the archaeological potential of the Site, (2) an assessment of the significance of any archaeological remains that may be present, and (3) an assessment of the likely effects of the proposed development on heritage assets.

## 3. Relevant Policy Framework

### National Planning Policy Framework

**3.1** The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.

**3.2** Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

*"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."*

**3.3** Footnote 68 of the NPPF, which is attached to paragraph 200, states that "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." Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that "Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence", and paragraph 041 which in full reads as follows:

*"What are non-designated heritage assets of archaeological interest and how important are they?"*

*The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:*

*(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:*

*those that have yet to be formally assessed for designation.*

*those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.*

*those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.*



*The reason why many nationally important monuments are not scheduled is set out in the document *Scheduled Monuments*, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport’s website.*

*(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.*

*Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.*

*Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.”*

**3.4** Paragraph 205 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

## Relevant Local Policies

**3.5** The Site straddles the border between Norwich City Council and South Norfolk District Council. Relevant local policies are contained within the Development Management Policies Plan of the Norwich Local Plan adopted 2014, the Development Management Policies of the South Norfolk Local Plan adopted 2015, and the Joint core Strategy for Broadland, Norwich and South Norfolk adopted 2011 amended 2014 . A new Greater Norwich Local Plan will replace these policies when it is adopted (expected 2024).

**3.6** The following local policies are relevant to the historic environment and this assessment.

Table 2: Local Policies

Local Plan	Relevant Policy
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<p><b>Norwich development management policies local plan Adopted December 2014</b></p>	<p><b>Policy DM9</b></p> <p><b>The historic environment and heritage assets</b></p> <p>All development must have regard to the historic environment and take account of the contribution heritage assets make to the character of an area and its sense of place (defined by reference to the national and local evidence base relating to heritage, including relevant detailed advice in conservation area appraisals.</p> <p>Development shall maximise opportunities to preserve, enhance, or better reveal the significance of designated heritage assets and that of any other heritage assets subsequently identified through the development process. It will also promote recognition of the importance of the historic environment through heritage interpretation measures.</p> <p>Where proposals which involve the unavoidable loss of any designated or locally identified heritage asset are accepted exceptionally under this policy, a legally binding commitment from the developer must be made to implement a viable scheme before any works affecting the asset are carried out.</p> <p><b>Locally identified heritage assets</b></p> <p>Where locally identified heritage assets are affected by development proposals, their significance should be retained within development wherever reasonably practicable. Development resulting in harm to or loss of significance of a locally identified asset will only be acceptable where:</p> <ul style="list-style-type: none"> <li>a) there are demonstrable and overriding benefits associated with the development; and</li> <li>b) it can be demonstrated that there would be no reasonably practicable or viable means of retaining the asset within a development.</li> </ul> <p>In the defined areas of archaeological interest, development that will disturb remains below ground will only be permitted where it can be demonstrated through an assessment that:</p> <ul style="list-style-type: none"> <li>a) there is little likelihood of remains being found and monitoring of works will take place during construction; or b) remains which should be preserved in situ can be protected and preserved during construction and significant artefacts are displayed as part of the development; or</li> <li>c) remains that would not justify preservation in situ will be removed and displayed in an appropriate location and context.</li> </ul> <p><b>Other heritage assets</b></p> <p>Consideration will be given to the protection of heritage assets which have not been previously identified or designated but which are subsequently identified through the process of decision making, or during development. Any such heritage assets, including artefacts,</p>
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	<p>building elements or historical associations which would increase the significance of sites and/or adjoining or containing buildings, will be assessed for their potential local heritage significance before development proceeds.</p> <p>Where heritage assets newly identified through this process are demonstrated by evidence and independent assessment to have more than local (i.e. national or international) significance, there will be a presumption in favour of their retention, protection and enhancement.</p> <p>Where heritage assets newly identified through this process are demonstrated to have local significance, development proposals affecting them will be determined in accordance with the criteria for existing locally identified heritage assets as set out in this policy. Any assessment of local significance should be made in accordance with the criteria set out in Appendix 7 of this plan.</p> <p><b>Historic environment record</b></p> <p>Development proposals affecting designated and locally identified heritage assets will be expected to show that the significance of these assets has been adequately assessed and taken into account by reference to the Historic Environment Record and the relevant local evidence base.</p> <p>Where a heritage asset is lost or its significance harmed the asset must be recorded and placed on the Historic Environment Record.</p>
<p><b>Development Management Policies of the South Norfolk Local Plan adopted 2015</b></p>	<p><b>Policy DM 4.10 Heritage Assets</b></p> <p>All development proposals must have regard to the historic environment and take account of the contribution which heritage assets make to the significance of an area and its sense of place, as defined by reference to the national and local evidence base relating to heritage.</p> <p>Change of use, alterations and extensions affecting the significance of a designated heritage asset, including its setting, must have regard to and positively respond to, that significance. Proposals must sustain, and where possible enhance and better reveal the significance of the asset and make a positive contribution to local distinctiveness.</p> <p>Proposals must show how the significance of the heritage asset has been assessed and taken into account by reference to the Historic Environment Record, suitable expertise and other evidence/research as may be necessary.</p> <p>Considerable importance and weight must be given to the desirability of preserving listed buildings, their settings and the character and appearance of conservation areas. Development should avoid causing any loss to a heritage asset, or harm to it. Substantial harm or total loss will only be justified where it can be demonstrated that it is necessary to achieve substantial benefits or where the retention of the asset is unsustainable, no viable alternatives can be identified and the</p>

	<p>harm or loss is outweighed by the benefits of bringing the site back into use.</p> <p>Less than substantial harm will only be justified where there are public benefits that outweigh the harm. In carrying out this planning balance, less than substantial harm will be afforded considerable importance and weight.</p> <p>Proposals which adversely affect the significance of a heritage asset will only exceptionally be permitted where clear and convincing justification is provided.</p>

## 4. Archaeological Background

### Introduction

- 4.1** There are three Scheduled Monuments and 325 records on the Norfolk Historic environment Record (NHER) within the Study Area

### Timescales

- 4.2** Timescales used in this assessment:

Table 3: Timescales

Period	Approximate date	
Palaeolithic	c.450,000 – 12,000 BC	Prehistoric
Mesolithic	c. 12,000 – 4000 BC	
Neolithic	c.4000 – 1800 BC	
Bronze Age	c.1800 – 600 BC	
Iron Age	c.600 BC – AD 43	
Roman (Romano-British)	AD 43 – c. AD 410	Historic
Saxon / Early Medieval	c. AD 410 – AD 1066	
Medieval	1066 –1485	
Post-Medieval Period	1485 – 1900	
Modern	1901 – Present	

### Designated Heritage Assets

- 4.3** There are three Scheduled Monuments within the Study Area and one listed building within the Site boundary. Impacts to designated heritage assets is discussed within a separate Heritage impact Assessment<sup>3</sup>. All the Scheduled monuments and listed building are also recorded in the NHER; sites discovered by air photographs at Arminghall 1003620 is MNF9586 and MNF9592; Carrow Priory 1004031 is MNF296; the city walls and towers 1004023 is MNF384; and the timber drying bottle kiln 1268401 is MNF26444.

<sup>3</sup> HCUK Group 2023

## Prehistoric

- 4.4** The HER holds one record within the Site and 48 records of prehistoric date within the Study Area
- 4.5** One of these records is located within the Site. The site of a former river channel, a possible later trackway and the modern timber yard surface (MNF64442) were identified from a borehole survey in the northernmost part of the Site.
- 4.6** Thirty-two of these records relate to findspots including prehistoric flint, pottery and metalwork, many from metal detecting and fieldwalking, from the prehistoric period and later. The closest of these findspots are located at Carrow Works; Mesolithic flint axe head (MNF465) 90m west of the Site and Upper Palaeolithic flint blades (MNF474) 470m west of the Site. A Bronze Age spearhead (MNF504) was found on the River Yare 158m south-east of the Site. Prehistoric worked flint, Late Neolithic/middle Bronze Age and medieval finds are recorded from higher ground east of the River Yare and the Site between 289 and 480m east of the Site (MNF42267, MNF38730 and MNF15553).
- 4.7** Four of these records relate to the possible sites of late Neolithic to early Bronze Age or possibly early medieval barrows. The site of a possible destroyed barrow (MNF42544) is located 628m north-west of the Site. The remaining three barrows form a group on the south-east side of the River Yare and River Tas, approximately 800m south of the Site.
- 4.8** Holocene peat sealed by alluvial deposits (MNF75532) were revealed through geoarchaeological boreholes and test pits on land to the north of the Rivers Yare and Wensum, 50m north of the Site. These deposits indicated a possible prehistoric wetland environment which could have been utilised by prehistoric communities.
- 4.9** Three cropmarks are recorded within the Study Area, representing field systems, enclosures and possible ring ditches (MNF57992, MNF59783 and MNF59769). The closest of these is the possible field systems and trackways (MNF57992) located 760m east of the Site.
- 4.10** Excavations at Carrow Road identified palaeolithic flint scatters and finds and features from later period (MNF41766), 345m north-west of the Site. In-situ scatters from the Upper Palaeolithic period, including cores, debitage and tools were considered to be of national importance. Other finds and features recorded on the site include; Mesolithic, Neolithic and Bronze Age worked flint; prehistoric pits and postholes; and medieval to post-medieval features.
- 4.11** Excavations for the Norwich Southern Bypass (ENF10799), 637m south of the Site, revealed Neolithic, Bronze Age and Roman occupation (MNF9589), which had

previously been alluded to by cropmarks and fieldwalking finds. Features which were excavated include; possibly Bronze Age or Iron Age postholes and an Iron Age ditch enclosure and a small square enclosure; A Roman iron smelting furnace; two ring ditches were found to be World War Two searchlight stations. The enclosures and finds from this site may form part of a group of Neolithic or Bronze Age ring ditches and flint working sites. A watching brief on the southern bypass recovered prehistoric and Neolithic flint tools, a roman coin, medieval metalwork, post-medieval tokens and a possible prehistoric pit with burnt material (MNF29069).

- 4.12** A Neolithic or early Bronze Age flint working site (MNF9605) is recorded of 725m south of the Site. Worked flint was recovered from the area in the 1970s and 1980s, including arrowheads.
- 4.13** A possible Bronze Age cremation (MNF334) was recovered from the centre of a group of six conical hollows, 694m north-west of the Site, in 1826.
- 4.14** Late Neolithic or Bronze Age flint finds (MNF596) were recovered from the site of St Peter Southgate's Church, 782m west of the Site.
- 4.15** The NHER records a possible pre-Roman settlement at Gas Hill (MNF506), 694m north-west of the Site. Documentary evidence from the 19<sup>th</sup> century describes a 'British Village' which may have included burial mounds and cremations in vessels.
- 4.16** Iron Age, Roman, post-medieval and undated remains (MNF70858) were recorded from archaeological work 480m south-east of the Site. A probable Iron Age ditch was accompanied by a number of pits, at least one Roman, several Roman quarry pits and a number of undated or post-medieval features.
- 4.17** Due to the location of the Site with good access to fresh water and the proximity of prehistoric records of all ages the potential for archaeological remains dating to the prehistoric period is considered to be medium. The importance of the assets of prehistoric date is likely to be considered local (low) to regional (medium).

## Roman

- 4.18** The NHER holds the record for 18 assets of Roman date within the Study Area.
- 4.19** Of these records 16 relate to findspots of Roman date; Local imitation of Roman coin of emperor Claudius (MNF9639) 948m north-east of the Site; Two Roman coins (MNF545) 541m north of the Site; Two complete Roman pots (MNF523) 707m north of the site; Roman pottery sherd (MNF522) 681m north of the Site; Complete Roman pot, 1st to 2nd century (MNF519) 601m north of the Site; Roman pottery sherds (MNF512) 750m north of the Site; Roman to post-medieval objects (MNF45977) 192m north-east of the Site; Roman 2nd Century enamelled headstud brooch (MNF42826) 986m north of the Site; Roman sestertius of Marcus Aurelius

(MNF40738) 655m south-west of the Site; Roman to post-medieval finds (MNF31665) 328m east of the Site; Roman sestertius coin, bank of River Yare (MNF30197) 710m north-east of the Site; Medieval buckles, Roman to post-medieval pottery sherds (MNF30073) 487m south of the Site; Roman coin and medieval coin (MNF28598) 521m south of the Site; Roman coin (MNF28011) 887m south-east of the Site; Roman coin, Late Saxon brooch, medieval coin and buckle, post-medieval jettons (MNF24793) 469m north-east of the Site and; Roman coin (MNF17460) 729m north-east of the Site.

- 4.20** The possible location of a Roman settlement (MNF639122) is recorded by the NHER 194m north-east of the Site. This area includes many of the findspots listed above, it extends outside of the Study Area and takes in pottery, coins, cremations, burials and other features of a Roman date. The area is located where the projected Roman road travelling south from Brampton Roman town would meet the River Yare. At the end of this area, 245m north-east of the Site, Roman remains were recovered in the 1960's which included pottery, animal bone and antler, Roman roof tile and brick, part of a human skull and the remains of a possible wharf or bridge approach.
- 4.21** A wharf or bridge across the River Yare could have been used to access the navigable inland waterways of east Norfolk as well as connecting Roman settlements in the area. As well as the above-mentioned Brampton Roman town, around 17km north of the Site, a Roman settlement is known to the south of the Study Area at Caistor St Edmund, around 3km to the south of the Site.
- 4.22** Roman records and activity within the Study Area are mainly situated to the north and north-east of the Site, on the north side of the River Yare. It is likely that the area of the Site existed within the hinterland of the Roman settlement and possible would have comprised of low wetlands utilised for agriculture or hunting of waterfowl. Therefore, the potential for Roman remains to be present within the Site is considered to be medium. The importance of any remains of Roman date would likely be considered local (low) to regional (medium).

## Saxon/Early Medieval

- 4.23** The NHER holds the record for 16 assets of early medieval date within the Study Area.
- 4.24** Of these records, seven relate to findspots of an early medieval date; Late Saxon spearhead (MNF9590) 78m south of the Site; Late Saxon cooking pot (MNF639) 544m north of the Site; Late Saxon pottery sherd, Whitehorse Lane (MNF39468) 607m south of the Site; Late Saxon or medieval pottery sherd, medieval floor tile fragment (MNF39037) 429m north-east of the Site; Late Saxon strap end (MNF28216) 667m south-west of the Site; Possible Late Saxon silver suspension ring



(MNF26242) 50m west of the Site; Fragments of Early Saxon small-long brooch (MNF18455) 716m south of the Site.

- 4.25** The sites of three early medieval churches are recorded on the NHER; St Edward's Church, Argyll Street (MNF580); St Olave's Chapel, King Street (MNF578) and; St Etheldreda's Church, King Street (MNF574). These three sites are all within 200m of each other on the south-west side of the River Wensum, between 800m and 970m west of the Site.
- 4.26** The Site of St Edward's Church (MNF580) is recorded from documentary sources which suggest the church was dedicated pre-conquest before uniting with St Julian's Church in the 13<sup>th</sup> century. The church was used as a chapel for Hildebrand's Hospital until 1540, when it was desecrated.
- 4.27** St Olave's Chapel (MNF578) was a parochial chapel dedicated to the Scandinavian saint St Olave. It is recorded by documentary evidence which suggests it was pre-Norman Conquest and subject of the Archdeacon of Norwich. Evidence suggests the chapel was in existence by 1186-1210 AD, united with the rectory of St Peter in the reign of Edward III before being demolished in 1345. The NHER notes the presence of re-used Norman stonework found on an adjacent Site.
- 4.28** St Etheldreda's Church (MNF574) is thought to have Saxon origins and includes a 12<sup>th</sup> century round tower. The building is extant, with few of the original features surviving or visible due to 19<sup>th</sup> century restoration by Edward Boardman.
- 4.29** The NHER records Late Saxon to post-medieval occupation (MNF43520 and MNF26467), 706m west of the Site. Structural features included a wall, floor, hearth and a lined pit which was possibly used as a latrine or well. These features were dated to the late Saxon/Norman periods. During the Norman period a masonry building was present on the site which may have been a merchant's house, this was replaced in the 14<sup>th</sup> century by a more substantial building which was in turn replaced by a warehouse type building in the 18<sup>th</sup> century.
- 4.30** Late Saxon to post-medieval occupation (MNF285) was recorded at 183-189 King Street, 930m west of the Site. The earliest features included postholes and foundation slots from the 11<sup>th</sup> to 12<sup>th</sup> centuries. Small pits on the site were dated from the 13<sup>th</sup> to 14<sup>th</sup> centuries with a flint and brick building constructed in the 15<sup>th</sup> century which included a later vaulted undercroft, which was later remodelled.
- 4.31** Late Saxon to medieval surfaces (MNF146) were recorded on Kings Street, 891m west of the Site. A series of cobbled surfaces were revealed by excavation in 1973. No evidence of a supposed Roman road or the Late Saxon street was observed, but Late Saxon and early medieval pottery was recovered from the upper layers.

- 4.32** Late Saxon to medieval features (MNF766) were recorded between 191 and 213 King Street, 872m west of the Site. Pits and a possible structure cut through a chalk floor associated with 11<sup>th</sup> to 12<sup>th</sup> century pottery was recovered from the site. Flint footings identified as a medieval or post-medieval building or wall were also recorded with stray finds of Roman date and prehistoric flint include one piece of probably Upper Palaeolithic date.
- 4.33** The NHER records Late Saxon to post-medieval remains (MNF67425), 347m south of the Site. A number of Late Saxon to post-medieval linear and discrete features were recorded on the site including a Late Saxon Pit with possibly contemporary features to the west of the site. Finds of Late Saxon, medieval and post-medieval date were recovered from probable extraction pits in the north-east of the Site.
- 4.34** The place-name Trowse Newton was originally two places, the names of which derived from Old English and meant 'beam house' and 'new farm/settlement' respectively. Norwich also derives from Old English and means 'north specialised farm'<sup>4</sup>. All of these names point to an Anglo-Saxon landscape with dispersed rural settlements with a possible centre in Norwich attested to by the Late Saxon structures recorded in the north-west of the Study Area, closer to the centre of Norwich.
- 4.35** Three settlements within the Study Area are recorded in the Domesday Book; Trowse; Lakenham and; Newton. Trowse was recorded with 16.5 households in 1086 and is listed under four owners; Lakenham had a recorded population of 13 households; and Newton had a population of 16 houses. To the north-west Norwich is recorded in Domesday with 1358 households across seven landowners, which included meadows, pasture, mills, churches and church lands<sup>5</sup>.
- 4.36** The potential for early medieval remains to be present on the Site is considered to be medium. The importance of any remains of Saxon/early medieval date would likely be considered of local (low) to regional (medium).

## Medieval

- 4.37** The HER holds 46 records for non-designated assets of medieval date within the Study Area.
- 4.38** Of these records ten relate to the sites of medieval buildings; post-medieval barn and medieval to post-medieval finds (MNF9940) 347m south-east of the Site; Whitlington Hospital (Crown Point Hall) (MNF9696) 803m east of the Site; Ruins of

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<sup>4</sup> Key to English Place-Names

<sup>5</sup> OpenDomesday.org

Trowse Newton Hall (MNF9657) 479m north-east of the Site; 251 King Street (MNF699) 681m west of the Site; A 16<sup>th</sup> century arch (MNF62203) 892m north-west of the Site; Site of Hildebrands Hospital (MNF622) 935m north-west of the Site; Thorpe Old Hall (MNF4654) 945m north-east of the Site; read's flour Mill (MNF46513) 743m west of the Site; Medieval and post-medieval buildings at Music House Yard (MNF26454) 1km north-west of the Site; and King Street Gate (MNF26131) 674m west of the Site.

- 4.39** Trowse Bridge (MNF615) is recorded approximately 1m outside the southern Site boundary. Documentary evidence suggests a bridge has been on this Site since before 1119 AD, the current bridge was rebuilt in the 19<sup>th</sup> century.
- 4.40** The NHER holds seven records related to Carrow Abbey and Priory (MNF64583, MNF64579, MNF64578, MNF385, MNF296, MNF64582 and MNF74654) 195m west of the Site. The priory was founded in the 12<sup>th</sup> century as a Benedictine nunnery. At its height the complex included a chapter house, dorter range, cloister and other buildings. The church within the site was subject to 13<sup>th</sup> century additions. A new prioress' house was built in the grounds in the 16<sup>th</sup> century. After the dissolution of the monasteries the priory fell to ruin, with only the Prioress' house surviving as a dwelling named 'Carrow Abbey'.
- 4.41** The sites of three medieval churches are recorded by the NHER; St Andrew's church Trowse (MNF9611); St Nicholas' church Bracondale (MNF599); and St James' Church, Carrow (MNF562).
- 4.42** St Andrews church Trowse (MNF9611) is located 59m south of the Site. The flint with ashlar dressing building has a chancel dating to the 13<sup>th</sup> century, built between 1282-1283, a 14<sup>th</sup> century west tower and a 15<sup>th</sup> century nave, with late 19<sup>th</sup> to early 20<sup>th</sup> century restorations.
- 4.43** The site of St James church, carrow (MNF562), is recorded 494m west of the Site. The church served the small parish of Carrow and was still in use in 1520 before falling out of use.
- 4.44** The site of St Nicholas church Bracondale (MNF599) is recorded 795m west of the Site. Documentary evidence suggests the church was built soon after 1086 and served the parish of Bracondale. It is thought to have been demolished sometime around the dissolution.
- 4.45** The NHER holds nine records relating to medieval findspots within the Study Area. A full list of these can be found in Appendix 1 and their locations are shown on Figures 7. The closest of these findspots to the Site is that of medieval to late post-medieval pottery (MNF73) 334m west of the Site.

- 4.46** There are three records related to the city wall and city defences (MNF49301, MNF294 and MNF384) around 700m west of the Site. The city walls were built around 1294 to 1343. A number of towers were built along the length of the wall. During the Civil War many of the gates of the wall were blocked with earth and no houses belonging to the city were built outside the walls until 1779-1789.
- 4.47** A medieval inscribed stone (MNF327) was recorded at King Street, 672m west of the Site.
- 4.48** Chalk pits and lime kilns are recorded at Argyle Street (MNF26407) and Bracondale Grove (MNF61562) 886m north west and 542m west of the Site respectively.
- 4.49** Medieval to post-medieval occupation layers have been recorded from excavations at Read's Flour Mill 9MNF42213) and Cannon Wharf (MNF26464), 813m and 833m north-west of the Site respectively.
- 4.50** Medieval and post-medieval features are recorded 975m west of the Site (MNF74579), 456m south-east of the Site (MNF70859) and 684m west of the Site (MNF54029).
- 4.51** Possible medieval earthworks including possible ridge and furrow (MNF58039), a ring ditch (MNF59772) and ditches or drains (MNF59775) are recorded 85m east of the Site, 492m west of the Site and 15m east of the Site respectively.
- 4.52** A possible medieval church corbel (MNF14055) is recorded 279m south-east of the Site.
- 4.53** The NHER also records a deposit of medieval peat (MNF28713) 682m north-east of the Site, between the River yare and Whitlingham Great Broad.
- 4.54** The potential for medieval archaeological remains to be present within the Site is considered to be medium. The importance of medieval remains within the Site is likely to be considered local (low) to regional (medium).

## Post-medieval

- 4.55** The HER holds 120 records of post-medieval date within the Study Area
- 4.56** Of these, 89 represent buildings or structures of a post-medieval date. A full list of these can be found in Appendix 1 and their locations are shown on Figures 8 and 9.
- 4.57** Those closest to the Site represent the Trowse Pumping Station (MNF26403) and the late 19<sup>th</sup> century engine house at Trowse Sewage Pumping Station (MNF74657). Both are located immediately south of the Site, north of Bracondale, between the two southern portions of the Site.

- 4.58** A further 10 of the post-medieval records relate to findspots, mostly of pottery and tokens. A full list of these can be found in Appendix 1 and their locations are shown on Figures 8 and 9. The closest of these findspots to the Site is that of a post-medieval jetton, 282m east of the Site across the River Yare.
- 4.59** A single 19<sup>th</sup> century milestone (MNF62989) is recorded on the NHER, 310m south-east of the Site.
- 4.60** The NHER records the site of a watermill (MNF9610) at Trowse Millgate, 140m south of the site.
- 4.61** The sites of two windmills are recorded within the Study Area, one (MNF66238) 417m east of the Site and the other (MNF39789) 765m west of the Site.
- 4.62** The NHER holds four records within the Study Area relating to the railways; Trowse railway station (MNF74656) 25m west of the Site; Norwich Thorpe station (MNF332) 868m north-west of the Site; Eastern Union Railway Norwich extension (MNF13578) 224m south-west of the Site; and the Norfolk Railway (MNF13571) which runs immediately adjacent the south-west corner of the Site.
- 4.63** Crown Point Park (MNF41980) is recorded 180m east of the Site and extending outside of the Study Area. This landscape park was laid out sometime after 1784, before extending south and west following the diversion of local roads. The gardens were designed by William Broderick in 1861. The estate was purchased by the Colman family in 1870 and was partly renovated in 1902 by Edward Boardman.
- 4.64** Earthworks and cropmarks of post-medieval to modern date are recorded by the NHER; Cropmarks of fragmentary ditches (MNF59788) 723m south-east of the Site; Earthworks of a late 19<sup>th</sup> to early 20<sup>th</sup> century firing range (MNF59778) 256m east of the Site; and a mound or platform and linear bank (MNF59134) 314m south of the Site.
- 4.65** Post-medieval and undated ditches (MNF73836) are recorded 700m west of the Site at the also recorded Lakenham Cricket Ground (MNF64115). Lakenham reservoirs (MNF26482) are also recorded in the vicinity, 950m west of the Site.
- 4.66** The Thorpe New Cut (MNF28920) canalisation of the River Yare is recorded 766m north-east of the Site.
- 4.67** A post-medieval trackway (MNF59773) is recorded 252m west of the Site.
- 4.68** The NHER records the site of a post-medieval lime kiln (MNF16706) 492m south-east of the Site.

- 4.69** Late post-medieval or modern features (MNF64195) were recorded at 63 Bracondale, 198m west of the Site.
- 4.70** Rosary Cemetery (MNF26477) is recorded by the NHER 735m north of the Site.
- 4.71** A 19<sup>th</sup> century tunnel (MNF12450) is recorded under Whitlingham Lane, 191m south-east of the Site. It is thought to have been built after 1884 to ease transport of chalk down to wherries on the river. It was subsequently likely used as an air raid shelter, a tunnel to carry sewer pipes, and is currently in use as a bat roost.
- 4.72** It is considered that there is high potential for post-medieval remains to be present within the Site. The importance of any post-medieval remains within the Site is likely to be local (low) to regional (medium).

## Modern

- 4.73** The HER holds 63 records of modern date within the Study Area and one within the Site boundary.
- 4.74** Historic England and the NHER record an early 20<sup>th</sup> century bottle kiln (1268401 and MNF26444) that still stands within the Site. The kiln was built sometime between 1908 and 1929 in the timber yard of J and J Colman Ltd, a second kiln was added by 1938 but was subsequently demolished. Historic England suggests that these kilns were used to dry freshly sawn green timber for immediate use. The NHER notes that OS mapping of the Site labels these kilns as 'destructors', this may imply an error in the survey or an evolution of usage to incorporate incineration of waste.
- 4.75** The sites of two former 20<sup>th</sup> century power stations are recorded across the River Wensum 32m north of the Site (MNF61844) and 26m north of the Site (MNF61847).
- 4.76** Carrow Bridge (MNF843) was built in 1923 and is located 672m north-west of the Site.
- 4.77** A 20<sup>th</sup> century telephone box (MNF74653) is recorded outside the former mustard seed drying house at Carrow Works, 220m west of the Site.
- 4.78** The NHER records early 20<sup>th</sup> century elements of the Trowse sewage pumping station (MNF74658), including engine house, boiler house and coal store, 26m south of the Site.
- 4.79** An early 20<sup>th</sup> century sunken garden is recorded at Carrow Abbey (MNF74655), 419m west of the Site.
- 4.80** The Reginald Uren designed County Hall (MNF64104) is located 328m west of the Site.

- 4.81** The Cremorne Lane Gas Works (MNF61913) is recorded 140m north of the Site. The Gasholder was built in 1958 from a late 19<sup>th</sup> century design.
- 4.82** The NHER records the former location of the Boulton and Paul Works (MNF61655) 670m north-west of the Site.
- 4.83** Early 20<sup>th</sup> Century retaining wall and revetment (MNF59870) built to stabilise the river bank were recorded from a watching brief, 120m west of the Site.
- 4.84** The former site of Lakenham Middle School (MNF50484) is recorded 832m west of the Site. The school was built in 1913 before being demolished in 2005.
- 4.85** 51 of the modern records relate to the Second World War including; 17 air raid shelters (MNF74651, MNF59757, MNF59756, MNF59754, MNF59752, MNF59742, MNF59740, MNF59730, MNF59739, MNF59624, MNF59623, MNF59611, MNF59605, MNF59604, MNF59603, MNF59494 and MNF26411); six barrage balloon sites (MNF59755, MNF59609, MNF59607, MNF59606, MNF59583 and MNF57991); five ditches or practice trenches (MNF59776, MNF59743, MNF58044, MNF58041 and MNF58011); seven bomb craters (MNF59622, MNF59602, MNF59601, MNF59600, MNF59597, MNF58043 and MNF57994); three Home Guard and Air Raid Warden stations (MNF59613, MNF59612 and MNF26456); three road blocks (MNF59616, MNF59615 and MNF59621); two pill boxes (MNF59618 and MNF26455); two spigot mortar bases (MNF56672 and MNF59617); a searchlight batter (MNF59692); emergency water tank (MNF59598); A defensive structure or possible firewatchers observation tower (MNF26413); and three possible military sites recorded on contemporary aerial photography (MNF58040, MNF59623 and MNF59633).
- 4.86** The closest of these military records to the Site is the potential military site (MNF59633) on the eastern side of the River Yare, 16m east of the Site. The nature of the activity is unknown and may have involved dredging and riverbank vegetation clearance, which occurred in spring 1942.
- 4.87** It is considered that there is high potential for modern remains to be present within the Site. Any modern remains within the Site would likely relate to the industrial use of the Site by the J and J Colman Ltd. The importance of any modern remains is likely to be local (low).

## Unknown

- 4.88** There are 11 records of unknown date recorded within the Study Area.
- 4.89** The NHER records 6 sites with no archaeologically significant finds or features within the Study Area (MNF73835, MNF70860, MNF59871, MNF57921, MNF47968,

MNF45890). The closest of these, MNF59871, was located 118m north-west of the Site.

- 4.90** An undated pile structure (MNF665) was recorded 43m south-west of the Site.
- 4.91** An undated stone spindle whorl (MNF645) was dredged from the River Wensum, 687m north-west of the Site, in 1932.
- 4.92** The NHER records cropmarks of a possible rectangular enclosure (MNF9601) 534m south-east of the Site. Finds from the prehistoric Roman, medieval and post-medieval periods were recovered during fieldwalking in the 1980s and 1990s.
- 4.93** An undated possible sub-rectangular enclosure (MNF9685) was recorded from aerial photographs 868m south-east of the Site.
- 4.94** Undated animal bone and possible modern building material (MNF57205) was recovered from mineral extraction at Whitlingham Broad, 538m north-east of the Site.

## Historic Mapping

- 4.95** The first map depicting the area of the site is the Ordnance Survey map of 1883 (Figure 14). The May Gurney part of the Site is depicted with a public house in the very south, fronting Bracondale. The rest of the May Gurney area of the Site is shown as consisting of four enclosed fields. In the other portion of the Site regular rectangular fields are depicted across most of the Site with some wetlands, a boat house and timber yard labelled in the very north-west.
- 4.96** By 1905 (Figure 15) Timber yards are depicted across the very north of the Site, with four large rectangular buildings shown. No change is depicted in the other areas of the Site.
- 4.97** The 1912 OS map (Figure 16) depicts a building in the south-east corner of the north of the Site, labelled 'Boat House'. The fields across the central area of the Site are labelled 'Liable to Floods'.
- 4.98** By 1926 (Figure 17) Two more square buildings are depicted in the north-west of the Site by the previously labelled Timber Yards. Footbridges are labelled across ditches/field boundaries in the centre and north-east of the Site. A single railway line runs north-east to south-west across an access road within the Site redline boundary, where no development is proposed, and ends just south of the Site.
- 4.99** The 1950 Ordnance Survey Map (Figure 18) depicts buildings in the May Gurney part of the Site, lining the south-east bank of the river. In the northern area of the main Site tracks are depicted around the timber yards leading to two small marks labelled



'destructors' one of these is the Grade II Listed bottle kiln discussed in the narrative above and in a separate heritage impact assessment. By 1955 (Figure 19) only one of these 'destructors' is depicted and it is no longer labelled. To south of the former timber yards a new rectangular building is depicted, with the northernmost building being labelled 'depot'. In the May Gurney area of the Site two more buildings are depicted adjoining the most recent buildings towards the south-east of the Site.

**4.100** By 1967 (Figure 20) the boat house in the north-east of the Site is no longer depicted, instead a mooring post is labelled. Two depressions or large pits are shown in the area of the bottle kiln in the north of the Site, with tracks leading to the buildings formerly labelled 'depot' which are now labelled 'works'. In the May Gurney portion of the Site larger rectangular buildings are now depicted and by 1987 (Figure 21) the May Gurney area contains at least 11 buildings, labelled 'depot'. No major change is depicted within the central portion of the Site with field boundaries and drains largely depicted the same throughout historic mapping.

## Previous Archaeological Work

**4.101** The NHER holds records for 73 previous archaeological investigations within the Study Area. These can be found in tabulated form in Appendix 1 and on figures 11 and 12. Those that are pertinent to the Site are discussed below.

**4.102** Within the northern part of the Site a series of five boreholes (ENF127955) were taken within 60m of the southern bank of the River Wensum. The results of the investigation are discussed above in the prehistoric section of the narrative under MNF64442.

**4.103** A watching brief was undertaken on works at 63 Bracondale (ENF124528), 40m west of the Site. Late post-medieval or modern features were recorded as described above (MNF64195).

**4.104** A geophysical survey (ENF145078) and Trial Trenching (ENF137912), on land on the north side of the River Wensum, 35m north of the Site, revealed a series of Holocene peat and alluvial deposits described above (MNF75532).

## Aerial Photographs,

**4.105** Aerial photographs from the between 1999 and 2022 were viewed on Google Earth Pro. These photographs show two large, likely industrial, buildings in the north-west of the Site. These buildings are present in photography from 2006 but are removed to concrete base in photography from 2011.

**4.106** In the May Gurney section of the Site, in the south-east, approximately 14 buildings are shown in photography from 1999. By 2022 only three buildings remain in the

south-west of this part of the Site, buildings to the north, east and south are demolished leaving rough ground between 2003 and 2022.

## Historic Landscape Character

**4.107** The NHER historic landscape character assessment (Figure 13) identifies the central and eastern areas of the main part of the Site as inland drained enclosures. Outside of the Site boundary there are managed wetlands to the south and east along the River Yare and 20<sup>th</sup> century agriculture to the north east.

## 5. Impact Assessment

### Proposed Development

- 5.1** The proposed development comprises the redevelopment of the Site for commercial, residential and community use, including a maximum of 670 dwellings, a local centre including a restaurant quarter and public house, the demolition of buildings on the May Gurney Site, an access bridge over the River Yare, a new access road, car park, flood risk management measures, landscaping including creation of new swales and biodiversity enhancements to include the re-use of the Grade II Listed brick kiln on Site for use by bats.

### Factors Affecting Archaeological Survival

- 5.2** Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 5.3** The subject of archaeological preservation has been covered comprehensively elsewhere<sup>6</sup>, and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.
- 5.4** In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. There are variations to this including landscapes affected by colluvial or alluvial deposits. There are also Peat rich area where soil deposits can be significantly deeper. Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields.
- 5.5** Hydrology has a significant role to play in the preservation of remains and proximity to watercourses and wetlands should be considered as it affects the variety and type of artefacts/ecofacts that could be present on a site.

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<sup>6</sup> Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development

- 5.6** Certain long-lived urban centres (e.g. York, London) can have very deep layers of archaeological deposits. These can extend to several metres. It is worth noting that destructive activities (for archaeological remains) have frequently added their own phase of activity to such urban centres. Therefore, archaeological remains can be encountered directly below the modern surface (e.g. tarmac or concrete) often at a depth of 500-1000mm below the existing ground surface.

## Assessment of Significance

- 5.7** A former river channel, possible track and timber yard (MNF64442) are recorded in the north of the Site, adjacent the River Wensum. The possible gravel trackway is likely to date from the post-medieval period and the timber yard is dated from historic mapping and documentary evidence to the early 20<sup>th</sup> century. The documented Timber yard is no longer extant on the Site and the possible track is of limited archaeological importance and significance. The deposits of the former river channel have potential to contain palaeoenvironmental data which could be considered of local significance.
- 5.8** An early 20<sup>th</sup> century bottle kiln (MNF26444; NHLE 1268401) is present in the northern area of the Site. It is proposed that this kiln will remain on the Site in use for housing bats. The significance of the kiln and impacts to it our discussed in a separate heritage statement.
- 5.9** Any further remains associated with the kiln activity mentioned above would likely be of low (local) importance.
- 5.10** Based on the archaeological potential identified for the Site it is unlikely that any archaeological remains of high significance (national or international importance) that would be a major constraint to the development would be present within the Site.

## Potential Effects

- 5.11** It can be assumed that the proposed development will require topsoil striping as well as excavations for building foundations and infrastructure such as the access road, access bridge, services and any landscaping required. All of these activities have the potential to disturb previously unknown archaeological remains present on the Site. All direct impacts on below-ground archaeology will be permanent and irreversible.

## 6. Conclusions

**6.1** This report provides an archaeological assessment for the proposed development area at Deal Ground and May Gurney Site, Norwich. Based on the information within the HER, supplemented by historic mapping, the Site is considered to have the following potentials for archaeological remains.

Table 4: Assessed archaeological potential by period for the Site

Period	Potential	Reason	Archaeological Importance
Prehistoric	Medium	The area of the Site has good access to fresh water and a location which may have been desirable to early settlers. There is a diverse array of prehistoric records within the Study Area.	Local (Low) to Regional (Medium)
Roman	Medium	Roman records within the Study Area are mainly situated to the north and north-east of the Site, on the north side of the River Yare. The Site likely existed within the hinterland of the Roman settlement and possibly comprised utilised wetlands.	Local (Low) to Regional (Medium)
Saxon/Early Medieval	Medium	A number of Late Saxon to medieval records are found in the Study Area.	Local (Low) to Regional (Medium)
Medieval	Medium	Medieval Carrow Priory is recorded close by to the west. The Site appears to have been located between the medieval core of Norwich to the west/north-west and an agricultural hinterland to the east and south east.	Local (Low) to Regional (Medium)
Post-medieval	High	There are a high number of records relating to the expansion of Norwich and the increased industrialisation of the area.	Local (Low) to Regional (Medium)
Modern	High	Modern industrial use of the Site is evidenced by the extant bottle kiln in the northern part of the Site and 19 <sup>th</sup> to 20 <sup>th</sup> century mapping.	Local (Low)

**6.2** This assessment has identified a medium potential for prehistoric, Roman, early medieval and medieval remains and a high potential for post-medieval to modern remains to be present within the Site.

- 6.3** Historic England record one listed structure, that of a bottle kiln, within the Site. Possible impacts and the significance of this structure are discussed in a separate heritage impact assessment.
- 6.4** The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with the Archaeological Advisor to the local planning authority.

## 7. Bibliography

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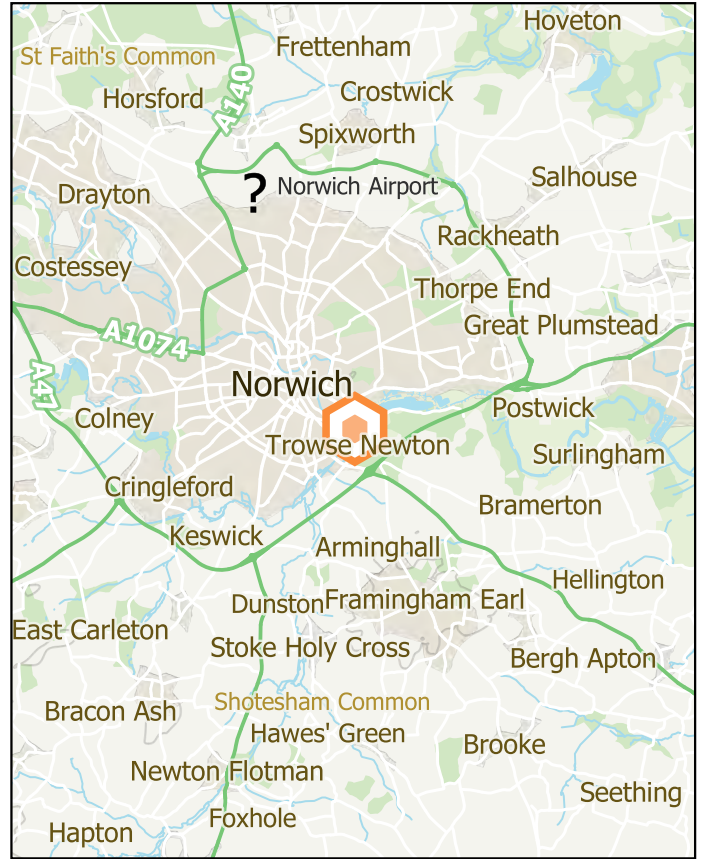
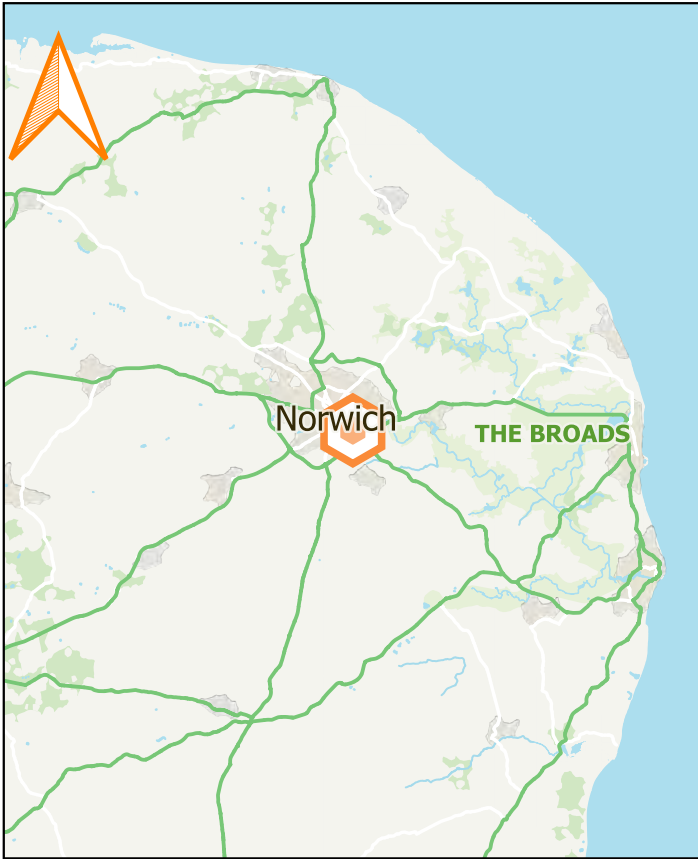
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## 8. Figures






**Deal Ground – May Gurney  
Site, Norwich, Norfolk**

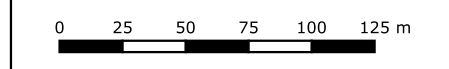
**Figure 1**  
Site Location Plan





Key:

 Site Boundary



**Deal Ground - May Gurney Site, Norwich, Norfolk**

**Figure 2**  
2022 Satellite Image  
(c) Google