



LAND AT WOODGATE HOUSE, CAWSTON ROAD, AYLSHAM, NORFOLK

ARCHAEOLOGICAL DESK-BASED ASSESSMENT





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NORFOLK**

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Prepared for:
Mr Peter Purdy
Woodgate House
Cawston Road
Aylsham
Norwich
Norfolk
NR11 6UP

By:
Matthew Adams BA AlFA


Britannia Archaeology Ltd
115 Osprey Drive,
Stowmarket, Suffolk,
IP14 5UX

T: 01449 763034

info@britannia-archaeology.com

www.britannia-archaeology.com

Registered in England and Wales: 7874460

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Abstract

Britannia Archaeology Ltd was commissioned by Mr Peter Purdy to undertake an archaeological desk-based assessment of his land at Woodgate House, Cawston Road, Aylsham, Norfolk (NGR: 618200 32600)

The assessment has identified a very high potential for Roman remains relating to high status villa settlement activity on the site. The quantity and quality of Roman material recovered by Mr Purdy over the years, suggests the presence of a substantial, high status villa complex, probably focused in the area of the Kitchen Garden and immediate surroundings, with outlying industrial areas to the north-east and agricultural areas to the south and north.

The potential for all other periods is considered to be low, however the site appears to lie on the periphery of the town's medieval field system and so the potential here is moderate. It has also been subject to significant landscaping as well as farming activity during the post-medieval period so the potential for features or finds dating to this period is considered high

The wider area shows evidence of occupation activity since the Neolithic period with significant settlement activity identified to the north-west of Aylsham in the Bronze Age (outside the search area), at Brampton to the south-east in the Roman period, and in Aylsham itself from the Anglo-Saxon period onwards.

The cartographic sources suggest significant remodelling of the plots around Woodgate House between the late 18th and late 19th century AD. A system of old track ways are clearly visible in both the cartographic sources and the geophysics results in the southern half of the site



1.0 INTRODUCTION & METHODOLOGY

1.1 Project Background

Britannia Archaeology Ltd was commissioned by Mr Peter Purdy to undertake an archaeological desk-based assessment of his land at Woodgate House, Cawston Road, Aylsham, Norfolk (NGR: 618200 32600) (Fig. 1).

This assessment follows the recovery of large quantities of predominantly Roman building material, pottery, metal working and coins from across the site and after three geophysical surveys covering approximately 30% of the area. It has been prepared as a document of local and general interest and with the intention of supporting any future application for funding further work at the site.

There is currently no planned development of the assessment site and no application in any regard has been made to the Planning Department of Broadland District Council; however some early consideration is being given to the construction of a Heritage Centre within the broad confines of the site, but this is at a very early stage.

1.2 Site Description (Fig. 1)

The assessment site is located 1km to the south west of Aylsham town centre, between Cawston Road and Stonegate Lane. It lies within the parish boundary of Aylsham and the Broadland District of Norfolk. The site straddles the east-west orientated valley of Mary's Beck, which is a tributary of a larger stream called The Mermaid. Mary's Beck has its source 40m north of the western boundary of the site, and the size of the valley suggests it was more substantial at some point in the past. The northern half of the site slopes down to the south; the southern half slopes down to the north. The centre of the site is situated just below 30m aOD and the far northern and south-western extents just touch 35m aOD.

A large man-made lake sits in the centre of the site at the base of the valley and is surrounded by mixed grazing land, tree plantations, a landscaped garden, buildings associated with Woodgate House and a Nursery to the north. The north-east corner of the site is currently used for arable farming and a large kitchen garden is present north of the main house.

The site is bounded to the north and west by Cawston Road. A new housing development is under construction to the north, but the western boundary remains woodland. Stonegate (Lane) forms the eastern boundary with agricultural fields beyond, and the southern boundary comprises a chain-link fence and hedgerow with agricultural fields beyond.

The underlying bedrock is described as Wroxham Crag Formation sand and gravel, sedimentary bedrock formed up to 2 million years ago during the Quaternary Period



when the local environment was dominated by swamps, estuaries and deltas periodically inundated by the sea (BGS, 2013).

The superficial deposits are described as mid-Pleistocene glaciofluvial deposits of sand and gravel when the local environment was dominated by ice age conditions (BGS, 2013).

2.0 METHODOLOGY

2.1 Aims & Scope

This report will assess all available information relating to archaeological remains within a 1km radius centred on the site. The assessment will identify the potential for archaeological remains from each period and advise on potential areas of research that could form the basis for further archaeological work on the site.

2.2 Research and Sources

Historic Environment Record Office

The Norfolk Historic Environment Record Office (NHER) was consulted and provided details of all data held within a 1km radius of the site. The HER database hold records of archaeological sites, scheduled monuments, listed buildings, finds spots, registered parks and gardens, protected wreck sites and battlefields.

Documentary Sources

Primary and secondary documentary sources were consulted via the NHER, the Norfolk Record Office and the Archaeology Data Service (www.archaeologydataservice.ac.uk). All sources consulted are listed in the bibliography.

Cartographic Sources

A search of primary and secondary cartographic sources was undertaken via the Ordnance Survey and the Norfolk Record Office.

Site Visit

A site visit was undertaken on the 10th September 2014 and a photographic record compiled. The visit aimed to identify any existing earthworks or visible archaeological remains, establish the condition and character of the existing site and note its setting.

Presentation of Results

The results are presented in chronological order by historical/archaeological period and are a synthesis of all data relevant to the site. Only the most relevant NHER data



pertaining to the site are referenced in the report, however Appendix 1 contains a full table and brief description of the HER search results which are also shown in full in Fig. 2.

3.0 PLANNING BACKGROUND

If development in relation to the construction of a Heritage Centre is considered then several relevant planning policies will need to be considered. However, there are no current plans for development in any form and this assessment has been commissioned to accompany funding proposals for future research work on the site. It is also intended as a general document of local interest.

4.0 SITE SPECIFIC ARCHAEOLOGICAL FIELDWORK & FINDS

The assessment site has been the subject of three recent geophysical surveys and is noted extensively in the NHER for multi-period find spots (Figs. 2 and 5).

Three records (NHER 50034, 30893 and 33095) contain details of numerous finds recovered over several decades from the assessment site. A very large assemblage of Roman material has been recovered from the Nursery area (NHER 30893), comprising copper alloy brooches, coins, vessels, studs and rings. Further finds include *tegula*, *imbrex* and box flue tiles and wide variety of pottery (Fig. 6). A further substantial finds scatter (NHER 33095) is located adjacent to the Nursery in a ploughed field to the north-east of the site and also records the location of copper alloy brooches and coins, more roof tile, pottery and possible kiln fragments. A large sherd of Roman greyware pottery (NHER 50034) was found in topsoil on the eastern side of the site.

Britannia Archaeology conducted three magnetometer surveys around the assessment site (Schofield, 2014). Two possible kilns were identified in the field to the north (Figs. 5 & 6) where fieldwalking/metal detecting had recovered possible kiln fragments. An area of grazing land to the south of the lake was shown to contain several rectilinear enclosures and a possible track way (Fig. 5).

The walled kitchen garden located in the western half of the site and to the north of Woodgate House has produced a very large quantity of Roman material. Roman brick has been identified in the post-medieval walls that surround it. Currently, in excess of 30 large boxes of metal finds, pottery including decorated samian ware, greyware, amphora fragments and *mortaria* vessels, *tegula*, *imbrex*, box flue tiles, grinding stones and brick are being catalogued and formally identified (Fig. 6). The majority of these finds types are often associated with intensive high status settlement activity.

It is clear from the finds identified on the assessment site that it is the focus of high status settlement activity. The evidence suggests a villa complex focussed around the walled kitchen garden and southern part of the Nursery, with some industrial activity to the north east. NHER records dating to the Roman period that do not fall within the site



all lie very close to the boundary and recent excavations by Oxford Archaeology East (Gilmour, 2014) immediately north of the assessment site have revealed outlying field boundaries probably associated with this villa complex.

5.0 ARCHAEOLOGICAL AND HISTORICAL RESEARCH RESULTS

The following results are presented as a synthesis of all the data obtained from the sources detailed above (Section 2.0) and listed in the bibliography (Figs. 2-6). Where possible, the NHER preferred reference has been used and corresponds with Figures 2 & 3).

5.1 Prehistoric (750000BC – 43AD) (Fig.2)

The wider area around Aylsham has some impressive prehistoric archaeological remains. To the north of the town, a possible late Neolithic/early Bronze Age hengiform monument (NHER 12772) is still present as crop marks and a late Bronze Age /early Iron Age settlement (NHER 14940) was excavated in the adjacent fields. Scatters of earlier material dating to the Mesolithic and Neolithic periods have been found across the parish, indicating low level migratory and settlement activity in the area.

The NHER data returned four prehistoric records, one of which was an isolated find (NHER 7405), the remaining records forming parts of multi-period scatters (NHER 30893, NHER 37124 and NHER 40920). One of these records (NHER 30893) relates to a multi-period scatter located on the assessment site containing a late Neolithic barbed and tanged arrowhead. The isolated find was a Neolithic polished hand axe (NHER 7405) found 810m east of the assessment site between the John of Gaunt Infant School and the town cemetery.

Excavations in the grounds of St Michael's Hospital (NHER 40920) located 90m north of the assessment site recorded multi-period features including an early Bronze Age to late Iron Age pit and an Iron Age post hole.

Several prehistoric features were identified during a recent archaeological excavation immediately north of the assessment site (site code: ENF 132710) on the other side of Cawston Road. Oxford Archaeology East identified a pit containing 111 sherds of early Neolithic pottery and 50 struck flints. A further four tree throws contained Neolithic pottery, struck and burnt flint (Gilmour, 2014). The excavation also recorded a tree throw containing a complete but crushed Beaker vessel dating to the late Neolithic or early Bronze Age.

Four features were assigned an Iron Age date during the excavation. A small cluster of three features in the north-west corner of the site contained 29 sherds of Iron Age pottery and some residual Bronze Age pottery. A small Iron Age ditch was also present.

There is evidence of limited settlement activity in the vicinity of the assessment site and the south-west area of Aylsham. There is no indication of any increase or focus of



activity between the Neolithic to Iron Age periods, however data from the wider area suggests that more substantial prehistoric settlement activity was located 2 - 3km away to the north-east (NHER 12772).

5.2 Romano-British (43AD – c. 410AD) (Fig. 2)

The Romano-British period marked a significant change in the region with *Venta Icenorum* (Caistor St Edmund) to the south of Norwich, the former Iron Age Icenii tribal capital, demoted to a Roman fortified town and administrative capital for northern East Anglia after the uprising in AD 61, and *Camulodunum* (Colchester, Essex) now the capital of Roman Britain.

Consequently East Anglia underwent more rapid change than perhaps the rest of the country. Iron Age settlements often became at least partially Romanised and villa complexes became common throughout the region.

The nearest Roman settlement of note was at Brampton, around 4km south-east of the assessment site. This developed from an earlier Iron Age settlement and was situated next to the confluence of The Mermaid river and the River Bure giving it strong maritime and trade connections to the wider empire. It was also linked to *Venta Icenorum* in the south and *Durobrivae* (Water Newton) in the east by the Roman road network (Reynolds, T. 1794). Excavations have uncovered substantial industrial activity; 140 pottery kilns and several iron-smithies including a shaft furnace were revealed to the west of the settlement in a clearly identifiable 'industrial quarter' (Wilson, 1970). Nearby sites at Hevingham and Bolwick Hall also contained substantial Roman buildings.

The NHER returned eight records dating to the Roman period, of which seven (NHER 50034, 34276, 30893, 37124, 33095, 39985 and 50092) relate to findspots and one (NHER 40920) to a small ditch.

Three of the records (NHER 50034, 30893 and 33095) are located on the assessment site and are noted in Section 4 above.

The remaining records are located close to the assessment site with find scatters recorded in a field 40m to the south (NHER 37124), in an adjacent field to the south-east (NHER 39985), in a field immediately to the north (NHER 50092) and in a field located 450m to the south-west (NHER 34276). A small ditch dated to the Roman period was recorded during the evaluation at St Michael's Hospital (40920), 90m north of the assessment site.

The Oxford Archaeology East excavation in the field immediately north of the site recorded two perpendicular Roman ditches containing Roman pottery (Gilmour, 2014). The lack of other features would suggest that these formed part of an outlying field system.



5.3 Anglo-Saxon & Viking (Early medieval) (c.410AD – 1066AD) (Fig. 2)

Aylsham, like many of the surrounding towns and villages, can trace its modern origins to the Anglo-Saxon period which was a time of significant change in East Anglia. After the withdrawal of Roman authority in Britain in the early 5th century AD, many Roman towns like Colchester waned in significance while new towns such as Ipswich emerged as centres of administration by the 6th century AD. Caistor St Edmund seems to have remained an important settlement during the early Anglo-Saxon period, however it also declined in favour of a new settlement at Norwich by the end of the 5th century AD (Adams, 2005).

In AD865, the 'Great Heathen' Viking army led by Ivar Ragnarsson invaded East Anglia and by AD869 had successfully conquered the region. This period of rule was relatively short-lived, but lasted until AD917. Norwich and Thetford prospered greatly during this 47 years, however the impact further afield in places like Aylsham is difficult to identify.

Aylsham is a corruption of the Old English (Anglo-Saxon) words *Ægel hām* meaning 'homestead of a man named *Ægel*' (Mills, 2003). It is recorded in AD 1086 as *Ailesham* in the Domesday Survey.

Despite this, there is a paucity of evidence for Anglo-Saxon activity within the area. Only two sites are thought to show evidence of more substantial activity in the wider area around Aylsham: a metal working site (location not recorded); and the site of a possible water mill (north-east of the town) suggest some low level industrial activity, possibly on the periphery of a small settlement that became Aylsham.

The NHER search returned five records dating to this period, of which two are located on the assessment site. The large scatter of finds in the Nursery area in the north of the site included an early Saxon copper alloy brooch (NHER 30893). The finds scatter in adjacent field in the north east also included a brooch, however this is described as late Saxon disc brooch with Bore style decoration (NHER 33095).

A Middle Saxon sword pommel was found in a field located 90m south of the assessment site (NHER 37124) and a hoard of Saxon pennies described as imitation Edward Elder (901-924) were recovered during metal detecting some distance to the south-east of the assessment site.

The only feature noted in the search area related to the evaluation at St Michael's Hospital (NHER 40920), a small ditch that probably originally dated to the Roman period, but continued in use until the late Saxon period.

The evidence suggests a significant reduction in activity during the Anglo-Saxon period compared with the Romano-British period. The collected evidence indicates that the assessment site was located outside of the main area of Saxon settlement activity nearer the centre of Aylsham.



5.4 Medieval (1066 AD – 1540 AD) (Fig. 2)

The medieval period in Aylsham is fairly well represented in both primary and secondary sources. The Norman invasion of AD 1066 ended Anglo-Saxon rule in Britain, but initially this did not affect the area to any great extent.

The later Anglo-Saxon town appears to have continued to grow in the medieval period and the Domesday Survey of AD 1086 records a total of 48.7 households which was considered very large. The tax value in AD 1066 was around £12 which rose to £29.1 by AD 1086 (Phillimore, 1975) suggesting a thriving economy. The ownership of many manorial demesnes passed to Norman aristocrats after the Conquest and the main manor of Aylesham (in the Hundred of South Erpingham) passed from the Saxon Earl Gyrth to Ralph Guarder, Earl of Norfolk in 1066 and then on to King William by 1086 after Guarder rebelled and was dispossessed (Broadland, 2008).

The capital manor for the area became known as Aylsham Lancaster, but three smaller demesnes were annexed from it during the medieval period; Sexton's (Aylsham Wood), Vicarage and Bolwick. Aylsham Lancaster covered the main town and was held by the crown (following the demise of Ralph Guarder) until the reign of Charles I, with grants to a series of tenants. In 1372, Edward III granted it to his son, John of Gaunt, Duke of Lancaster and Aylsham became the principal town of the Duchy of Lancaster (Harbord, 2014).

The assessment site is located within the manorial demesne known as Sexton's or Aylsham Wood, to the west of the main manor. The demesne originated with King Richard (1189 – 1199AD) who annexed part of the capital manor to the monastery at Bury St Edmunds which was duly appropriated by the Sexton or Sacristan of St Edmunds Abbey. After the Dissolution, the manor was granted to Edward Wood in 1640 at the end of the medieval period (Harbord, 2014). Abbots Hall to the north-east of the town was thought to be the manor house for the demesne, however this has shown to be a separate house for the abbot (Pevsner *et al*, 1997). The manor hall is likely to have been in the vicinity of the assessment site or to the south near Abbey Farm and located within the boundary of the demesne. The later name of the manor may suggest that the area was covered in woodland during this period, or perhaps because it belonged to Edward Wood.

Literary and archaeological sources show that the town was well established by the 11th century (Sapwell, 1960). A fair was granted to Aylsham in AD 1248 with the market granted later, in AD 1275 ('Norfolk', Gazetteer of Markets and Fairs in England and Wales to 1516 (2005)). The town built a considerable reputation for producing fine linen and canvas until the 15th century, with 'Aylsham webb' supplied to the royal palaces of Edward II and III (Whites, 1845). This industry brought significant wealth to the town during the medieval period and contributed to a steady expansion from the town centre out to the surrounding land.



The assessment site lay on the periphery of the medieval town in an area of probable agricultural activity. The land surrounding the town was spilt into three main 'fields' which were in turn subdivided into furlongs. Each furlong was further subdivided into 'strips' of varying size and each strip was the property of an individual owner. The owner had a strip in each field of roughly the same size and a system of crop rotation was practised where by one strip remained fallow for a year while the others were in use. A speculative reconstruction of the medieval open fields and furlongs (Gunton in Harbord, 2014) shows the site located in furlongs 8, 9 and 10 of the 'west field'.

As the town grew throughout the medieval period, the 'west field' seems to have expanded further into Sexton's manor and areas given over to sheep folds were subsumed by agriculture.

The HER search returned 23 records dating to the medieval period, however many of these are associated with mutli-period finds scatters or buildings.

Four records locate find spots on the assessment site (NHER 51329, 30893, 53873 and 33095). A medieval sword or baselard (NHER 51329) was found in the landscaped gardens south of Woodgate House. A find scatter in the north-eastern corner of the site is recorded as containing medieval pottery, a thimble, copper alloy vessel and a strap fitting (NHER 53878). The other two records deal with the multi-period find scatters mentioned in early sections, located in the Nursery area and field to the north-west. The finds recovered include numerous coins, jettons and tokens, a harness/belt mount, buckles, various other metal objects, Grimston ware pottery and late lead glazed earthen ware pots. The volume and distribution of the assemblage suggests some significant activity on the site, but the composition does not suggest direct settlement activity, but more likely finds dropped or discarded while working or moving around the site.

The excavation conducted by Oxford Archaeology East to the north of the site recorded two parallel medieval ditches that are probably part of a trackway between fields. They also recovered numerous finds from the topsoil, similar to those recovered on the assessment site and concluded that these were present as a result of casual loss during farming activity (Gilmour, 2014).

The evaluation at St Michael's Hospital to the north, also recorded medieval features consistent with field boundaries, trackways and general agricultural activity from the period. These were concluded to represent a complex series of field systems and enclosure boundaries on the periphery of the medieval town (NHER 40920).

Nine records (NHER 30459, 41100, 37124, 39985, 50092, 51216, 37125, 37126 and 42588) record similar scatters of medieval finds marking the wide area of agricultural activity to the east and south of the medieval town.

The sources show substantial medieval activity in Aylsham and the beginnings of the modern town as it is laid out today. The assessment site and immediate environs contain significant quantities of finds and features dating to this period, the majority of which is consistent with satellite agricultural activity supporting the main town. The site's location



in the annexed manorial demesne of Sexton's manor is significant, however a firm location for the hall associated with the manor is still to be established. The material recovered from the site is not indicative of building activity.

5.5 Post-medieval and Modern (1540AD – Present) (Figs. 2–6)

Aylsham continued to grow during the post-medieval period. It owed its wealth to a continuing textile industry, however the focus of this changed from linen and canvas to Worsted cloth in the late medieval/early post-medieval period.

The capital manor of Aylsham Lancaster was mortgaged by Charles I to the Corporation of the City of London who subsequently sold it to Sir John Hobart in 1634 (Sapwell, 1960), thus ending Royal ownership.

Sexton's manor remained in the Wood family until the middle of the 18th century when it passed to John Peterson. It was passed on again to Mrs Catherine Copeman in around 1812. The Tithe apportionment lists James Soame as the land owner in 1839 and the house and environs have been owned by the Purdy family since at least 1853. It subsequently passed down to Robert John Woods Purdy in the 19th century, Mrs Nona Purdy in 1915, to Dorothy Purdy who took over as the Lady in 1958 (Sapwell, 1960) and to Jane Sapwell in 1989 who continues to hold the manor.

Several early post-medieval brick buildings are noted in the parish including Aylsham Old Hall (NHER 7413) and the Black Boys Hotel (NHER 13466) and show the continuing wealth of the town. The assessment site contains Woodgate House (Grade II listed – 228244), construction of which began in 1706 and finished in 1726 (Fig. 6). The house was built on the site of an earlier 16th century house (NHER 12216). The Coach House at the northern entrance to the site and the kitchen garden walls are also Grade II listed (228245 and 228246).

Documents held in the Norfolk Record Office show the accounts of a local builder, Mr Frederick Culley, relating to work undertaken for Robert John Woods Purdy between 1890-1902 on his own house (listed as Woodgate House), on his Home Farm and on Stonegate, Spa, Soames's, Warnes and Orton Farms.

This work was commissioned after a larger scheme of works undertaken by Robert John Purdy between 1870 and 1877 and included the reorganisation of the estate comprising the removal of roads and farm buildings (present on earlier maps, Figs. 4-5) to the south of Woodgate House, the enlargement of a small pond to the east to form the present large pond/lake, a new kitchen garden, a new entrance to the north and a landscaped garden to the south. Scheme drawings by W. Finch in 1870 and 1883 show that surviving boundaries of an earlier 17th century landscape were being respected during the planned redevelopment (NHER 33530). The house was constructed from bricks made on the site at the brick kiln across the road (NHER 15883).



The earliest maps of the area show very little detail of the town itself, but confirm the rough location in relation to surrounding towns and villages. Saxton's Map of Norfolk dates to 1574 and shows pictorial representations of the towns and villages and scales the size to match population and importance. Aylsham is shown as an important regional town alongside Calton, North Walsham and Wursted, with Norwich clearly shown as the regional capital.

Faden's Map from 1772 is a little more detailed than Saxton's map and shows some roads and the basic layout of the larger settlements including Aylsham. Cawston Road, forming the northern and western boundary of the assessment site is clearly marked, as is Stonegate on the eastern boundary. Faden's map also shows a basic topography and the Mary's Beck valley is clearly visible running through the site. No buildings are represented, however it is not unusual for these to be absent from Faden except in towns and cities.

A map held in the Woodgate House archive belonging to Mr Peter Purdy may be a copy of the late 18th to early 19th century Enclosure Map as it gives plot numbers and apportionment values, however it may be older as the plot names do not tie in with the plot names recorded on the Tithe Map in 1839 (Fig. 5). This map gives a detailed view of the plot boundaries within the assessment site and shows significant variation to the present layout. A large yard area and outbuildings are located to the east and south-east of Woodgate House which no longer exist and are shown to extend beyond the modern site boundary. A small pond sits to the east of the plot (in the location of the modern lake) which is called 'Bath Meadow'. Most significantly, a small building is identified as 'Bath' is located in 'Bath Meadow' and may relate to features identified in the geophysical survey. The plots contained within the assessment site are listed below:

PLOT NUMBER	PLOT NAME	LAND USE	TITHE NAME	A	R	P
1		YARD & OUTBUILDINGS	HOUSE BARN BUILDING	-	-	-
2	STACK YARD		ORCHARD & PLANTATION	-	-	-
3	BATH MEADOW	PASTURE	BATH MEADOW	-	-	-
4	WATTS		WATTS CLOSE	11	3	4
5	SAWPIT PIECE		NINE ACRES	9	2	3 7
7	EIGHTEEN ACRES		SIXTEEN ACRES	19	1	1 2
11	ACRE PIGHTLE		SHRUBBERY	-	-	-
15	BLACK BOY		BLACKBURN CLOSE	9	2	3 6
16	MARY'S BECK		FOURTEEN ACRES	16	3	2 4

Table 1: Private Map – Plot Descriptions

The Tithe Map dates to 1839 and is more detailed than earlier maps. It further illustrates the significant differences in site layout first seen on the private map. The outbuildings to the south-east of Woodgate house are shown to cover an extensive area with a pond at the centre. A triangular driveway and a road or track called 'Driftway' that is no longer extant entered the site from the west off Cawston Road and skirts the southern boundary of the outbuildings before returning towards the centre of the site and then parallel to



Mary's Beck, before exiting onto Stonegate, which is shown as Mary's Beck Lane. Mary's Beck Lane is also shown to curve through the eastern extent of the site, rather than form the boundary as it does today. Both 'Driftway' and the original route of Mary's Beck Lane were picked up during the geophysical survey (Schofield, 2014). The Tithe apportionments are as follows:

TITHE NUMBER	LAND OWNER	OCCUPIER	SITE NAME	LAND USE	A	R	P
701	JAMES SOAME	HIMSELF	SIXTEEN ACRES	ARABLE	16	3	14
702	JAMES SOAME	HIMSELF	NINE ACRES	ARABLE	9	2	37
703	JAMES SOAME	HIMSELF	WATTS CLOSE	ARABLE	11	1	19
704	JAMES SOAME	HIMSELF	CORNER PLANTATION	WOODS	0	1	6
705	JAMES SOAME	HIMSELF	ORCHARDS	PASTURE	0	3	22
706	JAMES SOAME	HIMSELF	HOUSE BARN BUILDING	PASTURE	2	0	34
707	JAMES SOAME	HIMSELF	SHRUBBERY	PASTURE	2	1	0
708	JAMES SOAME	HIMSELF	THREE CORNER PLANTATION	PASTURE	0	2	23
709	JAMES SOAME	HIMSELF	DRIFTWAY	PASTURE	0	3	0
710	JAMES SOAME	HIMSELF	PLANTATION	WOODS	0	0	30
711	JAMES SOAME	HIMSELF	PLANTATION	WOODS	0	2	2
712	JAMES SOAME	HIMSELF	BATH MEADOW	PASTURE	5	0	4
713	JAMES SOAME	HIMSELF	BLACKBURN CLOSE	ARABLE	9	2	9
714	JAMES SOAME	HIMSELF	FOURTEEN ACRES	ARABLE	16	2	14

Table 2: Tithe Apportionment

The First Edition Ordnance Survey Map (1886), shows further significant changes to the site layout, which has remained essentially the same through to the modern period (Fig. 5). The differences between the earlier Tithe Map and the First Edition OS record the changes made by Robert John Woods Purdy in the 1870's and it is clear that large areas of the estate have undergone significant landscaping.

Woodgate House remained with several small outbuildings to the north, however all the barn buildings and 'Driftway' track were removed and a landscaped garden and mixed trees took their place. The triangular drive way was also removed in favour of a long access route to the north of the site and lodge building was constructed at the entrance on to Cawston Road. The Kitchen Garden to the north of Woodgate House is also clearly visible by 1886 and the 'Round Wood' plantation is present in the northern half of the site. The most significant landscaping feature is the new lake which replaced a small pond in Bath Meadow.

The Second Edition Ordnance Survey (1906) shows no changes in site layout to the First Edition OS and the subsequent editions consulted up until 1990 show a similar continuity throughout the 20th century.

The 2014 OS Master Map and satellite images dating back to 1999 show the growth and development of Woodgate Nursery which covers much of the northern field known as Blackburn Close of the Tithe Map. The rest of the site remains unchanged from the First Edition OS Map.



5.6 Site Visit (Fig. 6)

A site visit was undertaken by the author in September 2014 to determine the current state of the assessment area, investigate the presence of any surface or potential sub-surface archaeological remains and to ascertain the current level of truncation.

Woodgate House lies at the heart of the site and is surrounded by landscaped gardens laid to closely cropped grass and ornamental flower/planting beds. This is interspersed with mixed trees including more exotic species such as *Sequoiadendron*. The southern half of the site is set to pasture and trees in a classic deer park configuration with the south-west field split into paddocks for horses and the south-eastern field and lake left open for grazing animals.

A distinct ridge or terracing was noted running east to west through the southern half of the site. This may tie in with the early track/road system noted on the private (possibly Enclosure) map discussed above.

The plots north of Woodgate House are set to mixed forest with pine and native species noted during the visit. No archaeological features were noted in this area, although the remains of a possible boundary present on the Tithe and early OS maps was identified on the other side of Cawston Road in the area of the former brick kiln.

The Kitchen Garden to the north of Woodgate House is walled on three sides and laid to low level agricultural use. Many of the Roman finds recovered from the site come from this area and fragments of Roman pottery, *imbix* and *tegula* tile were evident in the topsoil during the visit. Roman brick and tile was also noted in the 19th century wall surrounding the garden.

The Nursery and Tea Room buildings, car park and associated works occupy much of the central northern field and no archaeological features or finds were noted in this area. The fields to the north-east are under agricultural use.

The field immediately north of the lake shows signs of landscaping or building up which is probably associated with the construction process of the lake itself.

6. DISCUSSION

6.1 Archaeological Potential

Archaeological information in the immediate area and on the assessment site is very good, thanks mainly to the reporting of large quantities of finds by the land owner. Excavation work carried out by Oxford Archaeology East on the fields to the north of Cawston Road, by Norfolk Archaeology Unit at St Michael's Hospital to the north-east and geophysical surveys carried out by Britannia Archaeology on the assessment site itself have also aided in piecing together a more detailed assessment.



The evidence suggests a relatively low level of human activity in the immediate environs of the assessment site during prehistory with no particular focus identified, however low level Bronze Age and Iron Age activity was noted in both the OAE excavation and NAU trenching to the north and north-east. Roman activity in and around the site is shown to be substantial, but this dramatically drops off in the Anglo-Saxon and Viking period and a steady rise is noted through the medieval and post-medieval periods.

With regard to the remaining periods, the results show no evidence for Mesolithic activity in the search and so the potential for encountering archaeology dating to this period is therefore **negligible**.

The results show some Neolithic activity in, and close to, the assessment site. The OAE excavation found several features containing Late Neolithic pottery and worked flint, and a single barbed and tanged arrowhead was recovered on the assessment site. These finds and features are well dispersed across a wide area, however given the size of the assessment site it is likely there is a **low** potential to encounter material dating to this period.

Bronze Age activity follows a similar pattern to the Late Neolithic activity discussed above and is similarly distributed. Consequently there is a **low** potential to encounter material dating to this period.

The HER data shows a relatively low density of Iron Age activity in the immediate area of the site, however the finds assemblage recovered includes Late Iron Age pottery. Roman villa sites are often built over earlier Iron Age farmsteads and so the potential for encountering material from this period is **moderate**.

The most significant results relate to Roman material recovered on or adjacent to the assessment site. These deposits are substantial in nature and many of the finds recovered are of very high quality as well as abundant in quantity. The geophysical survey has identified two possible kilns in the north-eastern field which is backed up by the presence of kiln fragments and pottery in the plough soil. A 'ladder type' enclosure field system has also been identified in the southern field which is also consistent with Roman occupation activity. Consequently, there is a **very high** potential for the presence of significant archaeological material and features relating to high status, villa, settlement activity on the assessment site.

Very few Anglo-Saxon finds or features have been identified in the search area and it is likely that any focus of activity during this period would have been closer to Aylsham. The potential for this period is therefore **low**.

Numerous medieval finds have been recorded across the assessment site and during the excavations close by. These finds tend to be more in keeping with accidental loss or deliberate discard than with focused settlement activity. It is probable that the assessment site lay in an area on the periphery of the medieval settlement of Aylsham and formed part of the agricultural field systems associated with the town as seen in St Michael's Hospital evaluation. However, the annexation of this area from the main



demesne and subsequent control of the sub-demesne by the Abby at Bury St Edmunds may be suggestive of more significant activity in the immediate area surrounding the site?. The potential to encounter medieval features is therefore **moderate**.

The site has been well used since at least the middle of the post-medieval period when Woodgate House was constructed in 1706-1726. The current house was originally a substantial farm house and was probably built over an older structure as the farm prospered. The oldest maps show significant redevelopment of the land around it during the late 19th century when the use changed from farm to estate residence. The geophysics results in combination with the old maps suggest that remnants of the former 'Driftway' track and the course of Mary's Beck Lane (now Stonegate) are still present below the current ground surface. The potential for encountering finds and features dating to this period is therefore **high**.

6.2 Existing Impact (Fig. 5)

Existing Impact

The wealth of Roman material recovered from the assessment site is indicative of high status villa settlement activity. Villa complexes generally follow a similar pattern of development and comprise a main rectangular building with later extensions (De La Bedoyere, 2001), a separate bath house if conditions allowed and various outlying buildings and barns that were sometimes absorbed by the main building if the complex became particularly wealthy. The main complex was surrounded by agricultural field systems or small industrial areas that underwent various alterations over the centuries.

The building foundations are often substantial, but not particularly deep and so are prone to damage from as ploughing or landscaping. Many were also robbed for stone and building material in later periods, often to build local churches.

Much of the material from the site has been recovered from areas that have been ploughed, however this is relatively low level ploughing as opposed to modern industrial ploughing methods which are far more destructive.

The Kitchen Garden area has been cultivated since at least the 1870s and the damage to underlying deposits will be significantly higher than immediately adjacent which appears to have remained undeveloped. The kiln field has also been ploughed, however Roman kilns tend to be constructed to a reasonable depth and it is likely that the bases of any kiln structures will have survived intact. In these areas, the preservation potential should be considered as **moderate**.

Any remains in the area of the lake have in all probability been removed completely and the preservation potential is **negligible**. The private (possible Enclosure) map marks a 'bath house' to the south of the small pond and the field is named bath meadow. It is impossible to say what date this bath house might be, however it appears to be on the very edge of the modern lake and the foundations may well survive. The geophysics



results show that the 'Driftway' track and possible ladder enclosures do indeed survive below the surface in the field to the south and the preservation potential in this area is **high**.

The predominant land usage in all other areas of the site has been either pasture or woodland and if subsurface remains are present, the preservation potential should be as **high**.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

The quantity and quality of Roman material recovered from the assessment site suggests the presence of a substantial, high status villa complex, probably focused in the area of the Kitchen Garden and immediate surroundings, with outlying industrial areas to the north-east and agricultural areas to the south and north.

The Roman settlement identified at Brampton, 4km to the south-east, had a large industrial area and it is likely that the surrounding villas contributed in some way to this larger centre of activity. Mary's Beck is linked directly to Brampton and the assessment site is well placed to supply the local market with produce and capitalise on the extended trade routes it offered.

The assessment site has the potential to offer a rare opportunity for further research into Roman settlement in Norfolk. The quality and quantity of the finds suggests the site remains relatively intact and has not suffered from exploitation in the Anglo-Saxon and medieval periods as many contemporary sites have.

7.2 Recommendations

Given the results of the assessment several recommendations are made for further research work, however none of these have yet been discussed in detail and are therefore subject to change.

Site Specific Recommendation

In light of the above, it is important that the existing finds assemblage continues to be catalogued, identified and assessed to help characterise the nature of the site.

If excavation work is to be undertaken, the primary areas for consideration should:

- the industrial area (possible kilns) to identify the specific usage and produce;
- the field system identified in the geophysics to identify form and usage in relation to the landscape research questions and also to assess if the remains of the 'bath' noted in the map regression are present;



- the villa building in the Kitchen Garden area to identify preservation condition and if possible the extent and form of the building itself.

Research agendas for East Anglia are set out in three papers:

- *Revised Research Framework for the Eastern Region*, edited by Maria Medlycott and Nigel Brown, 2008. East Anglian Archaeology
- *Research and Archaeology: a Framework for the Eastern Counties 1. resource assessment*, edited by Jenny Glazebrook, 1997. East Anglian Archaeology Occasional Paper No.3;
- *Research and Archaeology: a Framework for the Eastern Counties 2. research agenda and strategy*, edited by Nigel Brown and Jenny Glazebrook, 2000. EAA Occasional Paper No.8,

The following areas may be relevant to the site and are noted as important research areas for the Roman period in East Anglia. Further research questions from the Framework may become relevant after any excavation work:

Rural settlements and landscapes

- Farms - what form do farms take? Building types and function, variation in settlement location, density and type according to region, landscape and chronology;
- Fields – size and shape in relation to agricultural regimes and variation in rural and urban settings;
- Aisled Buildings – how common and how are they used?
- Confirmation of the decline in distribution of rural settlements from late Iron Age to late Roman periods;
- Settlement typology – new sites tested against established patterns and the overall hierarchy reviewed;
- Targeted Excavation & Sampling – late Roman agricultural landscapes especially in the Broads interfluves, to establish information on agrarian economy and development of interconnected track ways, their use and management;
- Regular grid plots – thesis concerning the post Boudiccan division of plots needs testing against new sites;

Romanisation

- Continuity – understanding the continuity of Iron Age into Roman settlement in the 2nd century. Reorganisation often noted decades after the conquest;

Infrastructure

- River management – role of rivers and canals in trade for small towns such as Caistor St Edmunds, Scole and **Brampton**, identification of ports, harbours etc;



- Road network – identification of new roads to add to the current map, variations in structure, rural/urban differences, terrain differences, disuse, compared to the river and coastline;

Manufacturing and Industry

- Organisation – general organisation, areas of mass production (pottery, brooches etc)?
- Quarrying – impact of quarrying and extraction on the landscape;
- Topography and natural resources relating to infrastructure;

Finds

- Pottery – differences in use on rural and urban sites?
- Querns – distribution variation on querns stone types... puddingstone on rural sites, lava stone on urban;
- Structured Deposition – differences in form

Roman/Anglo-Saxon transition

- Occupation – continued occupation, shifting settlement or deliberate destruction?
- Characterising the actual nature of settlement forms and patterns, material culture and soon for the 4th and 5th centuries AD in this region is of major national and international importance with regard to assessing the impact or other wise of Germanic settlers.

8.0 ACKNOWLEDGEMENTS

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APPENDIX 1 – HER DATA

NHER DATA

PREFREF	MONUID	MONRECORDT	PERIOD	MONTYPES	NAME	GRIDREF
7405	MNF7405	Find Spot	Neolithic	FINDSPOT	Neolithic axehead	TG 193 262
50034	MNF54940	Find Spot	Roman	FINDSPOT	Roman pottery sherd	TG 18 26
34276	MNF38375	Find Spot	Roman to Medieval	FINDSPOT, FINDSPOT, FINDSPOT	Roman coin and medieval pottery	TG 17 25
37441	MNF42077	Find Spot	Late Saxon to Post Medieval	FINDSPOT	Hoard of Late Saxon pennies	Not displayed
37125	MNF41343	Find Spot	Medieval	FINDSPOT	Medieval coin	TG 18 25
37126	MNF41344	Find Spot	Medieval	FINDSPOT	Medieval coin	TG 18 25
40111	MNF43960	Find Spot	Medieval	FINDSPOT	Medieval coin	TG 19260 26749
51329	MNF56554	Find Spot	Medieval	FINDSPOT	Medieval iron sword	TG 18 25
30282	MNF30282	Building	Medieval	HOUSE, TIMBER FRAMED BUILDING, TIMBER FRAMED BUILDING	Norfolk House, 13 Hungate Street	TG 1926 2680
30459	MNF30459	Find Spot	Medieval	FINDSPOT	Medieval and post medieval finds	TG 18 26
32024	MNF32024	Find Spot	Medieval	FINDSPOT	Medieval and post medieval coins	TG 18 27
34611	MNF38715	Building	Medieval	HOUSE, UNDERCROFT	Holman House, 18 Market Place	TG 1928 2696
34608	MNF38712	Find Spot	Medieval	FINDSPOT	Medieval and post medieval finds	TG 17 25
36420	MNF40842	Monument	Medieval	RECTILINEAR ENCLOSURE, STRUCTURE, PATH, WALL, RECTILINEAR ENCLOSURE, STRUCTURE, PATH	Medieval or post medieval features	TG 1720 2594
41100	MNF45660	Find Spot	Medieval	FINDSPOT	Medieval and post medieval finds	TG 18 25
42588	MNF47352	Find Spot	Medieval	FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT	Medieval, post medieval and undated metalwork finds.	TG 17 26
50147	MNF55040	Find Spot	Medieval	FINDSPOT	Medieval and post medieval metal objects	TG 17 26
51216	MNF56268	Find Spot	Medieval	FINDSPOT	Medieval and post medieval objects	TG 18 26
53878	MNF58794	Find Spot	Medieval	FINDSPOT, FINDSPOT	Medieval-post medieval hooked fastener	TG 18 26



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7402	MNF7402	Building	Medieval to Modern	CHURCH, WALL, CRYPT, MORT SAFE, COFFIN, GRAVE, CHARNEL PIT, SOAKAWAY	St Michael's and All Angels' church, Aylsham	TG 2702	1925
31591	MNF31591	Building	Medieval to Modern	HOUSE, GARDEN, FEATURE, ICEHOUSE, RESERVOIR, CESS PIT, AIR RAID SHELTER?	The Orchards, 20 Norwich Road	TG 2672	1936
39615	MNF43317	Building	Post Medieval	HOUSE	12 Hungate Street	TG 26818	19253
41025	MNF45315	Building	Post Medieval	HOUSE	23, 25 Hungate Street	TG 26754	19274
54799	MNF59988	Monument	Post Medieval	DITCH	Post-medieval field boundary	TG 2632	1931
7400	MNF7400	Monument	Post Medieval	BANK (FINANCIAL)	Georgian houses and medieval finds	TG 2687	1932
39986	MNF43826	Find Spot	Post Medieval	FINDSPOT	Post medieval coin	TG 18 26	
40084	MNF43939	Building	Post Medieval	HOUSE	32 Market Place	TG 26902	19320
40556	MNF44550	Building	Post Medieval	HOUSE	12 to 13 Market Place	TG 26929	19260
13465	MNF13465	Building	Post Medieval	HOUSE	30 Market Place	TG 26921	19332
13466	MNF13466	Building	Post Medieval	INN	Black Boys Hotel	TG 2689	1926
15885	MNF15885	Monument	Post Medieval	TOWER MILL	Site of post medieval towermill	TG 2664	1907
19894	MNF19894	Building	Post Medieval	HOUSE, TIMBER FRAMED BUILDING, INN	Unicorn Inn, Hungate Street	TG 2685	1924
25753	MNF25753	Building	Post Medieval	HOUSE, TIMBER FRAMED BUILDING	33 Market Place and 1 Red Lion Street	TG 2689	1931
30281	MNF30281	Building	Post Medieval	HOUSE	9, 11 Hungate Street	TG 2682	1927
33530	MNF33530	Monument	Post Medieval	GARDEN, GARDEN WALL	Woodgate House Park	TG 2607	1816
33532	MNF33532	Monument	Post Medieval	GARDEN, CEMETERY	Aylsham Cemetery	TG 2614	1941
12214	MNF12214	Monument	Post Medieval	BARN, SPA, HOUSE	Post medieval spa	TG 2559	1916
12215	MNF12215	Building	Post Medieval	HOUSE	Manor Farm, formerly Valley Farm	TG 2705	1841
13467	MNF13467	Building	Post Medieval	HOUSE	The Knoll House	TG 2702	1915
15883	MNF15883	Monument	Post Medieval	BRICK KILN	Site of post-medieval brick kiln	TG 2611	1803
30276	MNF30276	Building	Post Medieval	HOUSE, FARMSTEAD, BARN	Spa Farm	TG 2557	1920
39609	MNF43291	Building	Post Medieval	HOUSE	Oak Lodge, Cawston Road	TG 26480	18595



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39614	MNF43316	Building	Post Medieval	HOUSE	Dyes House, 15 Market Place	TG 19258 26962
40432	MNF44357	Building	Post Medieval	HOUSE	Gothic House, 51 Hungate Street	TG 19246 26710
40411	MNF44360	Building	Post Medieval	HOUSE	The Old Vicarage, Cromer Road	TG 19275 27106
12040	MNF12040	Building	Post Medieval	HOUSE, SHOP	31 Market Place	TG 19322 26908
12213	MNF12213	Monument	Post Medieval	BUTTS, SITE	The Buttlands archery ground	TG 1915 2675
41169	MNF45777	Building	Post Medieval	TOWN HALL	Town Hall, Market Place	TG 19309 26934
45987	MNF51023	Building	Post Medieval to Modern	HOUSE	46 and 48 Hungate Street	TG 19220 26769
45990	MNF51026	Building	Post Medieval to Modern	HOUSE, SHOP	10 Market Place	TG 19266 26917
46067	MNF51103	Building	Post Medieval to Modern	HOUSE	3 and 5 Red Lion Street	TG 19332 26895
55553	MNF61918	Building	Post Medieval to Modern	SCHOOL	Aylsham St Michael's Church of England School	TG 1910 2706
33531	MNF33531	Monument	Post Medieval to Modern	GARDEN, STABLE, COACH HOUSE	West Lodge Garden	TG 189 272
12216	MNF12216	Building	Post Medieval to Modern	HOUSE, COACH HOUSE	Woodgate House	TG 1812 2599
7416	MNF7416	Building	Post Medieval to Modern	CHAPEL, WORKHOUSE, HOSPITAL	St Michael's Hospital, formerly Aylsham Union Workhouse	TG 1841 2662
42001	MNF47116	Building	Post Medieval to Modern	HOUSE	25 Red Lion Street	TG 19328 26983
42760	MNF47585	Monument	Post Medieval to Modern	PIT, TOILET	Post medieval pits and modern public toilets	TG 19311 26949
45584	MNF50620	Building	Post Medieval to Modern	FARMHOUSE	Woodgate Farmhouse	TG 17708 26268
45600	MNF50636	Building	Post Medieval to Modern	HOUSE	6 Dyesloke	TG 19213 26941
45605	MNF50641	Building	Post Medieval to Modern	FARMHOUSE	The Dell Farmhouse, Heydon Road	TG 18590 27194
45608	MNF50644	Building	Post Medieval to Modern	HOUSE	The Beeches, Holman Road	TG 18793 26931
45618	MNF50654	Building	Post Medieval to Modern	HOUSE	30 Hungate Street	TG 19246 26790
45621	MNF50657	Building	Post Medieval to Modern	HOUSE	38 and 40 Hungate Street (The Retreat)	TG 19207 26777
45625	MNF50661	Building	Post Medieval to Modern	HOUSE	50 Hungate Street	TG 19227 26760
45704	MNF50740	Building	Post Medieval to Modern	HOUSE	Dorset House and North Side,	TG 18980



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			Modern				Blickling Road	27094
45954	MNF50990	Building	Post Modern	Medieval	to	HOUSE	1 Penfold Street	TG 19224 26889
45955	MNF50991	Building	Post Modern	Medieval	to	HOUSE, ROW	21, 23, 25 and 27 Penfold Street	TG 19163 26876
45964	MNF51000	Building	Post Modern	Medieval	to	HOUSE	19 Hungate Street	TG 19268 26783
45965	MNF51001	Building	Post Modern	Medieval	to	HOUSE	33 Hungate Street	TG 19253 26750
45966	MNF51002	Building	Post Modern	Medieval	to	HOUSE	37, 39 and 43 Hungate Street	TG 19249 26737
45967	MNF51003	Building	Post Modern	Medieval	to	HOUSE, SHOP	8 and 9 Market Place	TG 19256 26908
45968	MNF51004	Building	Post Modern	Medieval	to	HOUSE, RESTAURANT	No 16 Market Place (Top Spot Restaurant)	TG 19265 26951
45969	MNF51005	Building	Post Modern	Medieval	to	BUILDING, STOREHOUSE, SHOP	No 21 Market Place (International Stores)	TG 19282 26946
45980	MNF51016	Building	Post Modern	Medieval	to	PUBLIC HOUSE	No 54 Cawston Road (The Feathers Public House)	TG 18972 26739
45981	MNF51017	Building	Post Modern	Medieval	to	TERRACED HOUSE	8, 10 and 12 Church Terrace	TG 19208 26970
45983	MNF51019	Building	Post Modern	Medieval	to	HOUSE	Former cottages to the east of Church Hill House, Cromer Road	TG 19328 27044
45986	MNF51022	Building	Post Modern	Medieval	to	HOUSE	24 and 28 Hungate Street	TG 19221 26803
45989	MNF51025	Building	Post Modern	Medieval	to	HOUSE	No 64 Hungate Street (Collegiate House)	TG 19221 26693
46004	MNF51040	Building	Post Modern	Medieval	to	HOUSE, BOUNDARY WALL	Yew Tree House, School House Lane	TG 19176 27017
46061	MNF51097	Building	Post Modern	Medieval	to	HOUSE	32 and 34 Hungate Street	TG 19243 26778
46063	MNF51099	Building	Post Modern	Medieval	to	HOUSE	14 Hungate Street	TG 19250 26811
46064	MNF51100	Building	Post Modern	Medieval	to	HOUSE, BOUNDARY WALL	Hill House, Heydon Road	TG 18931 27094
46068	MNF51104	Building	Post Modern	Medieval	to	FARMHOUSE	Stonegate Farmhouse, Stonegate	TG 18212 25436
46069	MNF51105	Building	Post Modern	Medieval	to	HOUSE	15 Hungate Street	TG 19267 26796
46070	MNF51106	Building	Post Modern	Medieval	to	HOUSE	21 Hungate Street	TG 19264 26769
46071	MNF51107	Building	Post Modern	Medieval	to	HOUSE	35 Hungate Street	TG 19252 26745



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46072	MNF51108	Building	Post Medieval to Modern	HOUSE	47 Hungate Street	TG 19244 26719
46073	MNF51109	Building	Post Medieval to Modern	HOUSE, SHOP, CHEMISTS SHOP	14 Market Place	TG 19258 26944
46074	MNF51110	Building	Post Medieval to Modern	HOUSE, WALL, RAILINGS	No 17 Market Place	TG 19262 26972
46109	MNF51145	Building	Post Medieval to Modern	HOUSE	52 Cawston Road	TG 18979 26744
46110	MNF51146	Building	Post Medieval to Modern	TIMBER FRAMED BARN	Barn immediately north of Woodgate Farmhouse,	TG 17688 26314
46111	MNF51147	Building	Post Medieval to Modern	LODGE	Sankence Lodge, Cawston Road	TG 17483 25841
46112	MNF51148	Building	Post Medieval to Modern	HOUSE	Church Hill House, Cromer Road	TG 19322 27047
46113	MNF51149	Building	Post Medieval to Modern	TIMBER FRAMED HOUSE	16 and 18 Hungate Street	TG 19249 26806
46114	MNF51150	Building	Post Medieval to Modern	HOUSE	36 Hungate Street	TG 19241 26774
56264	MNF62659	Find Spot	Post Medieval	FINDSPOT	Post-medieval coin	TG 18 25
7410	MNF7410	Monument	Post Medieval	TOWER MILL	Post medieval windmill	TG 1859 2651
7409	MNF7409	Monument	Post Medieval	ICEHOUSE	Post medieval icehouse	TG 1898 2714
32493	MNF32493	Monument	World War Two	PILLBOX	Pillbox	TG 1899 2708
32494	MNF32494	Monument	World War Two	PILLBOX	Pillbox	TG 1878 2662
54960	MNF60199	Monument	World War Two	GRAFFITI	Early 20th century graffiti	TG 19 26
33254	MNF33254	Building	Cold War	ROYAL OBSERVER CORPS SITE	Spa Lane Royal Observation Corps site	TG 1868 2532
51392	MNF56624	Monument	Cold War to Modern	BANK (EARTHWORK)	Modern earthwork banks, Abbey Farm	TG 18119 25399
51511	MNF56851	Find Spot	Roman to Post Medieval	FINDSPOT	Late Saxon, medieval and post-medieval finds	TG 17 25
30893	MNF30893	Find Spot	Late Neolithic to Post Medieval	FINDSPOT, FINDSPOT, FINDSPOT	Multi-period finds scatter	TG 18 26
37124	MNF41342	Find Spot	Early Iron Age to Post Medieval	FINDSPOT, FINDSPOT, FINDSPOT	Multi-period finds scatter	TG 18 25
40920	MNF45104	Monument	Early Bronze Age to Modern	PIT, DITCH, DITCH, TRACKWAY, POST HOLE, LINEAR FEATURE, GULLY, BOUNDARY DITCH, BUILDING, FIELD SYSTEM, POST HOLE, PIT, DITCH, PIT	Medieval and later features, St Michael's Hospital	TG 18451 26662
33095	MNF33095	Find Spot	Roman to Post Medieval	FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT	Multi-Period Finds	TG 18 26



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39985	MNF43825	Find Spot	Roman to Post Medieval	FINDSPOT, FINDSPOT	Multi-period finds	TG 18 25
50092	MNF54989	Find Spot	Roman to Post Medieval	FINDSPOT, FINDSPOT	Multi-period finds	TG 18 26
7404	MNF7404	Monument	Undated	BRIDGE	Kettle Brigg	TG 1910 2554
7401	MNF7401	Find Spot	Undated	FINDSPOT	Undated quern	TG 17733 27183
50091	MNF54982	Find Spot	Undated	FINDSPOT	Undated lead object	TG 17 26
12977	MNF12977	Monument	Unknown	TRACKWAY, FIELD BOUNDARY	Undated field boundaries and trackway	TG 18 26
12978	MNF12978	Monument	Unknown	LINEAR FEATURE, RECTANGULAR ENCLOSURE	Undated cropmarks of probable field boundaries	TG 183 271
12982	MNF12982	Monument	Unknown	RECTANGULAR ENCLOSURE	Undated rectangular enclosure	TG 1731 2683
17216	MNF17216	Monument	Unknown	RECTANGULAR ENCLOSURE, DITCH	Undated rectangular enclosure	TG 182 257
30289	MNF30289	Monument	Unknown	ROAD, TRACKWAY	Undated trackway	TG 1754 2675

LISTED BUILDINGS

Pref Ref	Des ID	Name	Grade	Description
12040	MNF12040	31 Market Place	II	This two-storey brick house with timber eaves has two rooms on each storey. The building is late 18th or early 19th century. The front of the house was later converted into a shop.
12215	MNF12215	Manor Farm, formerly Valley Farm	II	This brick house was built in 1612. It has seven bays, the centre three projecting, shaped gables and three tall chimneys. There are the remains of chequer work and a brick plinth in the south gable wall.



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12216	MNF12216	Woodgate House	II	This building was begun in 1706 but was not finished until 1726. The present building was built on the site of a previous house which was of mid 17th century date. The present house has nine bays, two storeys and three dormers. The central door has a rounded brick pediment with a sun dial above. Inside there is a panelled staircase.
13465	MNF13465	30 Market Place	II	This house was built around 1710 to 1720 and the shop front was added in the 19th century. The brick building has six bays and three storeys with an original door. The original ground floor windows were removed by the shop front. There is the base of a large chimney at the rear.
13466	MNF13466	Black Boys Hotel	II	This inn was built in 1710 and has two storeys and an attic. The building still retains some original sash windows. The central bow window over the entrance has a balcony flanked by pilasters. There are also original interiors including a fireplace and chimneybreast with ritual marks.
13467	MNF13467	The Knoll House	II*	This brick house was built around 1700 and has five plus three bays. Reports suggest that there is an original fireplace with a picture of Cromwell and the inscription 'God Bless Oliver' on it. The only part of the original gardens is a large yew hedge.



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19894	MNF19894	Unicorn Inn, Hungate Street	II	This pub was originally a timber framed 16th century house. It was partly demolished and rebuilt with an additional wing in the 17th century and was altered and refaced in the 19th century.
25753	MNF25753	33 Market Place and 1 Red Lion Street	II	This building complex began life as two separate timber framed houses. One was built in the 16th to 17th century and the other in the 17th century. A part brick facade was added to 33 Market Place in the 18th century and the houses were joined together into one building in 19th century. The shop fronts also date to the 19th century.
30276	MNF30276	Spa Farm	II	This timber framed house has an original 17th century brick firegable with an ornate fireplaces and closets. The building has either been reduced in length or was never completed. It was refaced in the 19th century when the catslide extension was added.
30281	MNF30281	9, 11 Hungate Street	II	The possible late 18th century building has two bays and two storeys with a one and a half storey lean to (No. 11) to the south. The flint courses of some of the lower walls in No. 9 and the presence of a large late medieval beam suggest that this may have been a one storey and attic 16th century house that was heightened around 1800.



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30282	MNF30282	Norfolk House, 13 Hungate Street	II	This large brick mansion was built in the late 16th century and incorporates one timber framed truss of two periods of construction, perhaps once the gable of an adjacent house. The building was given a new facade, extended and raised in the 18th century, and a south wing was added around 1800.
31591	MNF31591	The Orchards, 20 Norwich Road	II	This 19th century building was made in Tudor and Elizabethan styles. The attached tower is similar in style with a pyramidal roof and may be contemporary with the main house, or added later. Part of the gardens retain their 19th century planting, and excavations here in 2002 found evidence for developed garden soils and a late medieval or early post-medieval feature. During restoration of the house an underground structure, perhaps an icehouse, underground water reservoir for fountains or access pit, was discovered. This structure may have been reused as an air raid shelter.
33530	MNF33530	Woodgate House Park	II*	This garden was reorganised in 1870 and 1876, removing several roads and enlarging a pond to create a formal lake. A kitchen garden was also added. The formal layout of the gardens suggests that this reorganisation utilised surviving 17th century landscape boundaries.



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33531	MNF33531	West Lodge Garden	II*	This 18th century garden was divided by a public road from areas immediately to the south and west which were maintained as part of the grounds to give a view beyond. The southern part of the garden has now been developed but the surviving bits are little changed since the 18th century.
34611	MNF38715	Holman House, 18 Market Place	II	This Regency house was built in two periods - one dated to 1820. Beneath this is a medieval undercroft, perhaps dating to the 14th century.
39609	MNF43291	Oak Lodge, Cawston Road	II	This early 19th century red brick house has a grey pantiled roof and a three bay façade with brick pilasters. There is a later hipped roofed two storey wing to north.
39614	MNF43316	Dyes House, 15 Market Place	II	This 18th century brick and pantile building has two storeys, an attic and a cellar. There are four first floor sash windows and two on the ground floor that similar retain glazing bars. The house has parapet gables with internal stacks.
39615	MNF43317	12 Hungate Street	II	This 18th century red brick and pantile building has bracketed eaves, two storeys and attics. The central bay projects with a doorcase and some sash windows remain.



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40084	MNF43939	32 Market Place	II	This 18th century colourwashed brick house has two storeys and an attic, a black glazed pantile roof, two first floor sash windows and two pedimented dormers. On the ground floor is a modern shop. There are two chimney stacks.
40411	MNF44360	The Old Vicarage, Cromer Road	II	This possibly 18th century or earlier red brick building with a hipped slate roof has been much altered. It has two storeys and an attic and a three bay façade. There is a later wing and outshut extensions to the north. There are reports of 1700 in a coat of arms at the house suggesting the earlier date for its construction.
40432	MNF44357	Gothic House, 51 Hungate Street	II	This two storey house is dated to 1886. The bricks are plastered and colour washed. There is a low pitched pantile roof behind a parapet, pilasters with diagonally set pinnacles over the cornice, Gothick casements with drip moulds and pairs of octagonal linked chimneys.
40556	MNF44550	12 to 13 Market Place	II	This mid 18th century brick house with a pantile roof has two storeys and an attic. There are five first floor sash windows with vermiculated keystones. On the ground floor is a 19th century shop front with Ionic pilasters. There is an offcentre stack and stack on the north parapet gable.



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41025	MNF45315	23, 25 Hungate Street	II	This red brick house of two storeys and a central stack dates to 1763. There is also a north gable stack. Some of the windows have been replaced.
41169	MNF45777	Town Hall, Market Place	II	The town hall was built in 1856. The red brick building with a slate mansard roof has one storey with a basement and two two storey side wings. The central block is symmetrical with four side windows. The central advanced entrance has a pediment surrounding an Ionic columned door with a segmental pediment. The building was extended in 1892, completing the demolition of the bow fronted house that formerly occupied the site.
42001	MNF47116	25 Red Lion Street	II	An 18th century red brick house with dormer windows.
45584	MNF50620	Woodgate Farmhouse	II	An 18th century red brick farmhouse.
45600	MNF50636	6 Dyesloke	II	A late 18th century red brick house.
45605	MNF50641	The Dell Farmhouse, Heydon Road	II	An 18th century colourwashed brick and stucco farmhouse with early 19th century additions. There is a lean-to conservatory.
45608	MNF50644	The Beeches, Holman Road	II	This 18th century colourwashed brick building probably has an earlier core.
45618	MNF50654	30 Hungate Street	II	An 18th century red brick house with sash windows.



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45621	MNF50657	38 and 40 Hungate Street (The Retreat)	II	The core of this brick and colourwashed plaster building dates to the 17th century although it has an early 20th century brick front. The building has a steep thatched roof.
45625	MNF50661	50 Hungate Street	II	This early 19th century red brick house has 'Gothick' style casements over the windows.
45704	MNF50740	Dorset House and North Side, Blickling Road	II	This pair of early 19th century red brick houses have slate and pantile roofs. There is a later slated lean-to on the west side.
45954	MNF50990	1 Penfold Street	II	An early 19th century red brick house.
45955	MNF50991	21, 23, 25 and 27 Penfold Street	II	A row of colourwashed brick and plastered 18th century two storey cottages with a hipped and gabled pantiled roof.
45964	MNF51000	19 Hungate Street	II	A 17th century plastered colourwashed house with an L-shaped plan.
45965	MNF51001	33 Hungate Street	II	An 18th century plastered and colourwashed house.
45966	MNF51002	37, 39 and 43 Hungate Street	II	An early 19th century brick and pantiled house.
45967	MNF51003	8 and 9 Market Place	II	This late 18th century red brick house contains two late 19th or early 20th century shop fronts.
45968	MNF51004	No 16 Market Place (Top Spot Restaurant)	II	This 17th century colourwashed brick house was completely remodelled in the 19th century.
45969	MNF51005	No 21 Market Place (International Stores)	II	This mid 18th century red brick building has a five bay façade to the Market Place with a modern full-width shop front. There is a late 19th century wing to north. It may have been a storehouse.



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45980	MNF51016	No 54 Cawston Road (The Feathers Public House)	II	This mid 19th century flint and brick pub has a slate roof and a blind window over the central projecting brick porch. There is a brick and pantiled extension to the west.
45981	MNF51017	8, 10 and 12 Church Terrace	II	This early 19th century brick terrace was possibly built over an earlier core. There is a colourwashed brick and pantile two storey wing to the southeast.
45983	MNF51019	Former cottages to the east of Church Hill House, Cromer Road	II	A mid 19th century pair of red brick houses with pantile roofs.
45986	MNF51022	24 and 28 Hungate Street	II	An 18th century red brick house with sash and lunette windows.
45987	MNF51023	46 and 48 Hungate Street	II	An early 18th century brick, plastered and colourwashed house with sash windows, a shaped gable and black header decoration in the form of vertical bands.
45989	MNF51025	No 64 Hungate Street (Collegiate House)	II	An 18th century and earlier red brick house with a shallow pitched pantiled roof.
45990	MNF51026	10 Market Place	II	An 18th century rendered and colourwashed house with a grey pantile roof. The house contains a modern shop front.
46004	MNF51040	Yew Tree House, School House Lane	II*	An 18th century and later red brick, two storey house with a pantile roof. There is a later lean-to extension and an original red brick boundary wall.



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46061	MNF51097	32 and 34 Hungate Street	II	An 18th century red brick, two storey house with pantiled roofs.
46063	MNF51099	14 Hungate Street	II	An 18th century red brick, two storey house with a pantiled roof and sash windows.
46064	MNF51100	Hill House, Heydon Road	II	A late 18th century red brick houses with two storeys and a pantiled roof. There is an original red brick boundary wall.
46067	MNF51103	3 and 5 Red Lion Street	II	An 18th century red brick house with dormer windows.
46068	MNF51104	Stonegate Farmhouse, Stonegate	II	An 18th century pebbledash rendered two storey farmhouse with a steep-pitch pantiled roof.
46069	MNF51105	15 Hungate Street	II	An 18th century brick, two storey house with a pantiled roof. There is a catslide extension to the rear.
46070	MNF51106	21 Hungate Street	II	An 18th century plastered and colourwashed house with a red brick rear wing. There is a moulded timber beam that supports the room over the entrance to the side yard.
46071	MNF51107	35 Hungate Street	II	A 17th century and later plastered and colourwashed house with exposed stud work at the first floor and a large chimney stack.
46072	MNF51108	47 Hungate Street	II	An early 17th century plastered and colourwashed house with pantiled roofs. There is a 19th century catslide extension at the rear.



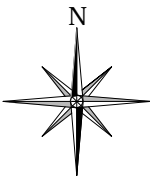
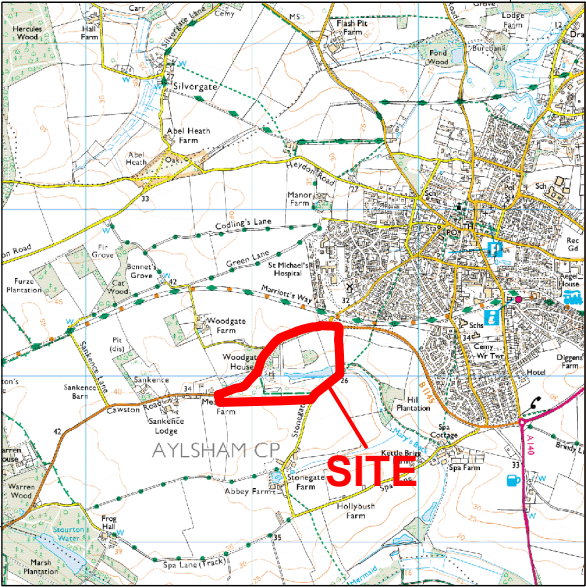
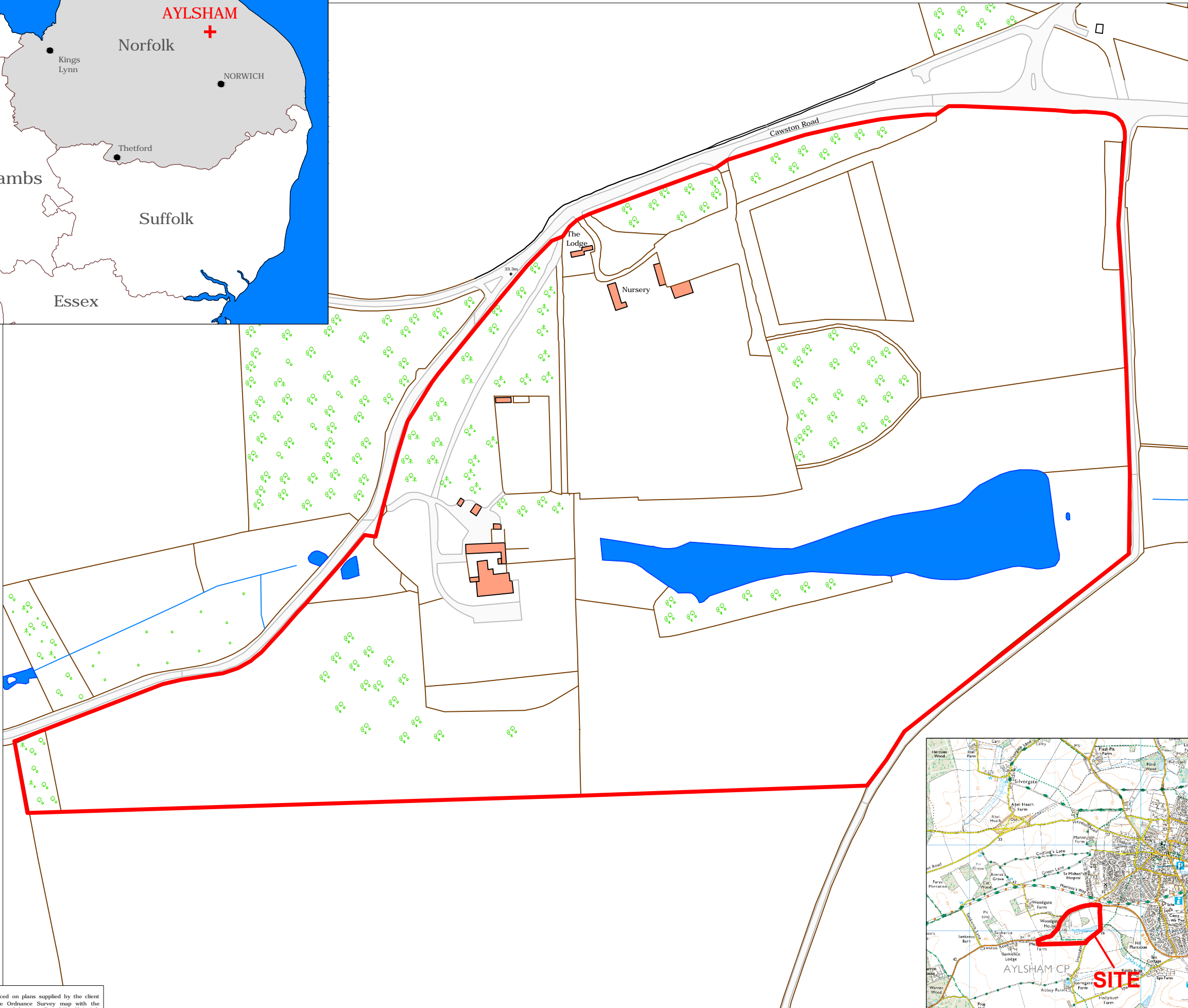
Land At Woodgate House, Cawston Road, Aylsham, Norfolk
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46073	MNF51109	14 Market Place	II	A late 18th century plastered and colourwashed, two storey house with a slate roof. There is a shop front with two entrances flanked by columns and a centrally-placed chemist's trade sign.
46074	MNF51110	No 17 Market Place	II	A mid to late 19th century red brick, two storey house with a hipped roof of black glazed pantiles. There are original iron railings on a low red brick wall around the forecourt to the east.
46109	MNF51145	52 Cawston Road	II	A mid 19th century plastered and colourwashed two storey house with a slate roof.
46110	MNF51146	Barn immediately north of Woodgate Farmhouse,	II	An 18th century brick, timber-framed and weatherboarded barn with a thatched roof.
46111	MNF51147	Sankence Lodge, Cawston Road	II	An 18th century red brick lodge with early 19th century alterations. The lodge was possibly built around an earlier building.
46112	MNF51148	Church Hill House, Cromer Road	II	A late 18th century colourwashed brick and flint two storey house with a pantile roof.
46113	MNF51149	16 and 18 Hungate Street	II	A 17th century and later two storey house with red brick facing on a timber frame. First floor wooden studding is exposed on No 16. There is a catslide extension to the rear.
46114	MNF51150	36 Hungate Street	II	An 18th century red brick, two storey house with a pantiled gabled roof and sash windows.



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7400	MNF7400	Georgian houses and medieval finds	II	Two Georgian houses, one of five bays and the other of four but both with three storeys, have been converted into Barclays Bank. During restoration of the buildings fragments of medieval pottery and brick were recovered.
7416	MNF7416	St Michael's Hospital, Aylsham Union Workhouse	formerly II	This is a former workhouse that has been converted into a hospital. The workhouse was designed by Donthorne, and built in 1849, and is the only surviving urban workhouse by this Norfolk-born architect. The building has a tall centre block with octagonal turrets with cupolas. Behind this there is a central octagonal dome. There are low side wings and a Tudor- style chapel as well as more recent outbuildings and extensions.



	Site Boundary
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NGR:	618200 326000	R. NUMBER:	1069
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PROJECT:	LAND AT WOODGATE HOUSE, CAWSTON ROAD, AYLSHAM, NORFOLK
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CLIENT:	PETER PURDY
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DESCRIPTION:	GENERAL LOCATION PLAN
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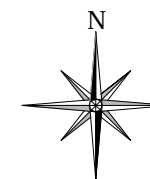
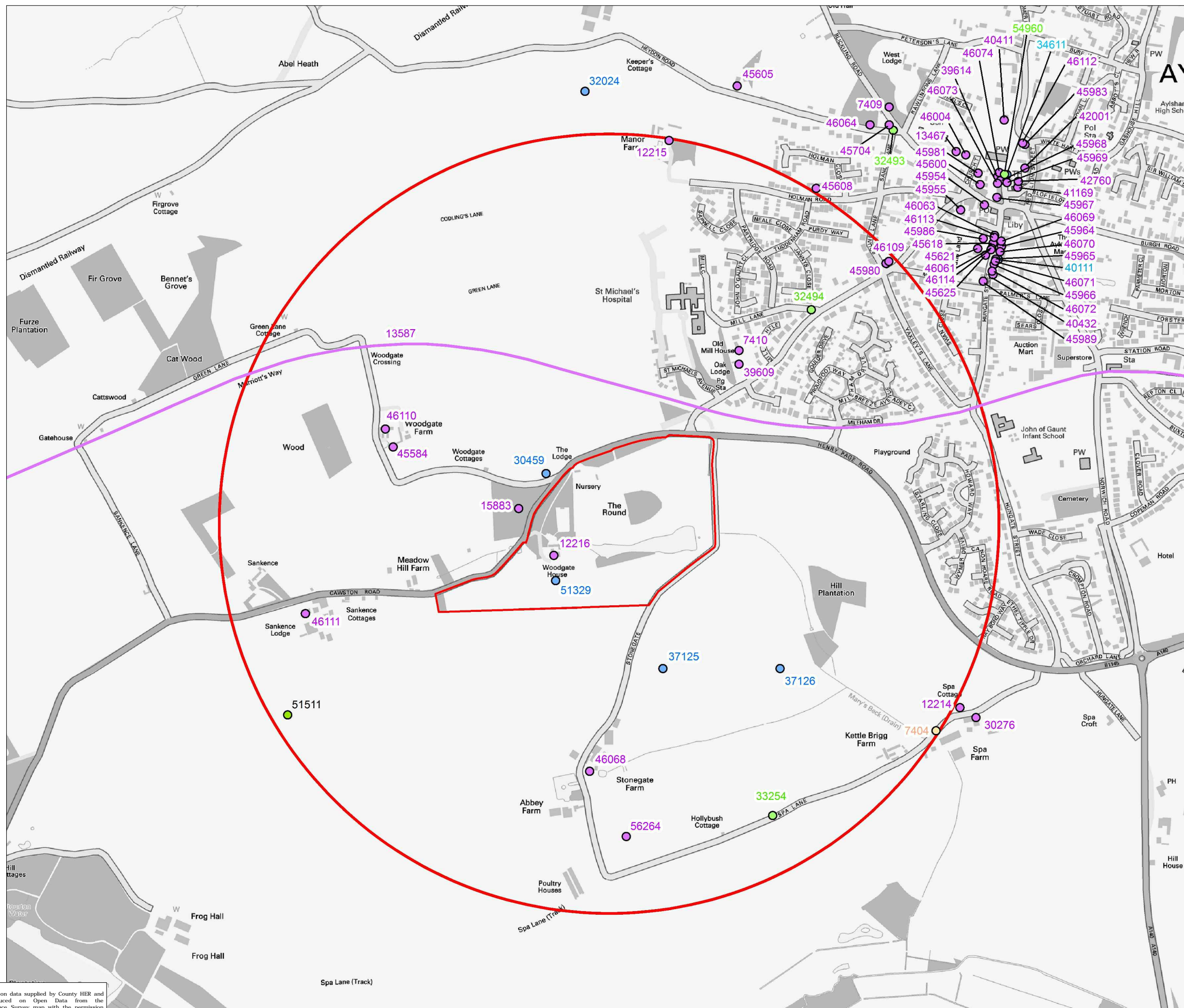
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115 OSPREY DRIVE, STOWMARKET, SUFFOLK
IP14 5UX
T: 01449 763034
E: info@britannia-archaeology.com
W: www.britannia-archaeology.com

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DATE:	AUTHOR:	FIGURE:
NOV 2014	MCA	01



	Search Area
	Undated Record
	Multi-Period Record
	Modern Record
	Post-Medieval Record
	Medieval Record
	Site Boundary

NGR:	618200 326000	R. NUMBER:	1069
PROJECT:	LAND AT WOODGATE HOUSE, CAWSTON ROAD, AYLSHAM, NORFOLK		
CLIENT:	PETER PURDY		
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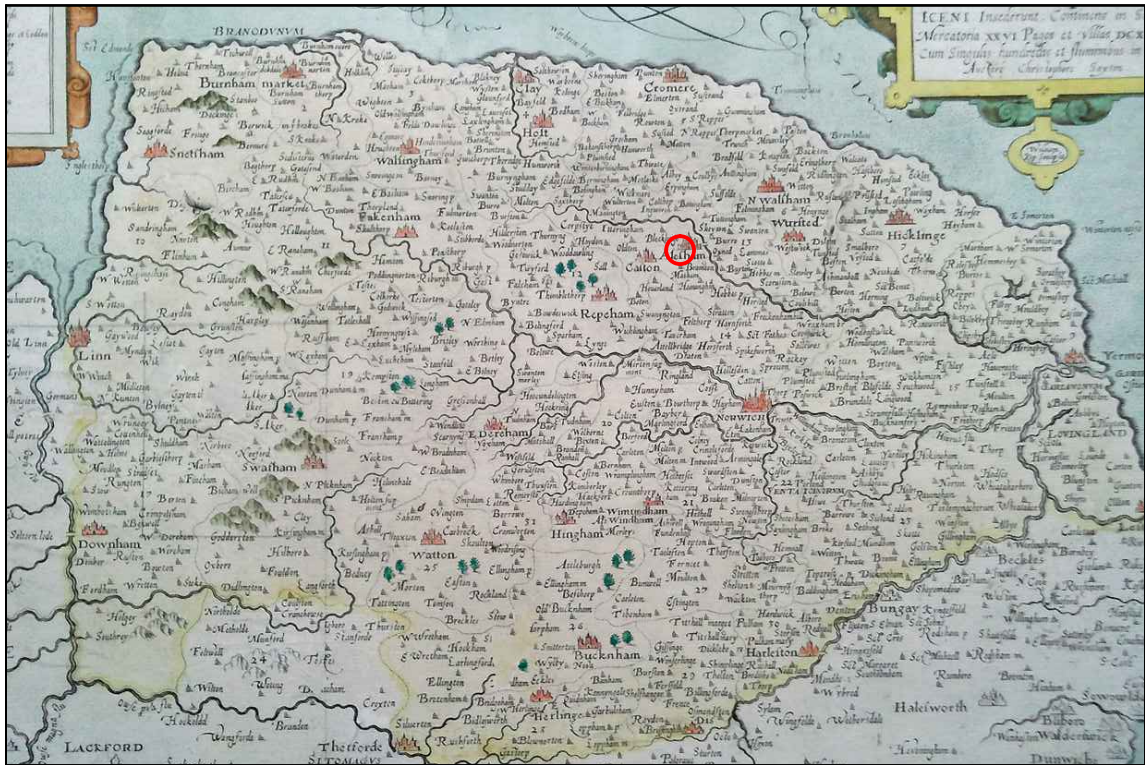
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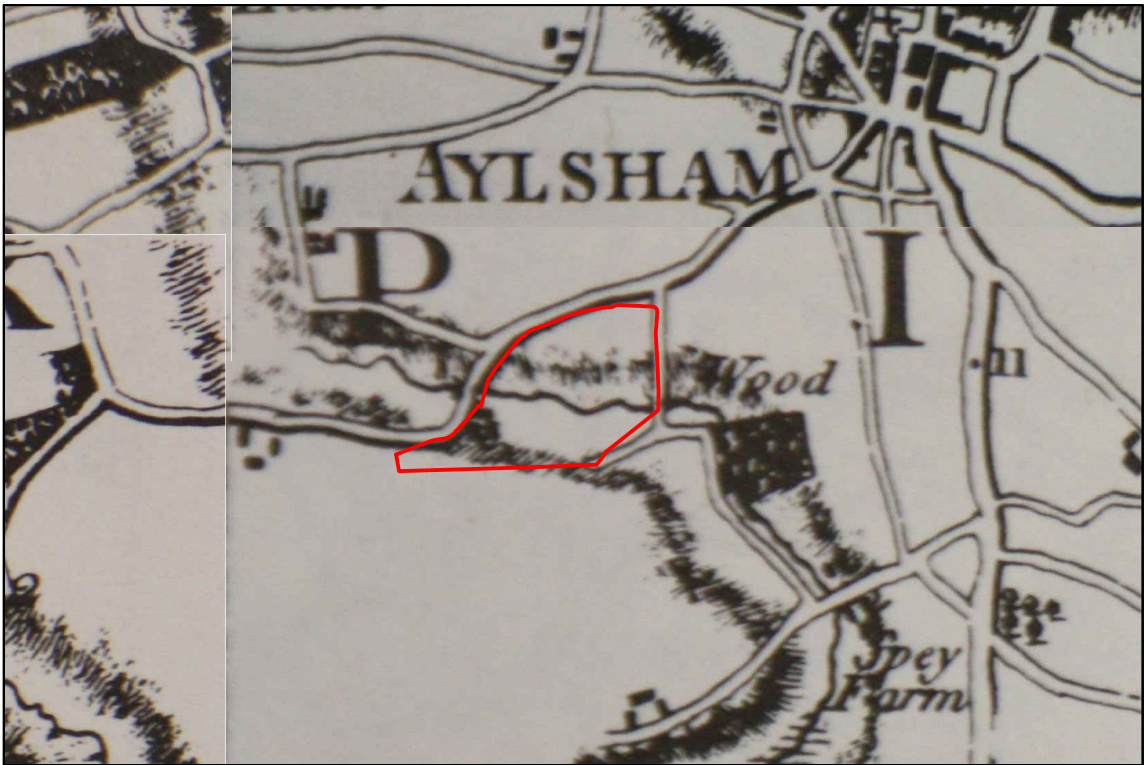
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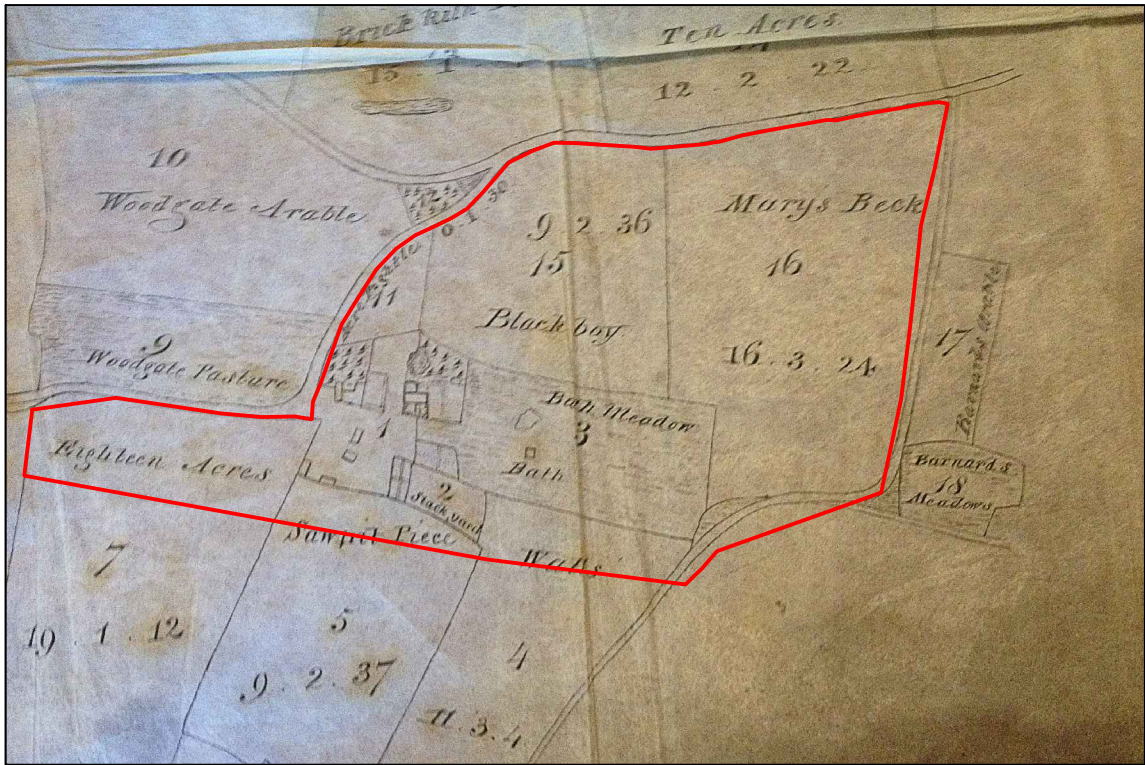
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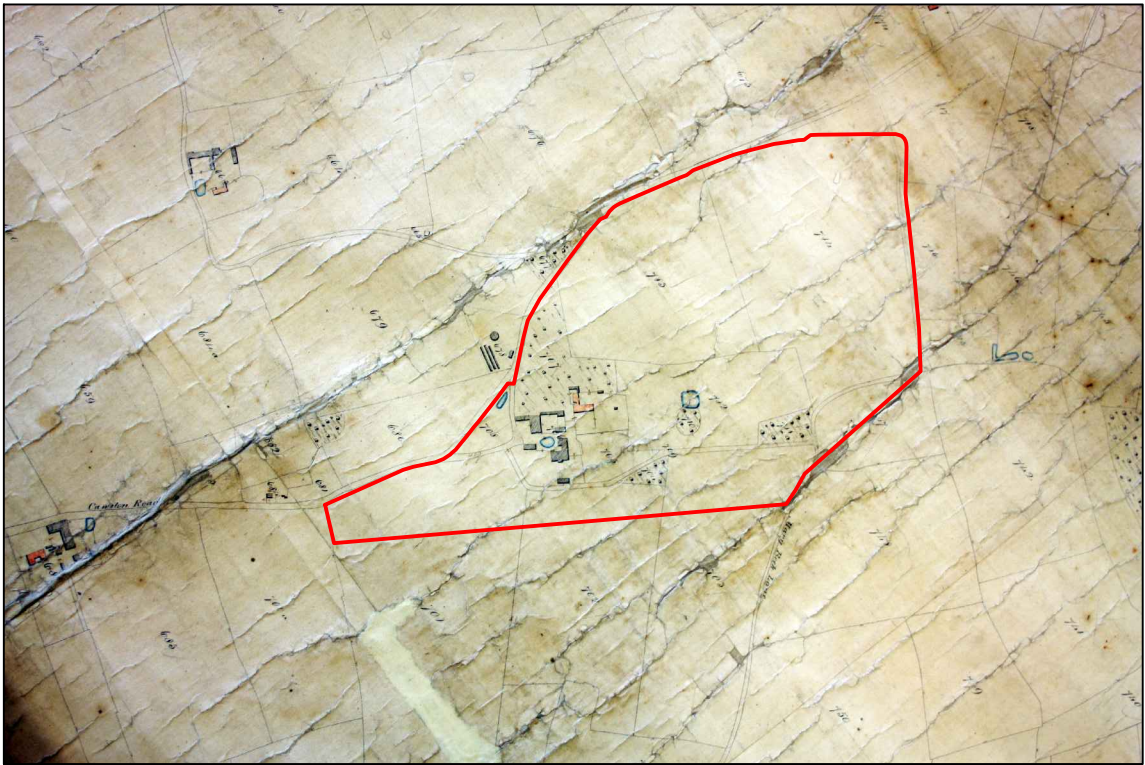
Saxton's Map Norfolk 1579



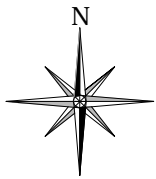
Fadens Map 1779



Private (Enclosure?) Map 1773



Tithe Map 1839



	Site Boundary
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PROJECT:	LAND AT WOODGATE HOUSE, CAWSTON ROAD, AYLSHAM, NORFOLK
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CLIENT:	PETER PURDY
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DESCRIPTION:	CARTOGRAPHIC SOURCES
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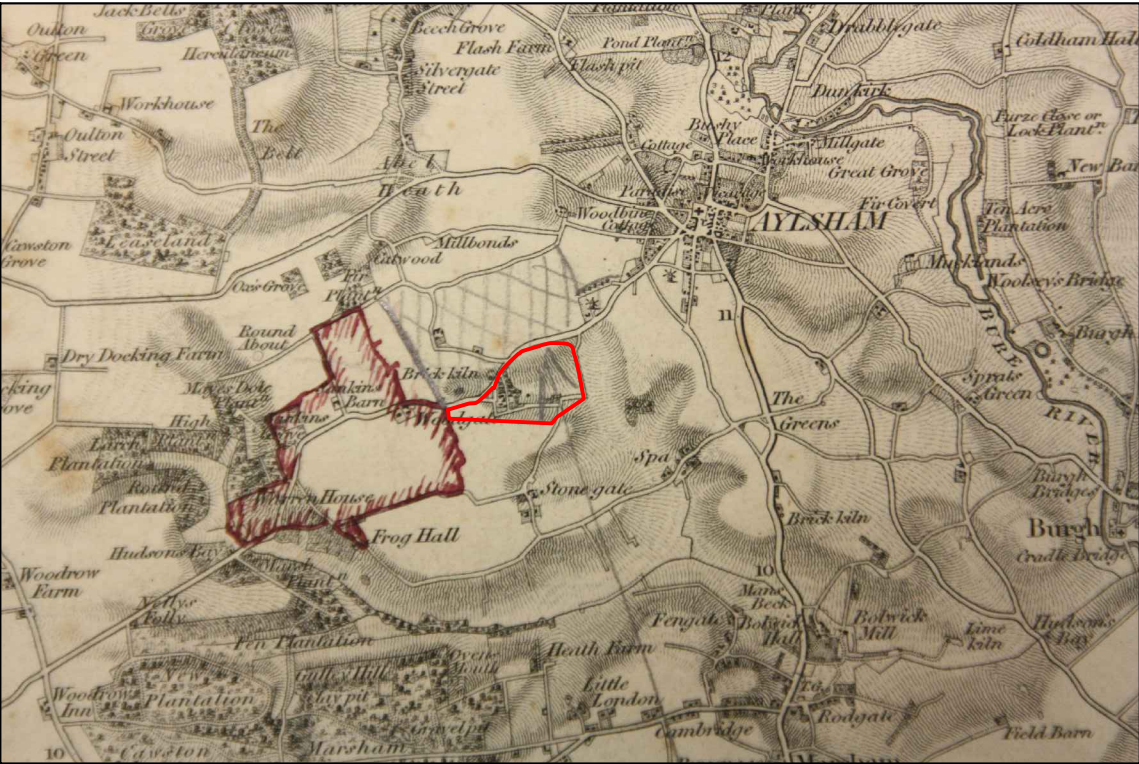
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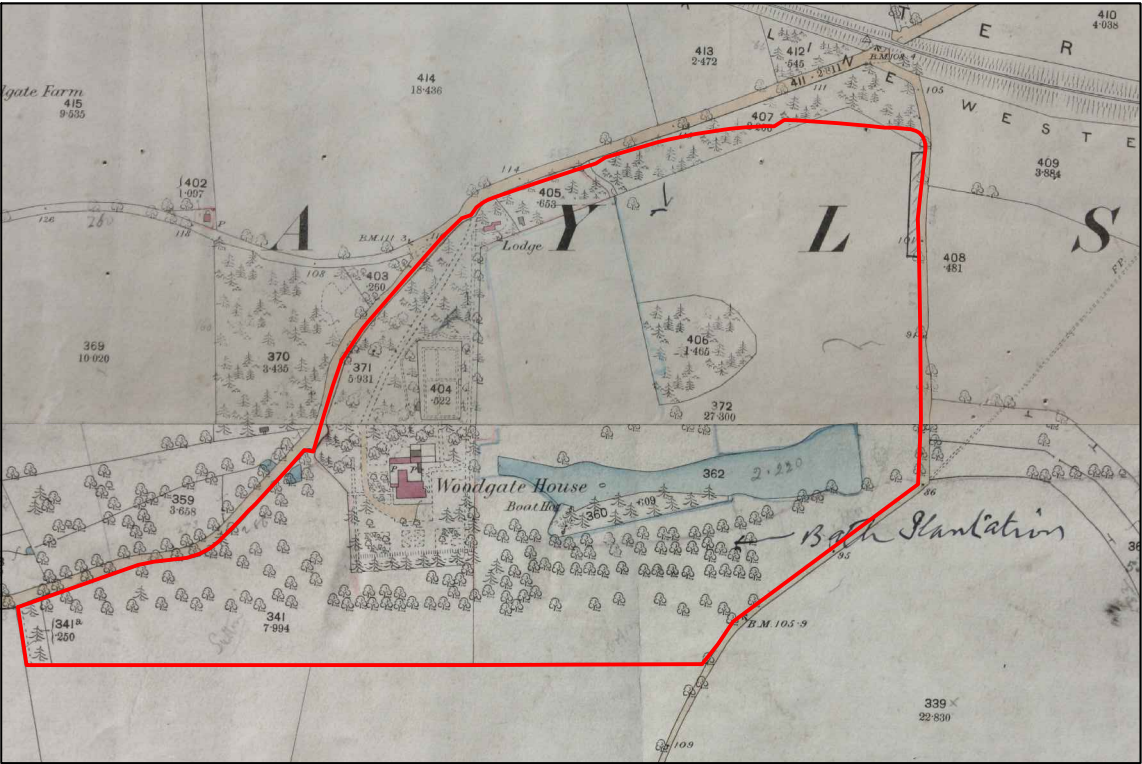
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IP14 5UX
T: 01449 763034
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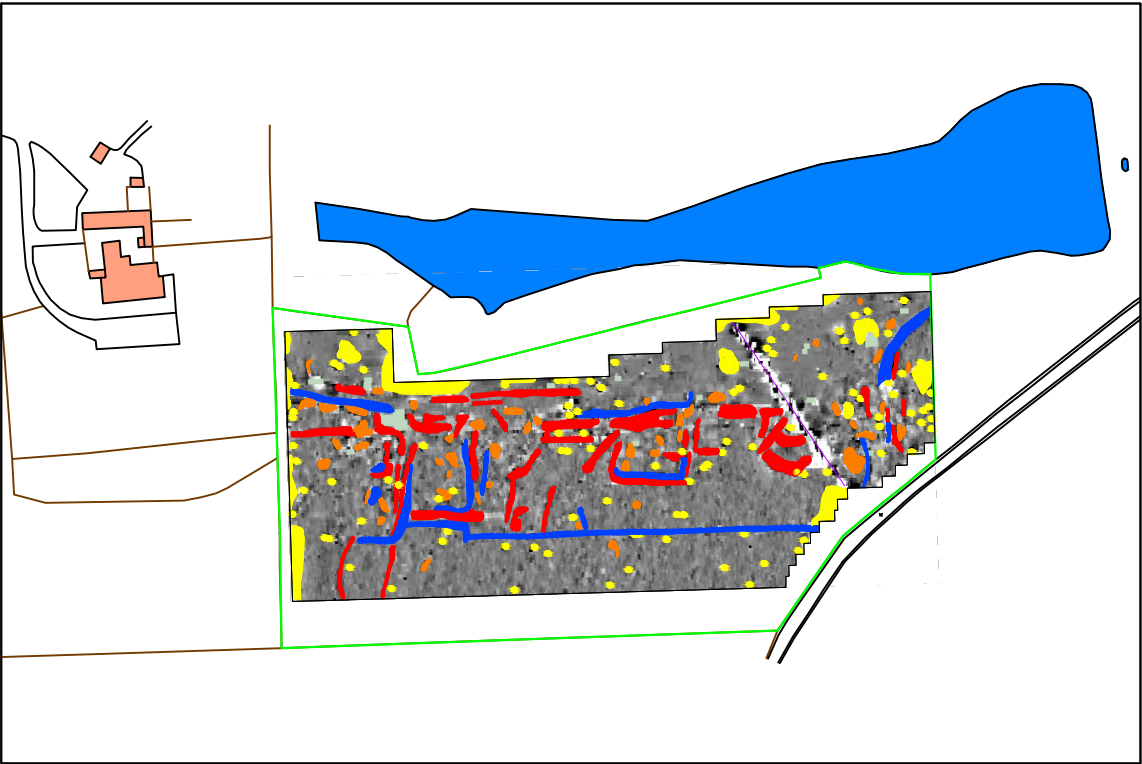
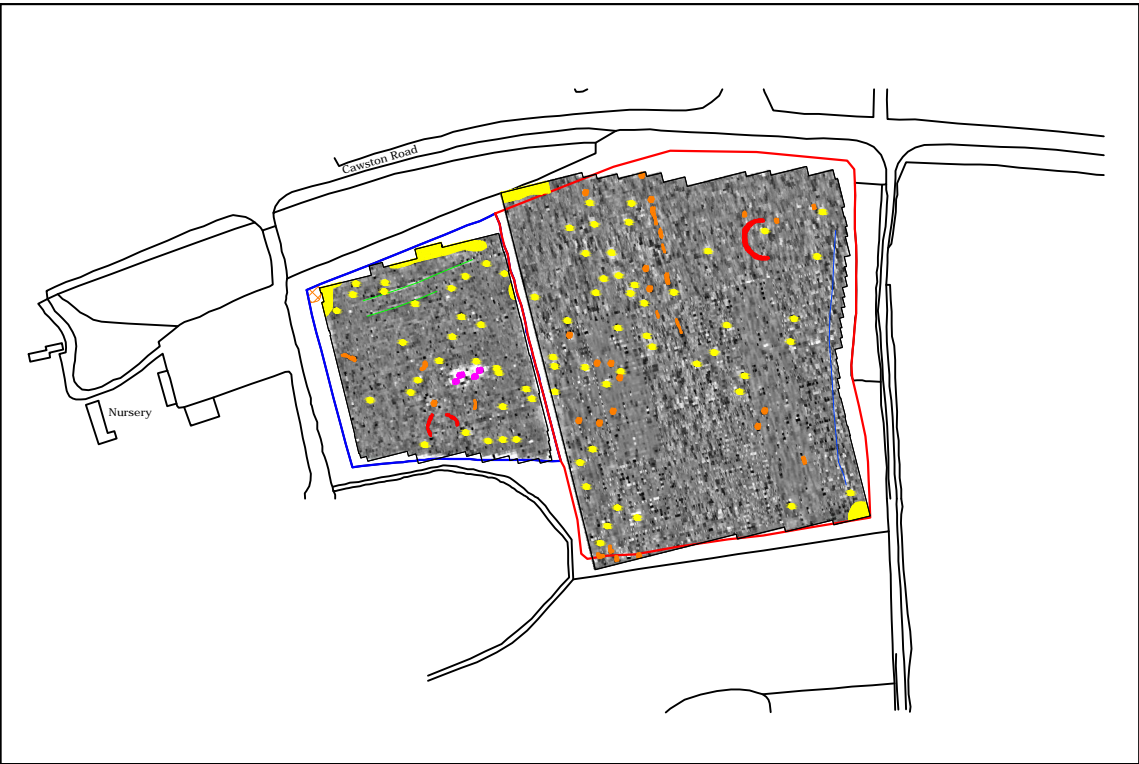
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DATE:	NOV 2014	AUTHOR:	MCA	FIGURE:	04



Ordnance Map Office 1865



First Edition Ordnance Survey Map 1886



Geophysics Results North East Fields 2013

Geophysics Results South Field 2014

	Negative Linear/Curvilinear Anomaly, Archaeology
	Very Strong Dipolar Discrete Anomaly, Archaeology?
	Weak Positive Curvilinear Anomaly, Archaeology?
	Weak Positive Discrete Anomaly, Archaeology?
	Weak Negative Linear Trend, Service Run?
	Weak Positive Linear Trend, Agricultural
	Area of Magnetic Disturbance
	Isolated Dipolar Responses
	West Field Site Boundary
	East Field Site Boundary
	South Field Site Boundary
	Site Boundary

NGR: 618200 326000	R. NUMBER: 1069
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PROJECT: LAND AT WOODGATE HOUSE, CAWSTON ROAD, AYLSHAM, NORFOLK

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T: 01449 763034
E: info@britannia-archaeology.com
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PLOT: A3	APPROVED: TPS	VERSION: 01
DATE: NOV 2014	AUTHOR: MCA	FIGURE: 05



DP1 - Woodgate House



DP2 - SW Field Showing Terracing



DP3 - Lodge & Access Road



DP4 - Kiln Field & NE Field



DP5 - Raised Area Adjacent to Lake (Probable Construction Spoil)



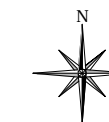
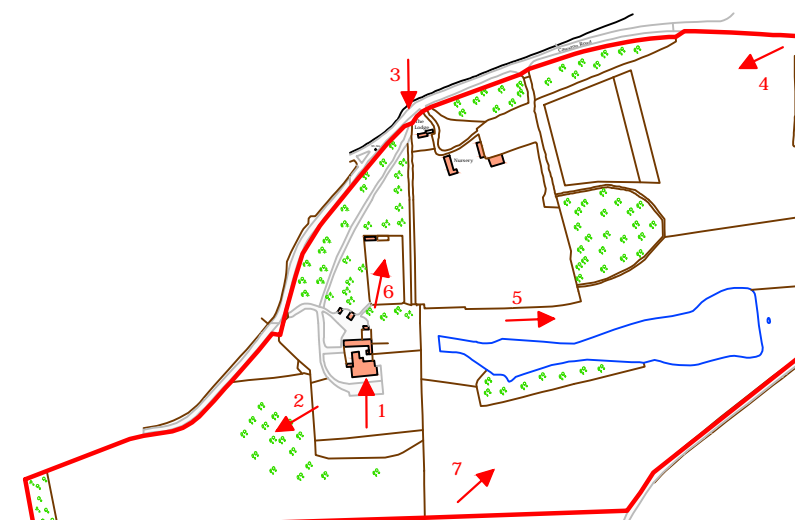
DP6 - Kitchen Garden



DP7 - South Field (Bath Meadow)



DP8 - *Tegula* & *Imbrex* Assemblage



	Photograph Direction & Number
	Site Boundary

NGR: 618200 326000	R. NUMBER: 1069
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PROJECT:	LAND AT WOODGATE HOUSE, CAWSTON ROAD, AYLSHAM, NORFOLK
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CLIENT:	PETER PURDY
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DESCRIPTION:	CARTOGRAPHIC SOURCES CONTINUED
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115 OSPREY DRIVE, STOWMARKET, SUFFOLK
IP14 5UX
T: 01449 763034
E: info@britannia-archaeology.com
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SCALE:	NOT TO SCALE	
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