

Lowestoft New Cultural Quarter


Lowestoft, Suffolk

Archaeological Desk-Based Assessment

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Lowestoft New Cultural Quarter, Lowestoft, Suffolk

Archaeological Desk-Based Assessment

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SUMMARY

Oxford Archaeology was commissioned by Chaplin Farrant on behalf of East Suffolk Council to prepare an archaeological desk-based assessment ahead of the proposed development of land off Gordon Road, Lowestoft in Suffolk (NGR TM 55052 93132). The purpose of this assessment is to identify heritage assets that may be affected by the development proposals.

The site comprises a c. 1ha sub-rectangular plot that currently contains a carpark, retail buildings and a disused multi-storey carpark. It is bordered by London Road to the west and Battery Green Road to the east, with the surrounding area including retail, light industrial and residential buildings.

Whilst prehistoric and Romano-British activity within the study area is only evidenced by several dispersed artefacts, evidence relating to the medieval town and priory is abundant. The post-medieval assets identified relate to the general expansion of the town, as well as Napoleonic defences, the railway and the development of industry.

Assessment of the Suffolk Historic Environment Record, cartographic sources, aerial photographs and LiDAR data indicates that there is a low potential for prehistoric and Romano-British remains at the site. Despite the site being developed in the 20th century – because investigations in the surrounding area have identified the presence of masking deposits overlying archaeological strata – there is a moderate chance of later medieval remains and a high potential for post-medieval remains to be encountered on or in the near vicinity of the site.

Proposals have been made for the redevelopment of Battery Green and part of the Marina Centre to facilitate with the establishment of a new cultural quarter in the town. The works are intended to involve the partial demolition of structures and buildings currently present on the site, along with the erection of new buildings.

It is anticipated that Suffolk County Council Archaeological Service will require an archaeological trial trench investigation to be undertaken to evaluate the presence/absence, condition and significance of any surviving archaeological remains at the site. The results of this work would be used to inform a suitable mitigation strategy.

1 INTRODUCTION

- 1.1.1 Oxford Archaeology (OA) has been commissioned by Chaplin Farrant on behalf of East Suffolk Council to prepare an archaeological desk-based assessment for land off Gordon Road, Lowestoft in Suffolk, henceforth referred to as ‘the site’. The site is centred on NGR TM 55052 93132 and its location is shown on Fig. 1.
- 1.1.2 This report has been prepared in accordance with the Chartered Institute for Archaeologists’ (CIfA) *Standards and Guidance for Historic Environment Desk-based Assessments* (2020) and *Planning Practice Guidance – Historic Environment*, published by the Ministry of Housing, Communities and Local Government (2021).

2 PROPOSED DEVELOPMENT

- 2.1.1 The current proposals are for the partial demolition of existing structures and the erection of new buildings in order to create a new cultural and community hub. This will include studio space for creative businesses, a leisure complex, a restaurant and landscape enhancements. The concept proposals are available as part of the Lowestoft regeneration programmes (East Suffolk Council 2023).

3 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The site lies to the south of the historic core of Lowestoft, Britain’s most easterly town. It is c. 100m to the west of Hamilton and Waveney Docks, with the North Sea a further c. 270m to the east. London Road forms the west boundary of the site, whilst Battery Green Road forms the east. The surrounding area comprises a mixture of light industrial, retail and residential buildings.
- 3.1.2 The site comprises a relatively flat, sub-rectangular area rising from c. 7m OD along the south-east edge to c. 10m OD in the west. Contained within this are existing buildings and a disused multi-storey carpark in the west and south. The north-east of the site comprises a ground-level carpark split over two terraces to compensate for the sloping ground. The closest watercourse to the site is the River Waveney, c. 5.5km to the west, which has Oulton Dyke connecting it to Lake Lothing, from which it connects to the North Sea, c. 400m south of the site. For much of its course, the river forms the county border between Norfolk and Suffolk.
- 3.1.3 The geology of the area comprises bedrock Crag Group sand – a sedimentary bedrock formed during the Neogene and Quaternary periods – overlain by superficial sand of the Quaternary Happisburgh Glacigenic Formation (BGS 2023a). Boreholes opened in 1975 over the eastern half of the site – prior to the erection of the current buildings – showed a 0.2m thick concrete slab covering sand deposits that contained some gravel. In places, the concrete overlay made ground deposits up to 1.3m thick. However, the borehole towards the north-west corner did not reveal concrete or made ground (BGS 2023b).

4 AIMS AND OBJECTIVES

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

- provide an assessment of the potential for archaeological remains to survive within the site;
- assess the significance of known and predicted archaeological remains;
- assess the probable impacts of previous development upon the survival of any archaeological remains;
- assess the potential for impacts from the proposed development upon the surviving archaeological resource; and
- provide proposals for further evaluation, whether or not intrusive, where the nature, extent or significance of the archaeological resource is not sufficiently well defined.

5 PLANNING BACKGROUND

5.1 National Planning Policy

5.1.1 Section 16 of the National Planning Policy Framework (NPPF) as issued in September 2023 sets out the Government's planning policies in relation to the conservation and enhancement of the historic environment.

5.1.2 Paragraphs 194 and 195 state:

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

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

5.1.3 Paragraphs 199 and 200 state:

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

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

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and*

gardens, and World Heritage Sites, should be wholly exceptional (non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).

5.1.4 Paragraphs 201 and 202 state:

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

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

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

5.1.5 Paragraph 203 states:

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

5.1.6 Paragraph 205 states:

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

5.1.1 Paragraph 207 states:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 202 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

5.2 Planning (Listed Buildings and Conservation Areas) Act (1990)

5.2.1 Works that affect listed buildings or structures and conservation areas are subject to additional controls administered by the Local Planning Authority (LPA) under the Planning (Listed Buildings and Conservation Areas) Act 1990 (amended by the Enterprise and Regulatory Reform Act 2013). This Act covers the registration of Listed Buildings (buildings that are seen

to be of special architectural or historic interest) and the designation of conservation areas (areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance). A building may be listed as Grade I, II* or II and may not be demolished, altered or extended without Listed Building Consent being granted.

Listed buildings

- 5.2.2 Section 66 states that in considering development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.
- 5.2.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* listed buildings.

Conservation Areas

- 5.2.4 In respect to conservation areas, Section 72 of the Planning Act states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Through this Act, LPAs are required to identify the parts of their area that should be designated as conservation areas due to their special architectural or historic interest.
- 5.2.5 Consideration of the setting of a conservation area can affect sites near the boundary, but outside the designated area. The site lies in the gap between two conservation areas:
- North Lowestoft Conservation Area (OA 1) located c. 160m to the north of the site. This was designated in 1973 and expanded in 1996, 2003 and 2021. It comprises the historic core of the modern town and retains much of its historic street pattern and morphology (East Suffolk Council 2021). It is on the Historic England 'at risk' register.
 - South Lowestoft/Kirkley Conservation Area (OA 2) located c. 60m to the south of the site. This was designated in 1978 and expanded in 1996, 2003 and 2007. It derives its character from the 19th- and 20th-century development of Lowestoft into a seaside pleasure resort (East Suffolk Council 2022).

5.3 Local Planning Policy

- 5.3.1 The Waveney Local Plan (East Suffolk Council 2019) was adopted on 20 March 2019 and sets out the planning policies for the district up to 2036. There are four policies within this that relate to the historic environment:
- *Policy WLP8.37 – Historic Environment* aims to protect and enhance the historic environment, seeking the conservation and enhancement of both designated and non-designated heritage assets and their settings. This policy highlights that development proposals which have the potential to impact heritage assets or their setting should be supported by a Heritage Impact Assessment.
 - *Policy WLP8.38 – Non-Designated Heritage Assets* relates to buildings that are of archaeological, architectural, artistic or historic interest. This seeks to protect the significance of these buildings.
 - *Policy WLP8.39 – Conservation Areas* sets out the local approach for managing development proposals within conservation areas in order to conserve and enhance the areas. This policy states that developments taking place within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should aim to preserve or enhance the character or appearance of the area.

- *Policy WLP8.40 – Archaeology* concerns archaeological sites whether they are designated or non-designated heritage assets. This policy identifies that an archaeological assessment must be carried out in areas of archaeological potential to describe the significance of any heritage assets that may be affected by the proposed development. Although this policy gives a preference for preservation of remains *in situ*, it also notes that preservation by record may be more appropriate to mitigate the impacts of development. This policy also notes that archaeological conditions or planning obligations will be imposed on consents as appropriate, considering the level of significance.

5.3.2 The site sits within the area of the former Battery Green Car Park area covered by Policy WLP2.7, which has been allocated for comprehensive redevelopment.

6 METHODOLOGY

6.1 Scope and sources consulted

6.1.1 A 1km search area (hereafter the study area) has been used to identify designated and non-designated heritage assets which could be affected by the proposed developments. The assessment was informed through both a desk-based review and a site visit.

6.1.2 The following sources were consulted to inform this assessment:

- The National Heritage List for England (NHLE) for designated heritage assets;
- Suffolk Historic Environment Record (HER, search dated 6 November 2023) for non-designated heritage assets and archaeological events;
- The Suffolk Record Office for historic maps and manuscripts;
- The National Library of Scotland for historic Ordnance Survey maps;
- Aerial photographs as held by the Historic England Archive;
- LiDAR data as held by the Environment Agency;
- Geotechnical data as held by the British Geological Survey; and
- other relevant primary and secondary sources including published and unpublished works as held by OA and relevant libraries.

6.1.3 For ease of reference, each heritage asset identified has been allocated a unique OA number. This is included in the heritage gazetteer provided in Appendix A, referred to in the text where relevant and marked on Figs 2-8. A full list of sources consulted can be found in Appendix B. Historic mapping for the site is given as Figs 10-12.

6.2 Assumptions and limitations

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

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

7 HISTORIC AND ARCHAEOLOGICAL BASELINE

7.1 Introduction

7.1.1 The nature of the archaeological resource within the site and the surrounding study area is discussed by period below. The locations of designated sites are marked upon Fig. 2, the locations of previous archaeological events are shown on Fig. 3, non-designated heritage assets are shown on Figs 4-8 and the historic landscape characterisation on Fig. 9. Further details of all sites are provided in Appendix A.

7.2 Designated heritage assets (Fig. 2)

7.2.1 Designated heritage assets within the study area relate to listed buildings and include:

- Two Grade II* listed buildings (OA 3 and 4). These are the 20th-century purpose built Royal Norfolk and Suffolk Yacht Club (OA 3) and 36 High Street, a mid-15th-century merchant's house.
- Fifty-five Grade II listed buildings (OA 5-59) that are almost all within the two conservation areas, following the curve of the coastline. Those not within the conservation areas are the Church of Our Lady, Star of the Sea (OA 7), St Margarets House (OA 8) and two buildings related to the 19th-century fishing industry (OA 5 and 6). Although these mostly relate to buildings, they also include two statues of Triton (OA 9 and OA 11), a war memorial (OA 10), and the steps and walls related to passages from the town towards the sea (OA 24, OA 35 and OA 44).

7.2.2 The closest designated heritage asset to the site is the 19th-century St Margarets House (OA 8; Plate 1) on the opposite side of Gordon Road to the north of the site. The earliest surviving structure in Lowestoft is the early 15th-century rib-vaulted brick cellar (beneath the early 20th-century range of shops) at 160 High Street (OA 46), c. 740m north of the site.

7.3 Previous archaeological investigations (Fig. 3)

7.3.1 In total, 45 archaeological investigations have been recorded as taking place within the study area. Although none have taken place within the site, the closest undertaken – a watching brief at Lowestoft Magistrates Court (OA 95) – did not reach archaeological deposits, with the works only extending 0.2m below the current ground surface.

7.3.2 The closest archaeological investigation that encountered archaeological deposits was a trial trench evaluation at the former Waveney District Council offices (OA 73; Everett 2014), c. 170m west of the site. This identified modern disturbance and a loess subsoil deposit up to 0.76m thick that sealed two undated, parallel ditches. Natural geology on this site was recorded at a depth of 1.35-1.6m below the modern surface (Everett 2014, 5). Similarly, deep trenches (0.95-1.55m) and loess deposits have been identified overlying archaeological features a further c. 130m inland, the latter measuring up to 0.7m thick (OA 70; Everett 2013, 8). These deep loess deposits continued to the west where a trial trench evaluation (OA 68) identified modern make-up layers and a possible colluvium deposit of up to 0.7m thick. The natural geology and undated ditches were not reached until a depth of 1.1-1.2m below the current ground level (Ames 2016).

7.3.3 To the north, monitoring for the footings of an extension on the High Street (OA 88) identified a topsoil deposit measuring 0.7m thick, overlying subsoil and the natural geology into which a post-medieval pit had been dug (Sommers 2004, 2).

- 7.4 Non-designated heritage assets (Figs 4-8)
- Prehistoric (500,000 BC - AD 43) (Fig. 4)*
- 7.4.1 The access available from the area of the site to resources and the intertidal zone suggest that Lowestoft and its surrounding area would have been an attractive place for early settlers (East Suffolk Council 2022, 16).
- 7.4.2 Despite the discovery of 32 knapped flint tools from ancient river deposits dating to c. 700,000 years ago c. 5km to the south-west of the site (East Suffolk Council 2022, 16), the earliest anthropogenic activity identified within the study area relates to a Neolithic pit (OA 105) identified during a trial trench evaluation c. 450m to the west of the site. Further Neolithic activity has been identified in the study area, with worked flint and axes (OA 106) recovered to the north-west of the site and an axe (OA 107) recovered to the north. The only other prehistoric material recovered from the study area comprises Bronze Age arrowheads (OA 108) recovered to the north-west of the site.
- Romano-British (AD 43-410) (Fig. 4)*
- 7.4.3 Romano-British remains have reportedly been identified in the area known as Roman Hill, c. 570m north-west of the site and remains were also supposedly uncovered during canal excavations near Lake Lothing in the 19th century, which were tentatively interpreted as part of a possible Roman road and an associated bridge structure. However, no clear settlement remains have been found in the study area. As a result, it is thought that Romano-British settlement was instead located on higher ground to the west of the current town (East Suffolk Council 2021, 14).
- 7.4.4 Romano-British finds from the study area are limited to coins (OA 109-114), all recovered to the west of the site.
- Medieval (AD 410-1550) (Fig. 5)*
- Early medieval (AD 410-1065)*
- 7.4.5 At the time of the Domesday Survey (AD 1086) the settlement was called 'Lothu Wistoft' – Old Scandinavian for 'homestead of a man called Hlothvér' (Mills 2011). Despite a wider presence in the area that includes 6th- to early 8th-century settlement and a mid- to late 7th-century cemetery at Oulton, c. 3km to the west of the site, as well as a cemetery at Bloodmoor Hill c. 4.3km south-west of the site (East Suffolk Council 2022, 17-8), no evidence of early medieval activity has been identified within the study area.
- Later medieval (AD 1066-1550)*
- 7.4.6 At the time of the Domesday Survey, Lowestoft was a low-status holding within the administrative district of the half-hundred of Lothingland and part of the demesne of the Lord of the Hundred (Alexander and Winton 2019, 7). It consisted of 16 households, c. 450 acres of arable land, five acres of meadow and woodland for eight pigs in the close to the cemetery off Rotterdam Road (c. 1km north-west of the site). There was an additional settlement at Kirkley c. 2.9km to the south and a manor at Akethorpe c. 2.5km to the north-west (East Suffolk Council 2022, 18; Powell-Smith 2023).
- 7.4.7 By the beginning of the 14th century, settlement had shifted towards the current historic core of Lowestoft (OA 119) which is thought to have been a planned town (Butcher 2016, 7) that grew in importance throughout the medieval period because of the settlement's coastal location (East Suffolk Council 2022, 18). The medieval town extends north from the site, with

the Priory of St Bartholomew (OA 122) believed to have been in the centre of this area, c. 650m to the north. Parts of the medieval town have been identified in the area surrounding this, including the cellar and foundations of a medieval building (OA 120) c. 960m north of the site, and pits (OA 121), including rubbish/cess pits (OA 118), identified in the intermediate area.

- 7.4.8 The agricultural nature of the area outside the medieval town has been demonstrated through the identification of a medieval buried soil (OA 117) to the north of the site, whilst possible remnants of the turbarry – where turf or peat was dug for fuel – have been suggested as having been located from the area of Lake Lothing to the south-west (OA 115).
- 7.4.9 The strategic importance of Lowestoft began to be recognised during the medieval period, with Henry VIII's fortification of the coastline including three forts at Lowestoft. These probably comprised earthworks revetted with gabions and boards, each armed with three or four guns (East Suffolk Council 2022, 18).
- 7.4.10 Additional medieval remains include the suggested site of a medieval holy well (OA 116) c. 920m north-west of the site, a possible medieval boundary (OA 124) c. 600m to the north of the site, with findspots of pottery also recovered from this area (OA 123).

Post-medieval (AD 1550-1900) (Fig. 6)

- 7.4.11 The agricultural nature of the surrounding area in the post-medieval period can be seen with the identification of a farmstead (OA 128) to the west, the site of a windmill (OA 130) to the south-west and a field boundary (OA 140) on the edge of the town's core (OA 143). The economic development of the town can be seen with evidence relating to fishing (OA 150), textile and clothing manufacture, metalworking, food and drink production, shipbuilding (OA 129), brewing (OA 136), porcelain production (OA 138) and clay pipe production (OA 142) recorded from the study area. Industrial activity was aided by the development of the railway line (OA 139) that ran by the south-east corner of the site and connected the herring market east of the site to the mainline railway (OA 126-127 and OA 134). Historic sources detail that a weekly market was held in the town throughout this period (East Suffolk Council 2021, 17).
- 7.4.12 During the mid-18th century, the town began to develop as a health resort for sea bathing, leading to the erection of high-status houses and an influx in upper-class visitors (East Suffolk Council 2021, 18). The former buildings on the site – identified on the historic maps (see Section 7.5 below) – probably relate to this development of the town. A fishing community was also established during the late 18th century, below the cliffs, in the area known as the 'Denes' (OA 150) located c. 970m north of the site.
- 7.4.13 The 18th century also saw the improvement of defences along the coast, with new batteries built, including on Battery Green (OA 144) immediately north of the site and to the north-east (OA 152 and 153).

Modern (Fig. 7)

- 7.4.14 As a result of the defensive nature of the east coast, most modern non-designated heritage assets relate to activity from World War Two. This includes air raid shelters, barrage balloon sites, gun emplacements, military training sites, pillboxes and roadblocks (OA 159-203) spread around the town. This also includes batteries (OA 193, OA 197 and OA 202) and defensive features (OA 173 and OA 200) situated along the coast. Amongst the modern features is a hexagonal pillbox (OA 194) near the south-east corner of the site and a World War Two shelter (OA 195) was formerly located around the north-east part of the site.

Undated (Fig. 8)

- 7.4.15 In addition to the evidence outlined above, the remains of currently undated anthropogenic activity have also been recorded within the study area. This includes parts of the local transport network, such as the Norwich and Lowestoft Navigation (OA 209), which connects Lowestoft harbour with Norwich, and the Lowestoft Harbour branch railway (OA 210). In addition to these, coastal defensive gabions (OA 213), the remains of a pier (OA 215) and wrecks of two ships (OA 216 and 217) are located in the harbour and offshore, to the south and east of the site respectively.
- 7.4.16 Undated ditches have also been identified during archaeological investigations undertaken to the west of the site (OA 211, 212 and 214).

Historic landscape characterisation (Fig. 9)

- 7.4.17 The historic landscape characterisation (Fig. 9) indicates that the area surrounding the site is now largely a modern landscape primarily comprising a built-up town area, with communication routes of major roads and a railway crossing it. The waterfront areas of Lake Lothing and the North Sea comprise industrial areas, with unimproved areas of intertidal land by the sea.
- 7.5 Cartographic (Figs 10-12)
- 7.5.1 Settlement at Lowestoft is marked on maps from as early as AD 1579-80, where Lowestoft is labelled as *Layftofe*. However, this does not show details of activity on the site.
- 7.5.2 The earliest map with detail of the area within which the site is located is William Cubbitt's 1831 map of Lowestoft Harbour, which shows the area as not built upon at this time. A second map of 1831 shows the site as comprising part of a plot of land known as 'Lawn Meadow' and Rob Bevan Esq. is detailed as the occupier. On the 1841 Tithe Apportionment map, this plot of pasture is detailed as being held and occupied by Edmund Norton and recorded simply as 'The Lawn'. On both of these maps, a shrubbery is depicted to the north, but Battery Green is only shown to the east of a track on the 1841 Tithe Apportionment and later maps .
- 7.5.3 Although the site is depicted as undeveloped on the 1854 Lowestoft Improvement Plan, on the 1885 First Edition Ordnance Survey (OS) Town Plan (Fig. 10), a new road – Marina Road – is depicted as crossing the site. The area enclosed by Marina Road and London Road contained buildings, including a Methodist Chapel. To the east of Marina Road in larger plots of land that incorporated planting, two further buildings are depicted. This planted area is shown as having continued to the north, whilst to the east the uncultivated ground of Battery Green is detailed.
- 7.5.4 Further development is shown on the Second Edition OS map of 1906 (Fig. 11). This shows development on the previously uncultivated land to the east of Battery Green Road, to the east of the site. In addition, a new building is shown on the landscaped plot to the south of the Coastguard Station. This building extended onto the site from the north. On a 1928 map, an additional boundary is shown crossing Battery Green in the east of the site, whilst further east, the Herring Basin is shown as having been expanded to the north, with a new dock ('Hamilton Dock') opened and the original area labelled 'Waveney Dock'.
- 7.5.5 The impact of World War Two is highlighted on a 1958 map of the area (Fig. 12), with two additional buildings on the eastern part of the site depicted that probably related to air raid shelters (OA 195). Additional development can be seen with the southernmost of the existing buildings (to the west of Battery Green) having been extended to the south.

- 7.6 Aerial photographs (Fig. 13)
- 7.6.1 A review of aerial photographs (APs) held at the Historic England Archive and satellite images available through Google Earth was carried out as part of the baseline assessment. A total of 25 aerial images comprising vertical and oblique images covering the period 1920-2023 were reviewed. The review of aerial imagery identified two additional buildings (OA 218 and 219).
- 7.6.2 Fig. 13 provides a plot of the National Mapping Programme (NMP) data. This highlights the impact of World War Two on the area. The features shown comprise air raid shelters, barrage balloon sites, gun emplacements, roadblocks and slit trenches. Within the site itself, an area of a bank and structures (OA 195) relating to two demolished World War Two air raid shelters are visible, still standing at the time of the 1958 1:10560 map (with an additional related structure shown between them). These are visible on the 1941 and 1944 aerial photographs of the site.
- 7.6.3 The earliest image reviewed, an oblique photograph from 1920 (not illustrated), shows buildings standing in the west of the site as well as established trees in the landscaped part of the site to the east of Marina Road and south of the Coastguard Station. This photograph also shows the flat, unused nature of Battery Green.
- 7.6.4 The air raid shelters (OA 195) had been built by the time the 1941 aerial photograph was taken, with the structures and banks visible. Two additional, smaller buildings (OA 218 and 219) can also be seen on Battery Green, to the south of the air raid shelter. By the 1944 photograph, the building by the south-west corner of the site – part of the terrace fronting London Road – was no longer standing.
- 7.6.5 Significant change can be seen between these mid 19th-century aerial photographs and the 1999 satellite imagery, with the site completely redeveloped. Marina Road had been re-routed to the south of the site and modern buildings and a multi-storey carpark built, with trees planted along the north-east boundary. The only change visible after this on satellite imagery is the partial demolition of the carpark in the north-east corner of the site, which was replaced by a ground-level carpark by the time of the 2016 imagery.
- 7.7 LiDAR (Fig. 14)
- 7.7.1 The LiDAR data utilised in this report was captured by the Environment Agency (EA) and made available via the EA online archive (downloaded from <http://environment.data.gov.uk/ds/survey/#/survey/>). In this instance, Digital Terrain Model (DTM) tiles for Ordnance Survey Sheets TM 59se and TM 59sw were downloaded.
- 7.7.2 This data was surveyed at 1m intervals and was downloaded on the 7 November 2023. The DTM data were processed using the Relief Visualisation Toolkit (RVT) and visualisations were created using hill shade, multi-hill shade, sky view factor, open-positive, open-negative and simple local relief model (SLRM) visualisation techniques.
- 7.7.3 Although no new archaeological features were identified, Fig. 14 presents a multi-hill shade visualisation highlighting the extent to which the modern development has changed the site, with the reduced level for the carpark in the north-east of the site evident.

8 WALKOVER SURVEY

- 8.1.1 A walkover survey of the site was carried out on the 10 November 2023 in dry, overcast conditions (Fig. 15). All areas of the site outside standing buildings were accessed and no new archaeological features were identified during the visit.

- 8.1.2 The site comprises a single sub-rectangular, c. 1 ha area that slopes down from the north. It currently comprises a carpark, a disused multi-storey carpark, part of a road and multiple retail outlets. It is currently entirely covered in buildings and tarmac or concrete. No trees or other features are present on the site, although a small group of trees stands just beyond the north-east corner (Plate 2). The site is bound to the north by Gordon Road, to the west by London Road, to the south by Marina Road, and to the east by the A47/Battery Green Road. The site is accessible through the carpark entrance off Gordon Road to the west, which leads directly into the carpark.
- 8.1.3 The north-east part of the site is split over two levels to cope with the slope of the land (Plate 3). The west half of this contains service infrastructure that includes drains (Plate 4) and electric cables (Plate 5).
- 8.1.4 The south of the site mostly comprises buildings associated with retail outlets and a disused multi-storey carpark (Plate 6). The south-east corner consists of a concrete area that covers the former route of Marina Road (Plate 7), with the additional building of the Marina Centre beyond (Plate 8).

9 PREVIOUS IMPACTS AND SURVIVAL

- 9.1.1 The sandy, slightly acidic and well drained nature of the superficial geology, as identified from the geological survey, mapped soils and seen in the boreholes, suggests that organic material such as bone may not be well preserved at the site (Historic England 2016, 1).
- 9.1.2 The 20th century has seen the greatest impacts to the site, with World War Two air raid shelters constructed on the area of Battery Green, the demolition of the 19th-century buildings in the west of the site and the erection of replacement buildings, and the construction of the multi-story carpark that extend over Battery Green. As part of this, the site has been landscaped with a terrace created for the carpark, whilst the foundations for the buildings would be expected to extend below the current ground level and to have truncated the deposits lying in those areas. Although the service infrastructure appears to largely follow the edges of the roads surrounding the site, they do encroach across the site with drains and service points visible in the site walkover.
- 9.1.3 A bomb census of World War Two bomb sites indicates that there may be three bomb sites within the proposed development area, including one on the church in the north-west corner and two towards the west edge of Battery Green, whilst a fourth was located just outside the site by its south-west corner (Taylor 2016). The extent of the damage caused by these bombs is unclear, although the building outside the south-west corner of the site – visible on the 1941 aerial photograph – had gone by the time of the 1944 aerial photograph.
- 9.1.4 Overall, it is unclear to what extent archaeological deposits will have been disturbed, with the 1975 boreholes on the site showing made ground deposits below concrete, and investigations in the surrounding area indicating that the natural geology lies over 1m below the current ground level.

10 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 10.1.1 The following assessment of the archaeological potential and significance is based upon the information discussed above. However, it is worth noting that because no previous archaeological investigations have been carried out at the site, the depth and extent of any archaeological features or deposits remains uncertain. Because of the extant buildings on the

site, it is expected that there will have been a high level of truncation to any potential archaeological remains. However, as recorded by archaeological investigations in the surrounding area, the depth of overlying deposits may be substantial enough to have minimised the extent and impact of any truncation caused by the 19th-century development of the site.

Prehistoric – low

- 10.1.2 Although Neolithic pits have been recorded within the study area, most of the prehistoric activity recorded is limited to dispersed artefacts. The scarcity of prehistoric remains in the study area does not suggest notable prehistoric activity occurred on the site itself.
- 10.1.3 Consequently, there is a **low** potential for prehistoric remains to be encountered on the site. In the advent that prehistoric evidence is recorded, it is probably of local significance and relates to sparse artefacts of Neolithic or Bronze Age date.

Romano-British – low

- 10.1.4 With Romano-British settlement expected to have been located further inland and the low incidence of findspots of Romano-British material in the study area, it is not expected that there will be notable Romano-British remains on the site.
- 10.1.5 Consequently, there is a **low** potential for Romano-British remains to be identified on the site. Where these are encountered, they are likely to be limited to sparse artefacts of local significance.

Medieval – moderate

- 10.1.6 No earlier medieval remains have been identified within the study area, with the focus of pre-Norman settlement located to the north-west and south. In contrast, the site sits at the southern end of the historic core of later medieval Lowestoft. Although only limited later medieval remains have been identified to the north of the site, they include both remains of buildings and hints of the surrounding agricultural landscape.
- 10.1.7 There is a **moderate** potential for medieval remains to be encountered on the site. Where these are encountered, they are likely to be of local significance relating to the later medieval agricultural hinterland or early development of the town.

Post-medieval – high

- 10.1.8 As with the later medieval period, the site is situated at the southern end of the post-medieval core of the town. This included a 19th-century Methodist Chapel and other buildings on the site that were standing after World War Two but replaced in the later 20th century. Although few Methodist churches have burial grounds and there is no known burial ground on the site, there is the potential for human remains to be encountered. Post-medieval boundaries have also been marked crossing the site on historic maps. In addition, a Napoleonic defensive battery was located by the north-east corner of the site and the railway connecting the docks to the mainline railway ran by the south-east corner.
- 10.1.9 There is a **high** potential for post-medieval features to be identified on the site. Where these are identified, they are likely to be of local significance and relate to the former properties marked on the OS maps and seen in the aerial photographs. There is also the potential for remains of regional significance relating to the Napoleonic battery to extend onto the site.

Modern – high

- 10.1.10 Prior to its later 20th-century redevelopment, World War Two air raid shelters and associated structures were built in the eastern half of the site. Although these were still visible after the war, they are no longer extant, but remains associated with them may survive below ground. In addition to these, a pillbox was located near the south-east corner of the site, with a further two pillboxes and a roadblock within c. 100m of the site to the north.
- 10.1.11 There is a **high** potential for modern features to be identified on the site. Where these are identified, they are likely to be of local significance and related to World War Two defences.

11 POTENTIAL IMPACTS

- 11.1.1 The current development proposals (Fig. 16) aim to transform the existing site into a cultural area that enhances the town centre with flexible, informal and creative spaces, along with a restaurant and leisure facilities. The key elements of the proposals are:
- Partial demolition of the current site, including 260m² of the north wing of the Marina Centre and 2,875m² of the multi-storey carpark
 - Realignment of Marina Road
 - Reintroduction of the public park, including part as a raised area
 - Erection of 2,500m² of new buildings in the south-east of the site
- 11.1.2 Demolition of existing structures on the site, although not expressly intrusive works, would be expected to result in some disturbance in the area surrounding the extant elements to ensure any potential contaminants are removed and to establish secure foundations for the new features.
- 11.1.3 The works that have been proposed will require below-ground excavation for the establishment of the new buildings and the raised park in the south-east of the site as well as for establishing stable ground beneath the realigned road. Beyond the footprints of these, additional disturbance will be required for connecting the service infrastructure to the new buildings.
- 11.1.4 Additional disturbance would be expected as part of the landscaping and planting of the public park space in the east of the site, with additional trees between the buildings in the centre of the site.
- 11.1.5 In addition to the excavation work required, it would be expected that plant movements across the site will cause some disturbance to any potential archaeological remains through compaction, vibrations and rutting, depending on ground conditions.
- 11.1.6 In summary, it would be expected that the impact of the scheme on any surviving archaeological remains would be from disturbances due to vehicle movements, truncation from intrusive works within the footprints of new buildings and the installation of new service corridors.

12 POTENTIAL FOR FURTHER WORK

- 12.1.1 Consultation with SCCAS is required to ensure adequate evaluation and mitigation is identified and implemented. SCCAS will provide advice to East Suffolk Council regarding any further archaeological assessment or potential for fieldwork requirements.

- 12.1.2 Limited intrusive archaeological investigations have been undertaken in the immediate environs of the site. As such, due to the depth of overlying deposits identified elsewhere in the study area, it may be expected that archaeological trial trenching work will be required by SCCAS to help identify and characterise any archaeological remains on the site and to inform any further mitigatory strategies that may be required.

13 CONCLUSION

- 13.1.1 The objectives of this DBA were to assess the archaeological potential of the site and the impact of the proposed new works on any surviving archaeological remains by drawing together all known documentary, cartographic and archaeological evidence from the surrounding area.
- 13.1.2 Assessment of the archaeological and historical evidence from the site and its environs has shown that although there is low potential for prehistoric and Romano-British archaeological remains to be encountered, there is moderate potential for medieval and high potential for post-medieval archaeological remains to be present within the site. Whilst the prehistoric and Romano-British remains would likely relate to sparse artefacts, medieval remains would most likely relate to the edge of the historic settlement, and post-medieval remains to the buildings that were demolished during the 20th century. These would be impacted by the proposed development.
- 13.1.3 Although the development of the site in the 20th century will have impacted archaeological deposits, the surrounding archaeological investigations identified natural geology at over 1m below ground level with colluvial or loess and make-up deposits overlying them. As such, there is the possibility that archaeological remains survive beneath the modern buildings.
- 13.1.4 Although this DBA has identified that there is the potential for archaeological remains to be encountered on the site, this is based on limited knowledge. Limited archaeological investigation has been undertaken in the immediate environs of the site, and it may be that the absence of earlier activity is a result of a 'sampling bias', resulting from low levels of intrusive work. As a result, targeted archaeological trial trenching may be requested by SCCAS to identify the presence, survival and condition of any archaeological remains.

APPENDIX A GAZETTEER OF KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA
Abbreviations

AP	Aerial photograph evidence	BLD	Building	CA	Conservation Area
FM	Farm	FS	Findspot	LB	Listed Building
Mon	Monument				

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
1	-	-	North Lowestoft	CA		655033	294200
2	-	-	South Lowestoft and Kirkley	CA		654295	291857
3	391354	1207043	Royal Norfolk and Suffolk Yacht Club	II* LB		654800	292618
4	391300	1292849	36, High Street	II* LB		655166	293932
5	391353	1292437	Raglan Smoke House	II LB		654663	293130
6	391361	1209891	Curing house north of number 174	II LB		654663	293844
7	391285	1208940	Church of Our Lady, Star of the Sea including boundary wall to Gordon Road	II LB		654841	293187
8	391286	1207020	St Margarets House	II LB		655022	293186
9	391362	1207047	Statue of Triton	II LB		654637	292212
10	DSF18213	1458627	Lowestoft War Memorial	II LB		654776	292585
11	391355	1209835	Statue of Triton	II LB		654816	292559
12	391342	1292511	Port House	II LB		654721	292758
13	391336	1292503	Former Post Office	II LB		654853	292965
14	391337	1279946	53 London Road North	II LB		654856	292983
15	391280	1279936	Crown Street Hall	II LB		654893	293848
16	391279	1208899	Remains of an Aisled Barn at Crown Street Motors	II LB		654961	293862
17	391338	1292506	United Reformed Church and Former Sunday School	II LB		655094	293358

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
18	391318	1292575	102, 103 and 104, High Street	II LB		655120	293468
19	391317	1207030	101 High Street	II LB		655127	293479
20	391313	1209526	75, 76 and 76a, High Street	II LB		655124	293648
21	391314	1292604	Wildes House	II LB		655125	293624
22	391315	1279940	81 and 81a, High Street	II LB		655129	293610
23	391316	1292606	82 and 83, High Street	II LB		655133	293603
24	391369	1279909	Steps and wall on south side of Wildes Score	II LB		655150	293612
25	391282	1207019	1 and 2, Dukes Head Street	II LB		655102	293701
26	391319	1207031	134 and 135, High Street	II LB		655106	293704
27	391312	1207029	Holm View	II LB		655136	293720
28	391311	1292596	Barclays Bank	II LB		655132	293734
29	-	1462138	59-59A High Street (former chemist shop)	II LB		655139	293761
30	391321	1279941	Berfield House	II LB		655116	293798
31	391320	1209567	Numbers 147 and 147a and attached screen wall	II LB		655118	293790
32	391322	1207032	149 and 149a-D, High Street	II LB		655119	293806
33	391310	1279939	55, High Street	II LB		655140	293791
34	391323	1279942	The Crown Hotel	II LB		655110	293820
35	391278	1207018	Walls and steps to Crown Score	II LB		655189	293820
36	391309	1209512	49a, 50a and 50b, High Street	II LB		655146	293833
37	391308	1207028	Crown House including railings to steps and street frontage	II LB		655155	293841
38	391307	1292628	48, High Street	II LB		655154	293851
39	391305	1292625	46, High Street	II LB		655158	293863
40	391306	1279938	47, High Street	II LB		655159	293858
41	391304	1207027	45, High Street	II LB		655159	293872

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
42	391303	1292620	43 and 44, High Street	II LB		655160	293879
43	391302	1207026	41 and 42, High Street	II LB		655159	293893
44	391339	1207038	Wall to south of Mariners Score	II LB		655196	293895
45	391325	1279943	Town Hall	II LB		655120	293880
46	391324	1207033	160, High Street	II LB		655137	293926
47	391301	1209490	St Davids	II LB		655160	293926
48	391299	1279937	35, High Street	II LB		655164	293939
49	391298	1025270	33 and 34, High Street	II LB		655162	293949
50	391297	1207025	31 and 32, High Street	II LB		655163	293958
51	391296	1025263	30 High Street	II LB		655165	293964
52	391295	1207024	29, High Street	II LB		655164	293971
53	391294	1025286	28, High Street	II LB		655164	293979
54	391293	1207023	Royal Falcon Inn	II LB		655167	293992
55	391292	1025275	Arnold House	II LB		655129	294127
56	391291	1207022	3, High Street	II LB		655130	294139
57	391290	1292877	2, High Street	II LB		655128	294149
58	391367	1207049	The Fish House to the rear of 312-14 Whapload Road	II LB		655227	294101
59	-	1467786	329 Whapload Road	II LB		655225	294177
60	ESF19632/LWT 151	-	Monitoring - Former Crown Works, Lowestoft	Event		654248	292536
61	ESF20235/LWT 174	-	Evaluation - Lowestoft Sixth Form College, Rotterdam Road	Event		654256	293926
62	ESF21518/LWT 180	-	Monitoring at Marstons Pub, Horn Hill, Lowestoft	Event		654287	292380
63	ESF20799/LWT Misc	-	Archaeological Desk Based Assessment, Lowestoft Sixth form College, Lowestoft	Event		654294	293915
64	ESF24192/LWT 191	-	Evaluation - Former Roman Hill Primary School, Lowestoft	Event		654450	293459
65	ESF24077/LWT 182	-	Monitoring - Harris Middle School, Lowestoft	Event		654505	294079

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
66	ESF28730/LWT 137	-	Land off Walton Road	Event		654515	293219
67	ESF21731/LWT 182	-	Evaluation at The Harris Middle School and St. Margaret's Primary School, Lowestoft	Event		654551	294097
68	ESF23396/LWT 346	-	Evaluation - Tyndale Press, Wollaston Road, Lowestoft	Event		654586	293257
69	ESF28734	-	Land off Belvedere Road, South Quay, Lowestoft: environmental assessment.	Event		654599	292598
70	ESF22063/LWT 192	-	Evaluation, Land off Till Road, Lowestoft	Event		654626	293272
71	ESF23181/LWT 336	-	Monitoring - South Beach Urgent Coastal Protection Works Phase 2, Lowestoft	Event		654722	292358
72	ESF29111/LWT 550	-	Heritage Statement Royal Norfolk and Suffolk Yacht Club, Lowestoft	Event		654798	292620
73	ESF23911/LWT 219	-	Evaluation - Former WDC Offices, Clapham Road, Lowestoft	Event		654804	293246
74	ESF23310/LWT 345	-	Evaluation - Thurston Road, Lowestoft	Event		654877	293789
75	ESF28521/LWT 415	-	Historic Building Recording, South Pier, Inner South Pier, Inner North Pier, and Lowestoft to North Railway Line, Lowestoft	Event		654894	292574
76	ESF29194/LWT 848	-	Dendrochronological and radiocarbon dating- 34 Crown Street West, Lowestoft	Event		654965	293856
77	ESF19853/LWT 167	-	Evaluation, 10 Factory Street, Lowestoft	Event		654998	293810
78	ESF28723	-	Watching Brief	Event		655019	293819
79	ESF23734/LWT 349	-	Evaluation - White Horse Street, Lowestoft	Event		655040	293853
80	ESF24919/LWT 360	-	Monitoring - Former Council Offices, Mariners Street, Lowestoft	Event		655040	293889
81	ESF23937/LWT 351	-	Excavation - White Horse Street, Lowestoft	Event		655046	293854
82	ESF24826/LWT 359	-	Watching Brief - Lowestoft Tidal Flood Defences, Lowestoft	Event		655066	292907
83	ESF25546/LWT 363	-	Evaluation - Albany Road car park, Lowestoft	Event		655069	294007
84	MSF29741/LWT 183	-	Outline record: Compass Street - Eval (NPS)	Event		655070	293850
85	ESF23917/LWT 350	-	Evaluation - Triangle Market Place, Lowestoft	Event		655075	293607
86	ESF22472/LWT 328	-	Evaluation, Land to the rear of the New Globe Inn, High Street, Lowestoft	Event		655080	293658
87	ESF24261/LWT 357	-	Evaluation - Land south of Mariner's Street, Lowestoft	Event		655081	293889
88	ESF19537/LWT 150	-	Monitoring - 120 High Street, Lowestoft	Event		655083	293501

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
89	ESF22941/LWT 328	-	Desk Based Assessment, The Globe, Old Market Street, Lowestoft	Event		655085	293652
90	ESF29750/LWT 856	-	Monitoring - 141-142 High Street, Lowestoft	Event		655108	293744
91	ESF29519/LWT 850	-	Evaluation - Pre Lowestoft-Town Hall HAT 2023	Event		655110	293880
92	ESF24370/LWT 337	-	Excavation - No.1 High Street, Lowestoft, 2013	Event		655127	294156
93	ESF29563/LWT 852	-	Building Recording - former chemist's shop, 59-59a High Street, Lowestoft	Event		655146	293765
94	ESF28729	-	John Wilde School, Wilde's Score	Event		655153	293605
95	ESF19843/LWT 155	-	Lowestoft Magistrates Court, Old Nelson Road, Lowestoft	Event		655154	293323
96	ESF20009/LWT 158	-	Sampling, 63 High Street, Lowestoft, 2007	Event		655157	293718
97	ESF19585/LWT 157	-	Monitoring, Royal Falcon Pub, High Street, Lowestoft	Event		655159	293991
98	ESF20076/LWT 158	-	Rear of 63, High St, Lowestoft	Event		655160	293719
99	ESF29047/LWT 394	-	Historical Survey - 36 High Street, Lowestoft	Event		655173	293931
100	ESF28705/LWT 140	-	Watching Brief - Day Care Centre, Lowestoft	Event		655218	293787
101	ESF29749/LWT 855	-	Monitoring - Adjacent Martin's Score, Lowestoft	Event		655226	293715
102	ESF23253/LWT 339	-	Evaluation - Land at Whapload Road, Lowestoft	Event		655230	293504
103	ESF20010/LWT 165	-	Evaluation, 283 Whapload Road, Lowestoft, 2008	Event		655250	294040
104	ESF20011/LWT 165	-	Watching brief, 283 Whapload Road, Lowestoft, 2008-9	Event		655250	294040
105	LWT 137	-	Walton Road	Mon	Neolithic	654517	293219
106	LWT 009	-	Water Lane (Neo)	Mon	Neolithic	654564	293946
107	LWT 002	-	Findspot of the cutting end of a Neolithic partly polished axe.	Mon	Neolithic	655067	293941
108	LWT 009	-	Water Lane (BA)	Mon	Bronze Age	654564	293946
109	LWT 007	-	The Fairfield, Roman Hill	Mon	Roman	654164	293352
110	LWT 334	-	Findspot of three Roman coins	FS	Roman	654420	293120
111	LWT 360	-	Roman coins, Roman Hill	FS	Roman	654500	293500
112	LWT 364	-	Findspot of a Roman ptolemaic bronze coin	FS	Roman	654500	293500

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
113	LWT 027	-	Roman Road	Mon	Roman	654512	293270
114	LWT 024	-	108 Bevan Street	Mon	Roman	654721	293001
115	LWT 154	-	Lake Lothing	Mon	Medieval	653266	292882
116	LWT 161	-	Basket Wells; Church Road; The Bleach Playground	Mon	Medieval to post-medieval	654528	293985
117	LWT 167	-	10 Factory Street	Mon	Medieval to post-medieval	654998	293810
118	LWT 328	-	Late medieval pits, Land to the rear of the New Globe Inn, High Street, Lowestoft	Mon	Medieval to post-medieval	655080	293658
119	LWT 040	-	Medieval town core	Mon	14th century to 16th century	655123	293790
120	LWT 337	-	Medieval and 18th century walls, No.1 High Street, Lowestoft	Mon	Medieval to post-medieval	655127	294156
121	LWT 158	-	Rear of 63, High St, Lowestoft	Mon	Medieval	655157	293723
122	LWT 013	-	41-42 & 160 High Street; Priory of St Bartholomew (site of)	Mon	Medieval	655171	293863
123	LWT 145	-	John Wilde School, Lowestoft (Med)	FS	Medieval	655178	293653
124	LWT 140	-	Day Care Centre, Crown Score, Lowestoft	Mon	Medieval to post-medieval	655223	293792
125	LWT 165	-	283 Whapload Road, Lowestoft	Mon	Medieval	655250	294040
126	SUF 067	-	East Suffolk railway line	Mon	19th century	641402	286025
127	LWT 353	-	Lowestoft to Norwich railway line	Mon	19th century	649384	295917
128	LWT 408	-	Farmstead: Pope's Farm	FMS	19th century	654022	293250
129	LWT 151	-	Former Crown Works shipbuilding and engineering site in Lowestoft	Mon	Post-medieval	654247	292536
130	LWT 546	-	Mill	Mon	Post-medieval	654349	292397
131	LWT 191	-	19th century clay extraction pits at Roman Hill	Mon	19th century to 20th century	654450	293459

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
132	LWT 182	-	Late Medieval and post-medieval features	Mon	Post-medieval	654549	294101
133	LWT 549	-	Church Of St John	Mon	19th century	654638	292573
134	LWT 147	-	Lowestoft railway station	Mon	19th century	654670	292875
135	LWT 415	-	South Pier, Inner South Pier, Inner North Pier, and Lowestoft to North Railway Line Lowestoft.	Mon	19th century	654861	292573
136	LWT 600	-	Crown Brewery	BLD	19th century	654938	293829
137	LWT 557	-	Lowestoft And North Suffolk Hospital	Mon	19th century	654941	293462
138	LWT 038	-	Lowestoft Porcelain Factory	Mon	18th century to 19th century	654971	293828
139	LWT 149	-	Former railway line serving Lowestoft herring basin	Mon	Post-medieval	655038	292997
140	LWT 363	-	Post-medieval field boundary ditch, Albany Road car park, Lowestoft	Mon	Post-medieval	655071	294009
141	LWT 150	-	Post-medieval pit, 120 High Street	Mon	Post-medieval	655087	293501
142	LWT 381	-	Post-medieval clay pipe production site, High Street	Mon	19th century to 20th century	655100	293800
143	LWT 040	-	Post-medieval town core	Mon	Post-medieval	655123	293792
144	LWT 039	-	South Battery	Mon	18th century to 20th century	655124	293258
145	LWT 852	-	59-59A High Street (former chemist shop), Lowestoft	BLD	19th century to 20th century	655146	293765
146	LWT 370	-	Post-medieval pottery, John Wilde School	Mon	Post-medieval	655195	293615
147	LWT 530	-	333 Whapload Road, Lowestoft	BLD	17th century	655221	294181
148	LWT 145	-	John Wilde School, Lowestoft (PMed)	Mon	Post-medieval	655228	293703
149	LWT 339	-	Post-medieval wall and mortar surface at Whapland Road	Mon	18th century	655230	293504
150	LWT 189	-	The Denes	Mon	18th century to 20th century	655291	294218

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
151	LWT 172	-	Post-medieval gas works.	Mon	19th century to 20th century	655433	293511
152	LWT 436	-	South Fort	Mon	18th century to 19th century	655501	293497
153	LWT 533	-	Ness Battery	Mon	18th century to 19th century	655619	293677
154	LWT 550	-	Royal Norfolk and Suffolk Yacht Club	Mon	Edwardian	654799	292620
155	LWT 352	-	Lowestoft and Yarmouth Railway (Norfolk and Suffolk Joint Railway)	Mon	Edwardian to late 20th century	654443	295950
156	LWT 592	-	Hippodrome	BLD	Edwardian to unknown	654980	292903
157	LWT 856	-	Post-medieval Coal Store at 141-142 High Street, Lowestoft	Mon	Modern	655108	293744
158	LWT 431	-	HMS Spider	Mon	World War I	655663	293199
159	LWT 214	-	Site of World War II road blocks	Mon	World War II	653970	293258
160	LWT 104	-	World War II road block.	Mon	World War II	654004	292967
161	LWT 105	-	World War II air raid shelter	Mon	World War II	654035	292931
162	LWT 223	-	Site of World War II pillboxes, air raid shelter and road blocks	Mon	World War II	654130	293661
163	LWT 211	-	Site of World War II emergency water tank and air raid shelter	Mon	World War II	654146	292974
164	LWT 220	-	Site of World War II military buildings and shelters	Mon	World War II	654224	293377
165	LWT 210	-	Site of World War II barrage balloon, air raid shelters and a possible operational building	Mon	World War II	654391	293021
166	LWT 106	-	World war II air raid shelters	Mon	World War II	654406	292908
167	LWT 103	-	Three World War II road blocks	Mon	World War II	654413	292947
168	LWT 316	-	Possible World War II military training site	Mon	World War II	654431	293444
169	LWT 324	-	Site of World War II road block	Mon	World War II	654520	293374
170	LWT 221	-	Site of World War II barrage balloon, air raid shelters and trenches	Mon	World War II	654523	293626
171	LWT 317	-	Site of World War II air raid shelters	Mon	World War II	654527	293241

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
172	LWT 212	-	Site of World War II air raid shelters	Mon	World War II	654588	293098
173	LWT 109	-	Length of World War II beach defence scaffolding	Mon	World War II	654618	292119
174	LWT 222	-	Site of World War II air raid shelters	Mon	World War II	654666	293591
175	LWT 107	-	World War II air raid shelter	Mon	World War II	654676	292731
176	LWT 101	-	World War II road block	Mon	World War II	654678	292812
177	LWT 315	-	Site of World War II air raid shelters	Mon	World War II	654679	293437
178	LWT 224	-	Site of World War II road blocks	Mon	World War II	654681	293152
179	LWT 110	-	Possible World War II gun emplacement	Mon	World War II	654701	292374
180	LWT 225	-	Site of World War II air raid shelters	Mon	World War II	654704	293238
181	LWT 102	-	World War II roadblock	Mon	World War II	654741	292903
182	LWT 226	-	Site of World War II pillbox and/or gun emplacement	Mon	World War II	654751	293808
183	LWT 100	-	World War II barrage balloon centre	Mon	World War II	654802	292777
184	LWT 213	-	Site of World War Two air raid shelters	Mon	World War II	654820	293043
185	LWT 108	-	World War II pillbox	Mon	World War II	654843	292550
186	LWT 093	-	Circular structure, possibly a World War II pillbox	Mon	World War II	654861	293838
187	LWT 325	-	World War II pillboxes	Mon	World War II	654881	292820
188	LWT 227	-	Site of possible World War II air raid shelters	Mon	World War II	654897	293929
189	LWT 228	-	Site of World War II air raid shelters	Mon	World War II	654968	293810
190	LWT 099	-	Three World War II road blocks	Mon	World War II	654973	292905
191	LWT 229	-	Site of World War II air raid shelters	Mon	World War II	654990	294013
192	LWT 097	-	Possible World War II pillbox	Mon	World War II	655011	293238
193	LWT 218	-	South Pier Battery	Mon	World War II	655066	292575
194	LWT 098	-	Hexagonal World War II pillbox	Mon	World War II	655096	293078
195	LWT 096	-	World War II shelter and associated building	Mon	World War II	655107	293178

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
196	LWT 092	-	Hexagonal World War II pillbox	Mon	World War II	655107	293684
197	LWT 322	-	World War II Coastal Battery	Mon	World War II	655155	292577
198	LWT 095	-	World War II pillbox and roadblock	Mon	World War II	655174	293260
199	LWT 321	-	World War II Naval Base, HMS Mantis	Mon	World War II	655267	292981
200	LWT 090	-	World War II features, including barbed wire obstructions, a barrage balloon site and bomb craters	Mon	World War II	655372	294177
201	LWT 094	-	World War II barrage balloon site and barbed wire obstruction	Mon	World War II	655423	293264
202	LWT 542	-	Diver Strip Diver Battery Ye	Mon	World War II	655498	293897
203	LWT 091	-	World War II coastal defence scaffolding running along the beach	Mon	World War II	655517	293962
204	LWT 548	-	Odeon Cinema	Mon	Mid-20th century to late 20th century	654869	293019
205	LWT 544	-	Lowestoft County and Magistrates Court	BLD	Late 20th century	655141	293348
206	LWT 599	-	Remains of wreck on the South Beach at Lowestoft	Mon	21st century	654929	292516
207	LWT 430	-	Elnet	Mon	Unknown	655521	293006
208	LWT 432	-	Remains of British steam drifter, 1929	Mon	Unknown	655881	293676
209	SUF 092	-	Norwich And Lowestoft Navigation	Mon	Unknown	651725	292756
210	LWT 148	-	Lowestoft Harbour Branch railway serving South Quay	Mon	Unknown	653336	292267
211	LWT 346	-	Undated ditches and pit at Tyndale Press, Wollaston Road	Mon	Unknown	654585	293262
212	LWT 192	-	Undated ditch, Land off Till Road, Lowestoft	Mon	Unknown	654642	293267
213	LWT 552	-	Gabions posing potential obstruction	Mon	Unknown	654789	292721
214	LWT 219	-	Two undated ditches at WDC Offices, Chapham Road	Mon	Unknown	654796	293236
215	LWT 426	-	Possibly remains of pier	Mon	Unknown	655159	292710
216	LWT 427	-	Wreck, possibly barge or boat	Mon	Unknown	655358	292935
217	LWT 428	-	Wreckage	Mon	Unknown	655752	293718
218	-	-	Structure	AP	-	655078	293114

OA	SHER	NHLE	Name	Grade/ type	Period	Easting	Northing
219	-	-	Structure	AP	-	655081	293092

APPENDIX B BIBLIOGRAPHY AND LIST OF SOURCES CONSULTED

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OS 6 inch

Suffolk Sheet X.NE Surveyed: 1882 to 1883, Published: 1885.

Suffolk Sheet X.NE Revised: 1903 to 1904, Published: 1906

Suffolk Sheet X.NE Revised: 1926, Published: 1928

Suffolk Sheet X.NE Revised: 1938, Published: ca. 1949

Suffolk Sheet X.NE Revised: 1946, Published: 1951

OS 25 inch

Suffolk X.8 Revised: 1903 to 1904, Published: 1905

Suffolk X.8 Revised: 1926, Published: 1927

OS 1 inch

Sheet 176 – Lowestoft Surveyed: ca. 1881 to 1884, Published: 1889

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Sheet 77 - Lowestoft & Waveney Valley Revised: 1914 to 1919, Printed: 1921

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Sheet 137 - Lowestoft - A Edition Publication date: Revised: 1951 to 1952, Published: 1954 shows church with a tower

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Sheet 137 - Lowestoft - A// Edition Publication date: Revised: 1951 to 1961, Published: ca. 1962

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62/59 – A Originally published: 1947; Boundaries: 01/12/1946

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Historic England ref. no. 33765_030 (oblique) flown 21/06/2019
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Historic England ref. no. 35090_025 (oblique) flown 23/06/2019
Historic England ref. no. 35090_038 (oblique) flown 23/06/2019

Satellite imagery

Google Earth satellite imagery dated:

12/1945, 12/1999, 12/2006, 9/2016, 4/2019, 8/2019, 6/2021, 4/2023

APPENDIX C OASIS REPORT FORM

Project Details

OASIS Number	oxfordar3-520522		
Project Name	Lowestoft New Cultural Quarter, Lowestoft, Suffolk		
Start of Fieldwork	10 November 2023	End of Fieldwork	10 November 2023
Previous Work	No	Future Work	Unknown

Project Reference Codes

Site Code	XSFLNCDBA	Planning App. Number	N/A
HER Number	N/A	Related Numbers	N/A
Prompt	National Planning Policy Framework (NPPF)		
Development Type	Urban Commercial		

Techniques used (tick all that apply)

- | | | | |
|--------------------------|-------------------------------------|-------------------------------------|--------------------------------|
| <input type="checkbox"/> | Aerial Photography - interpretation | <input checked="" type="checkbox"/> | Documentary Search |
| <input type="checkbox"/> | Aerial Photography - new | <input checked="" type="checkbox"/> | Visual Inspection (site visit) |

Monument	Period	Object	Period
Building	Modern (1901 to present)	None	None

Project Location

County	Suffolk	Address (including Postcode) 10 Godon Road Lowestoft Suffolk NR32 1HA
District	East Suffolk	
Parish	Lowestoft	
HER office	Suffolk	
Size of Study Area	1ha	
National Grid Ref	TM 55052 93132	

Project Originators

Organisation	Oxford Archaeology
Project Brief Originator	Chaplin Farrant
Project Design Originator	Patrick Moan
Project Manager	Patrick Moan
Project Supervisor	Robin Webb

Project Archives

	Location	ID
Physical Archive (Finds)	N/A	N/A
Digital Archive	ADS	XSFLNCDBA
Paper Archive	Suffolk CC Store	XSFLNCDBA

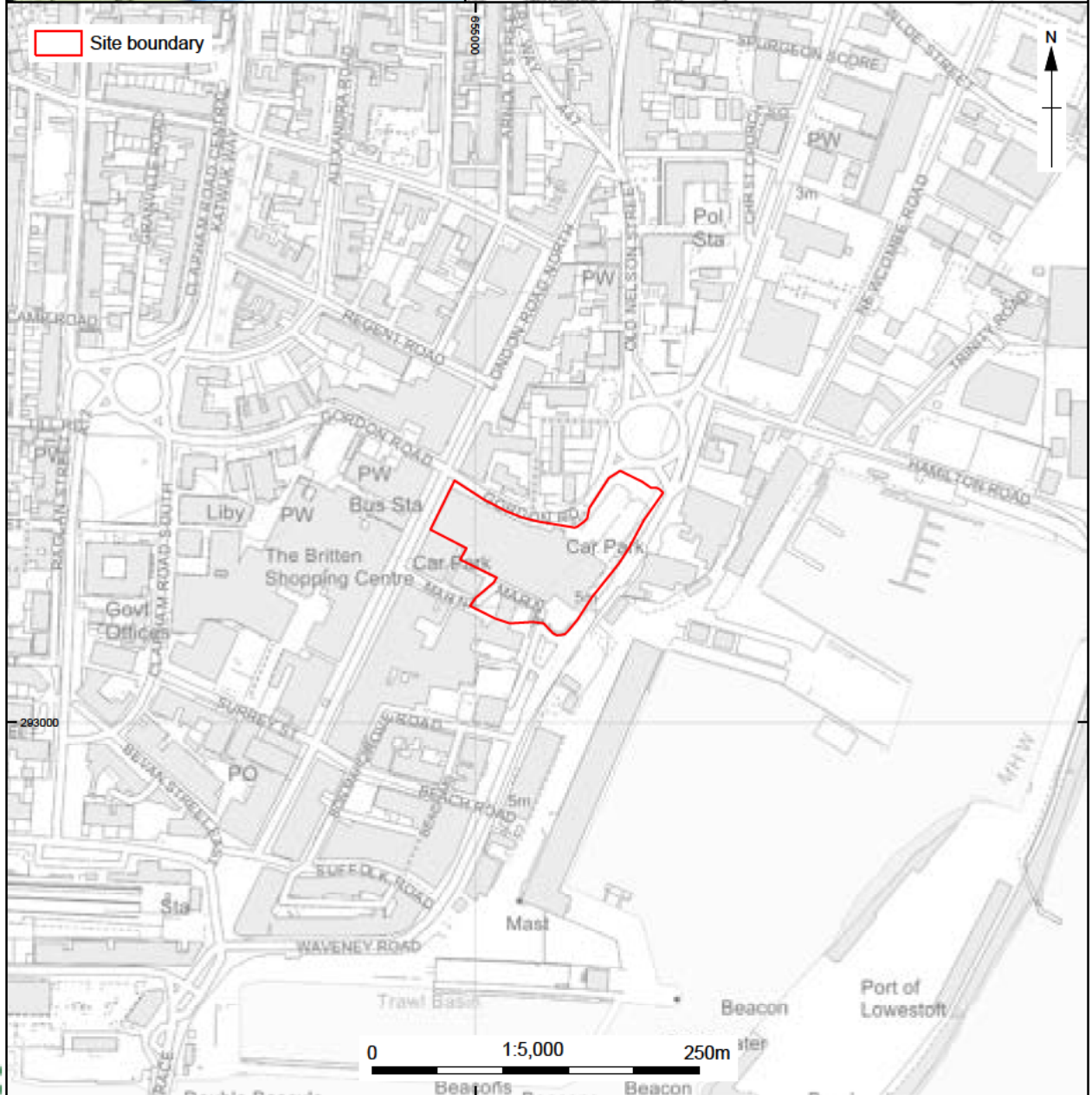
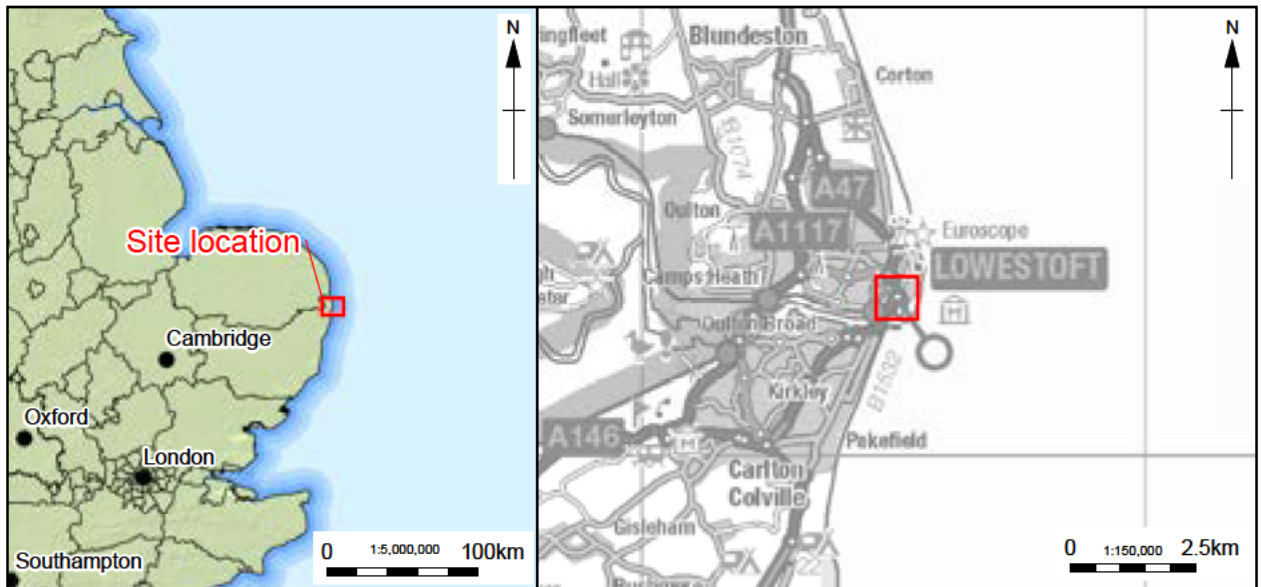
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Geophysics	<input type="checkbox"/>
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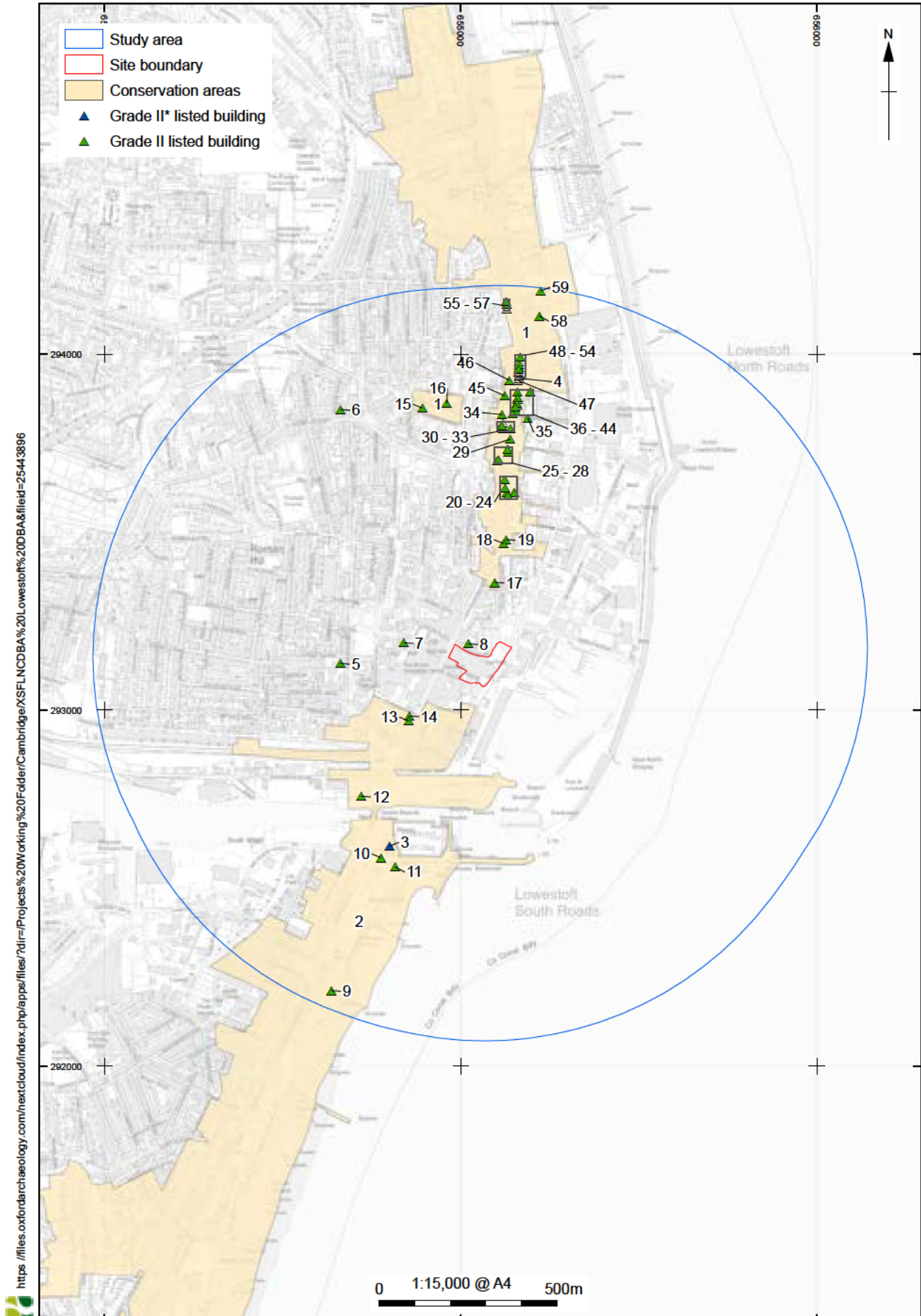
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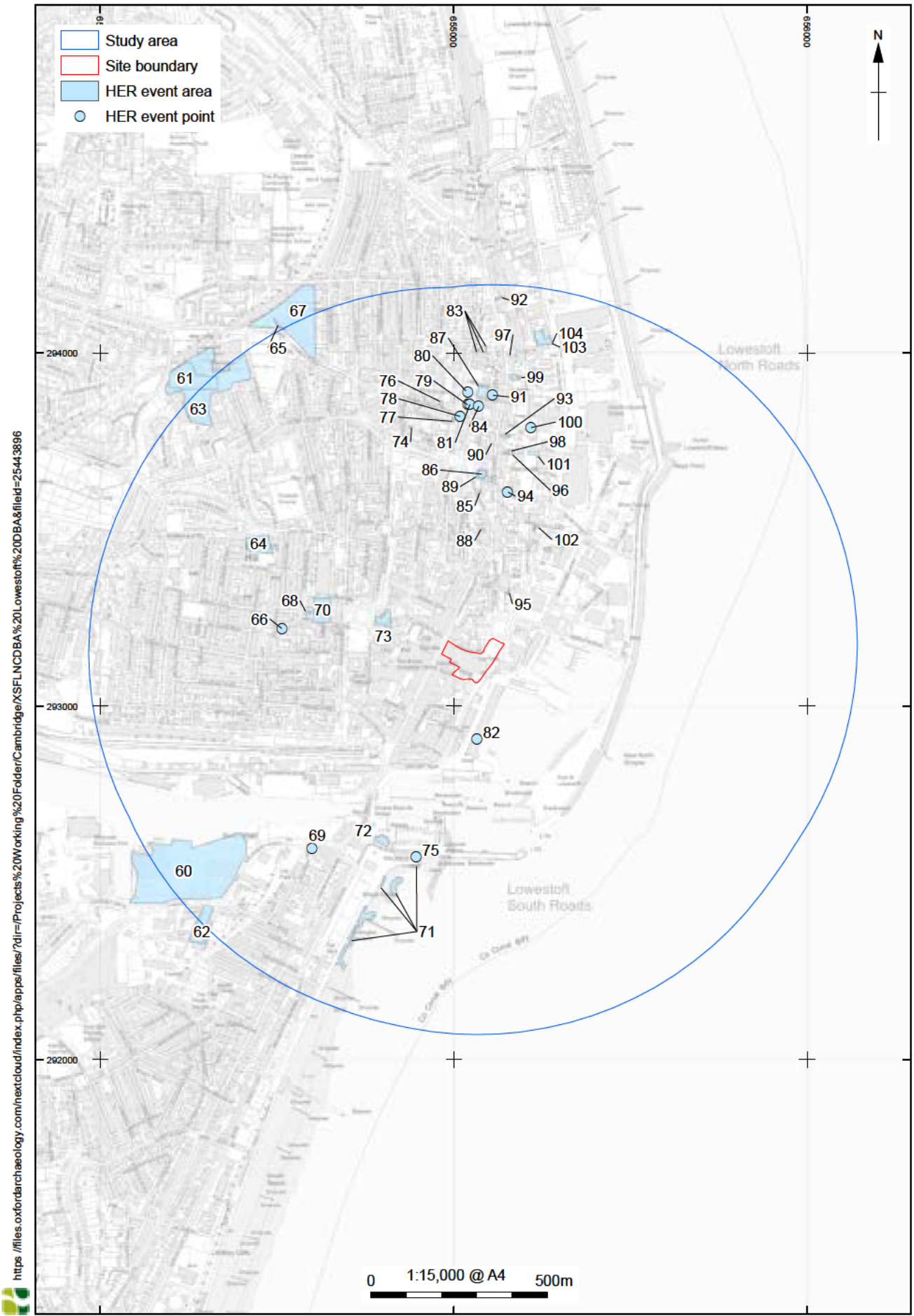
Figure 1: Site location map



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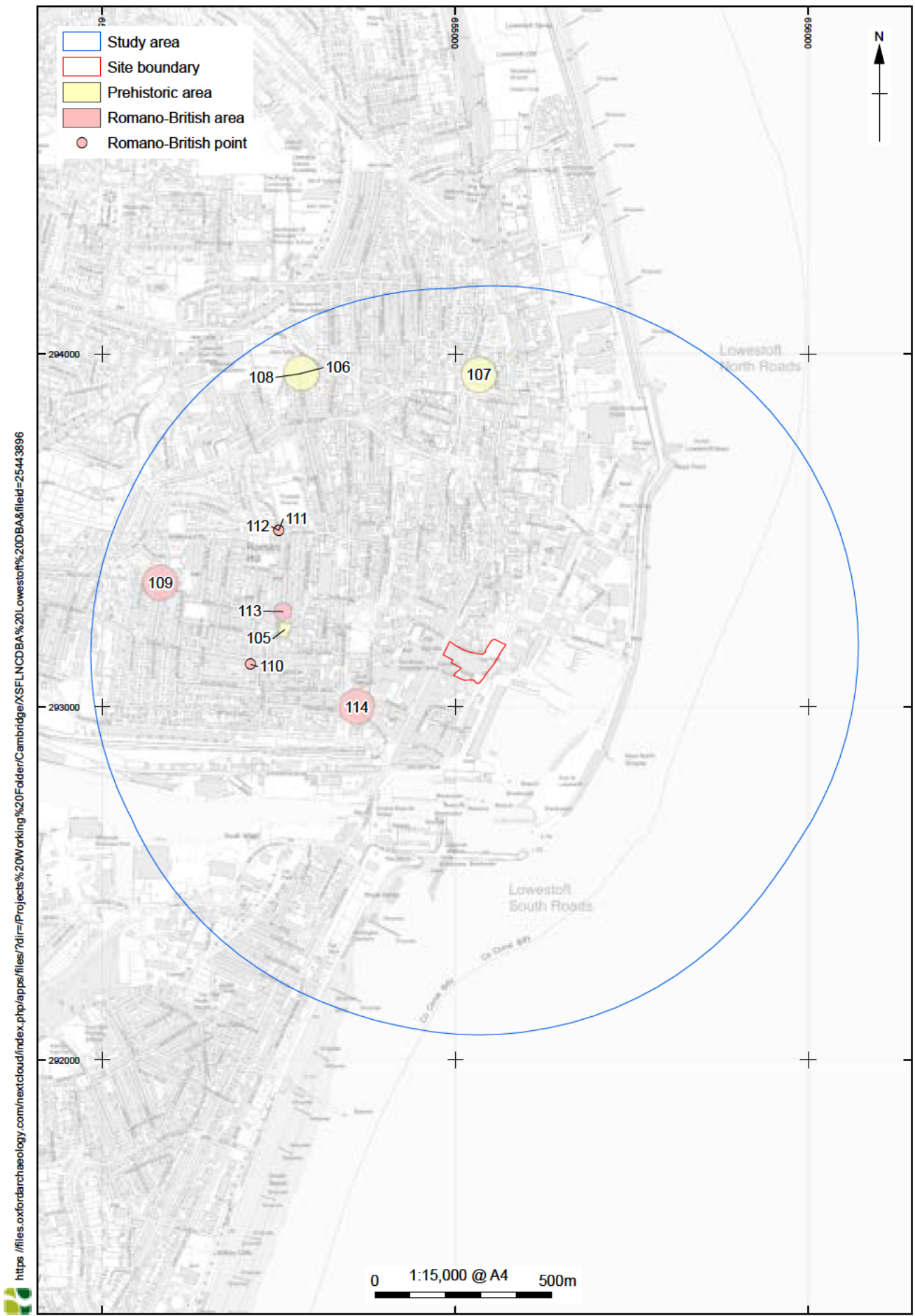
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Figure 2: Designated heritage assets within the study area



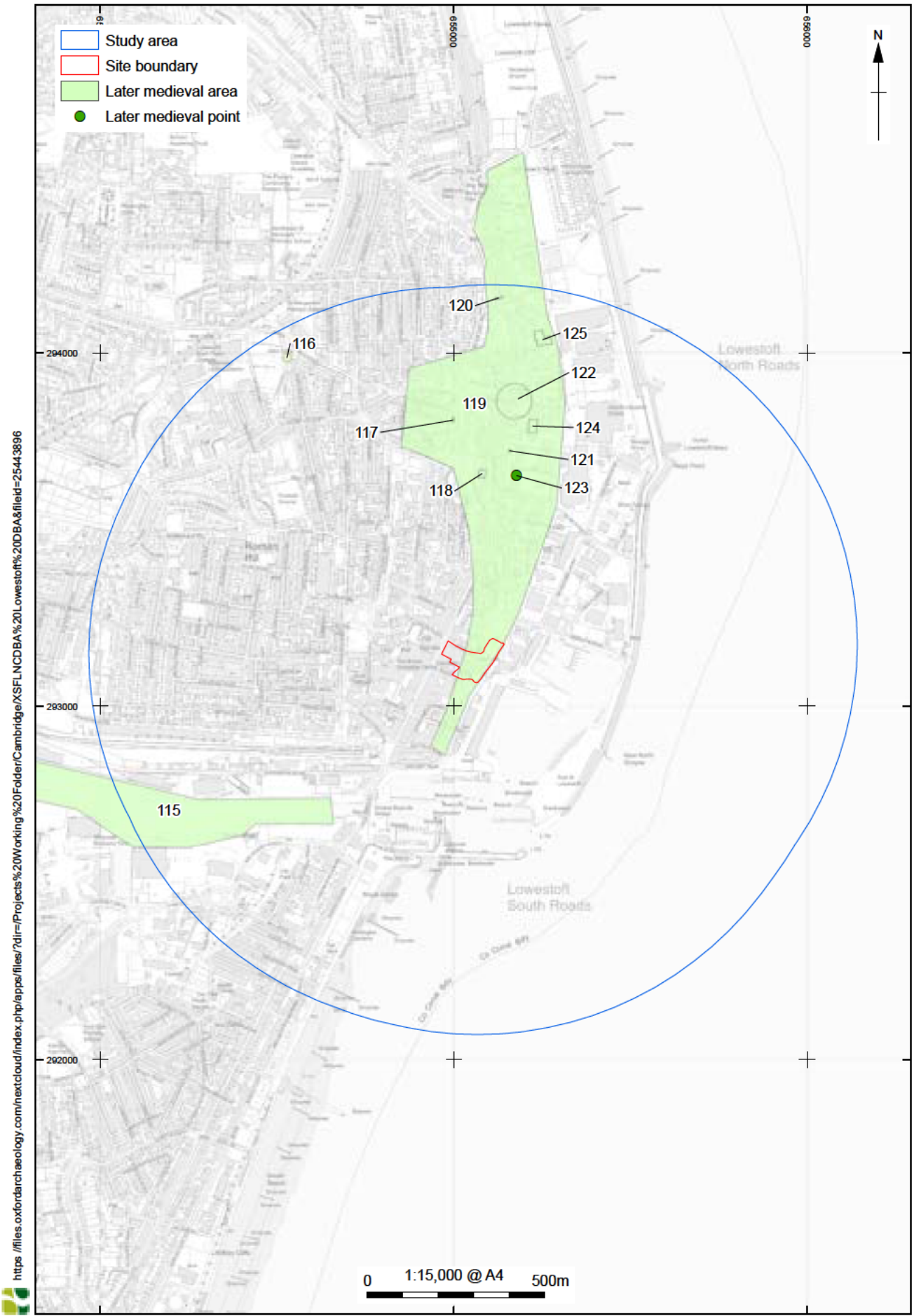
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Figure 3: Archaeological events within the study area



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Figure 4: Prehistoric and Romano-British non-designated heritage assets within the study area



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Figure 5: Medieval non-designated heritage assets within the study area

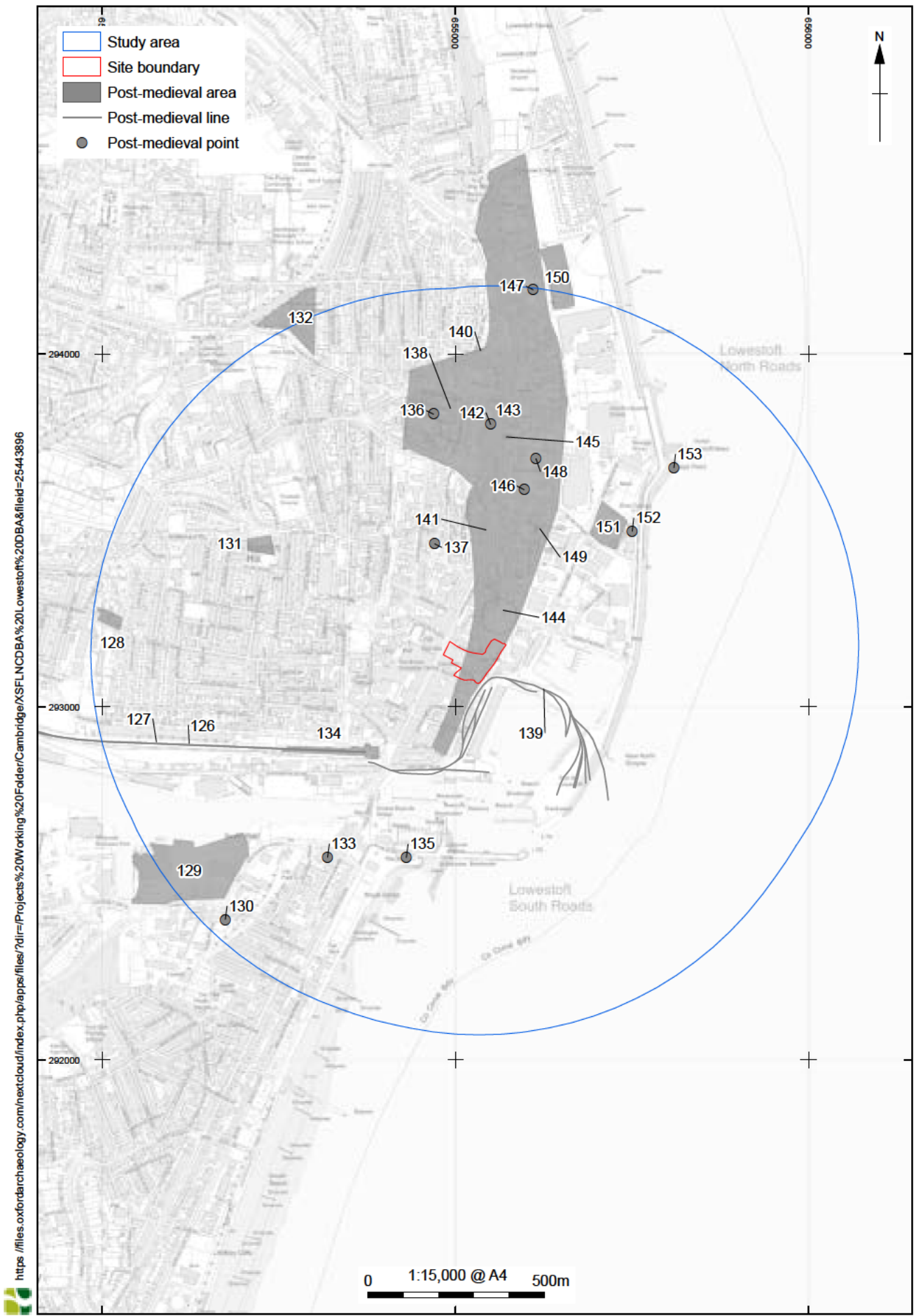
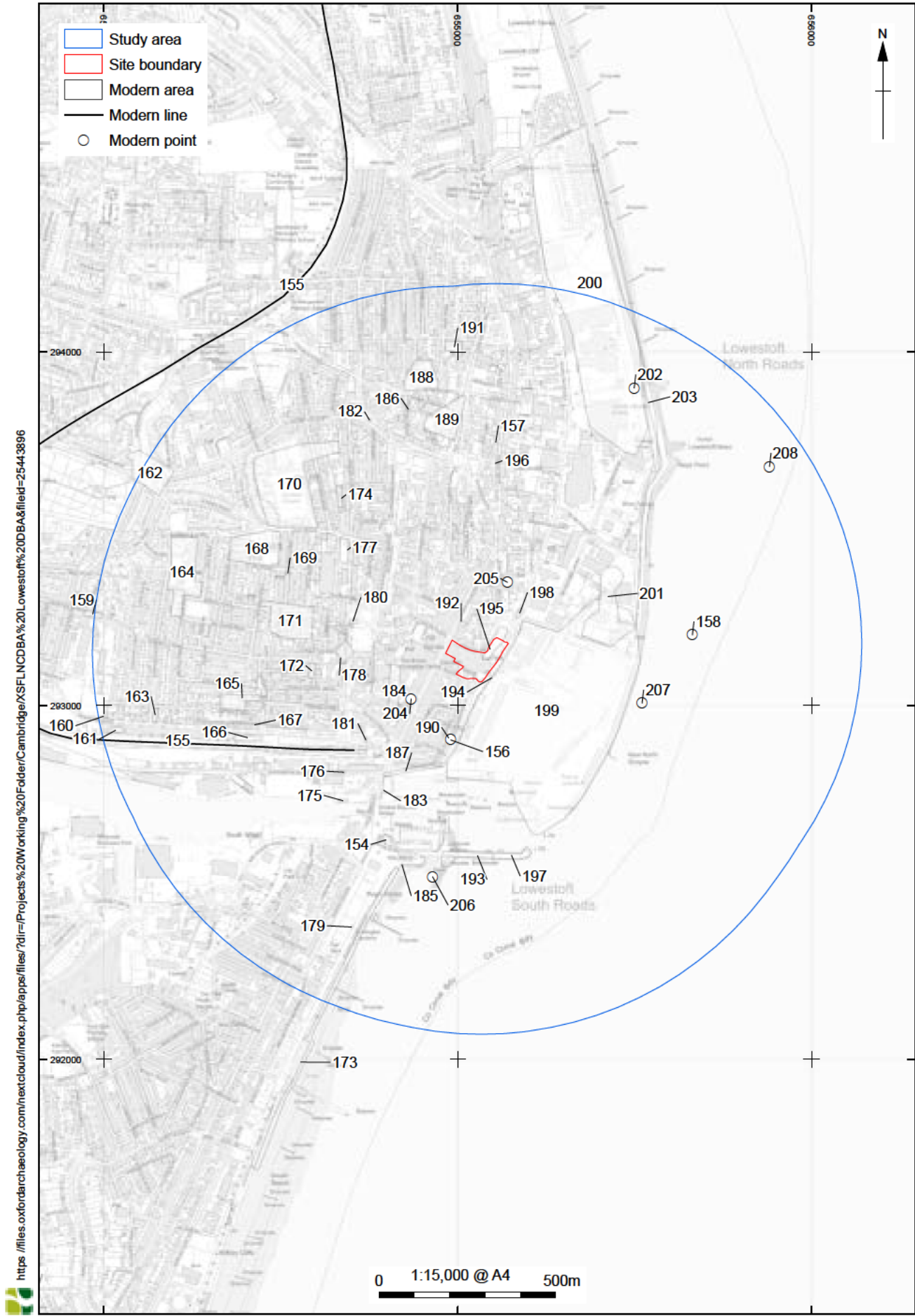
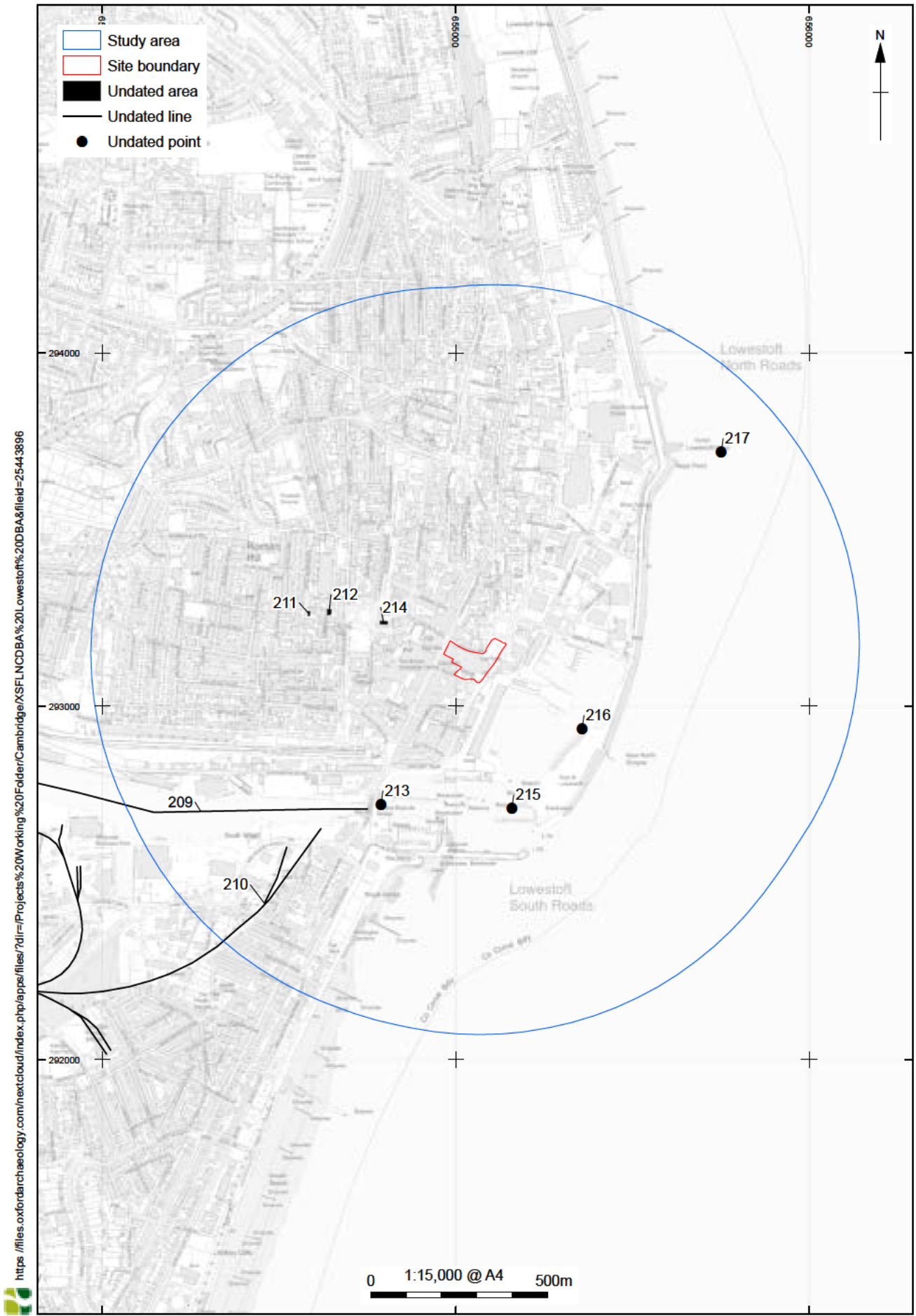


Figure 6: Post-medieval non-designated heritage assets within the study area



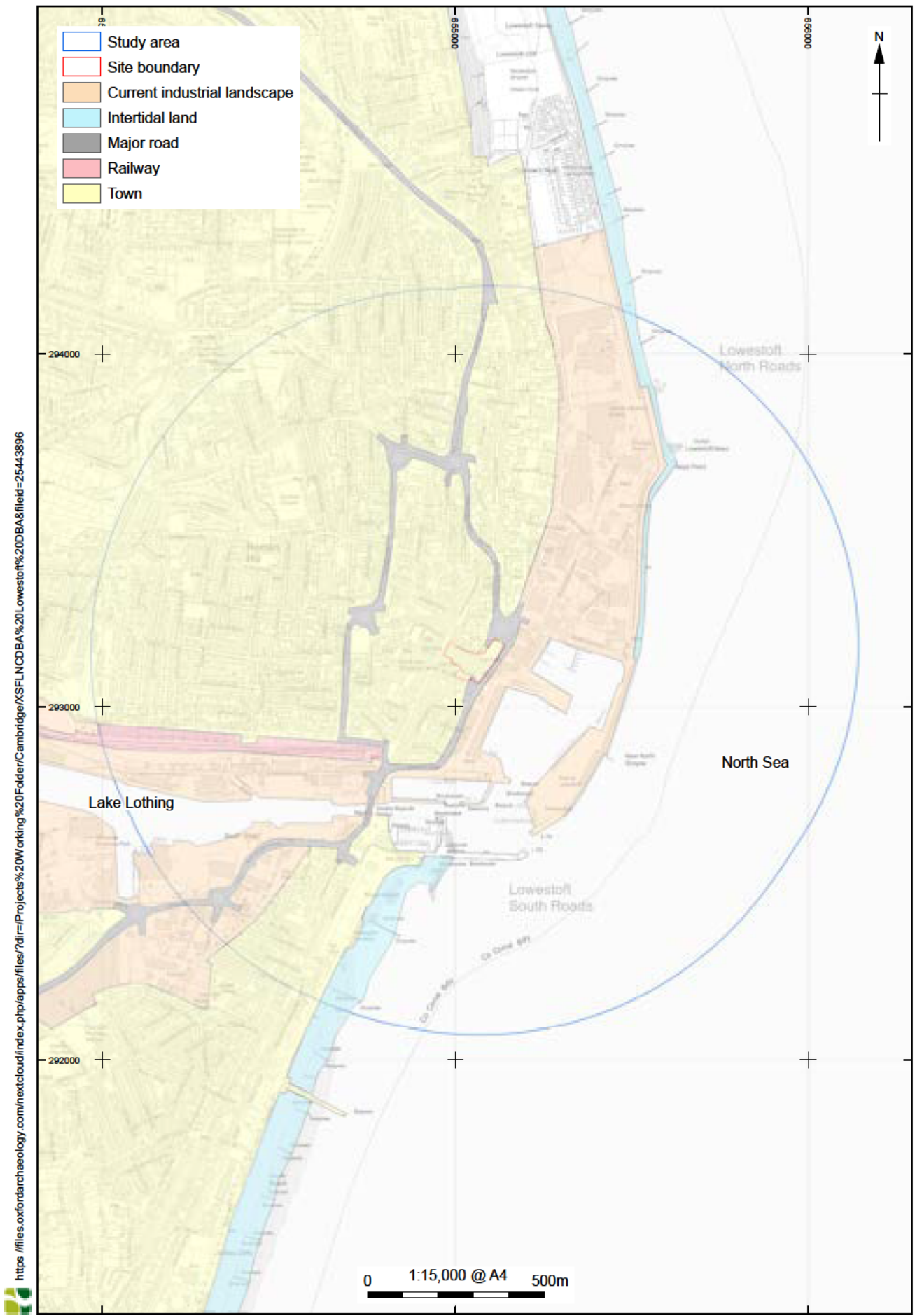
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Figure 7: Modern non-designated heritage assets within the study area



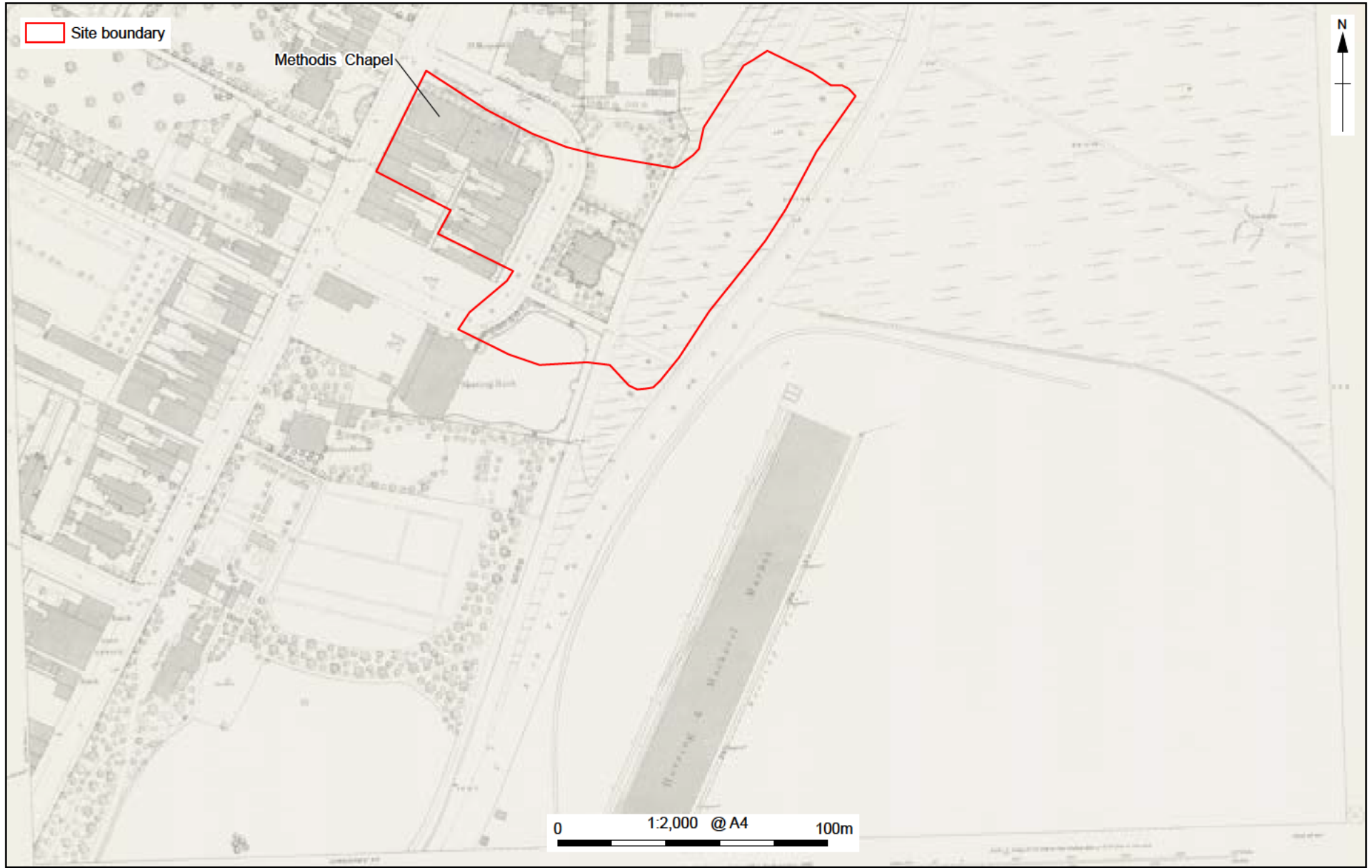
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Figure 8: Undated non-designated heritage assets within the study area



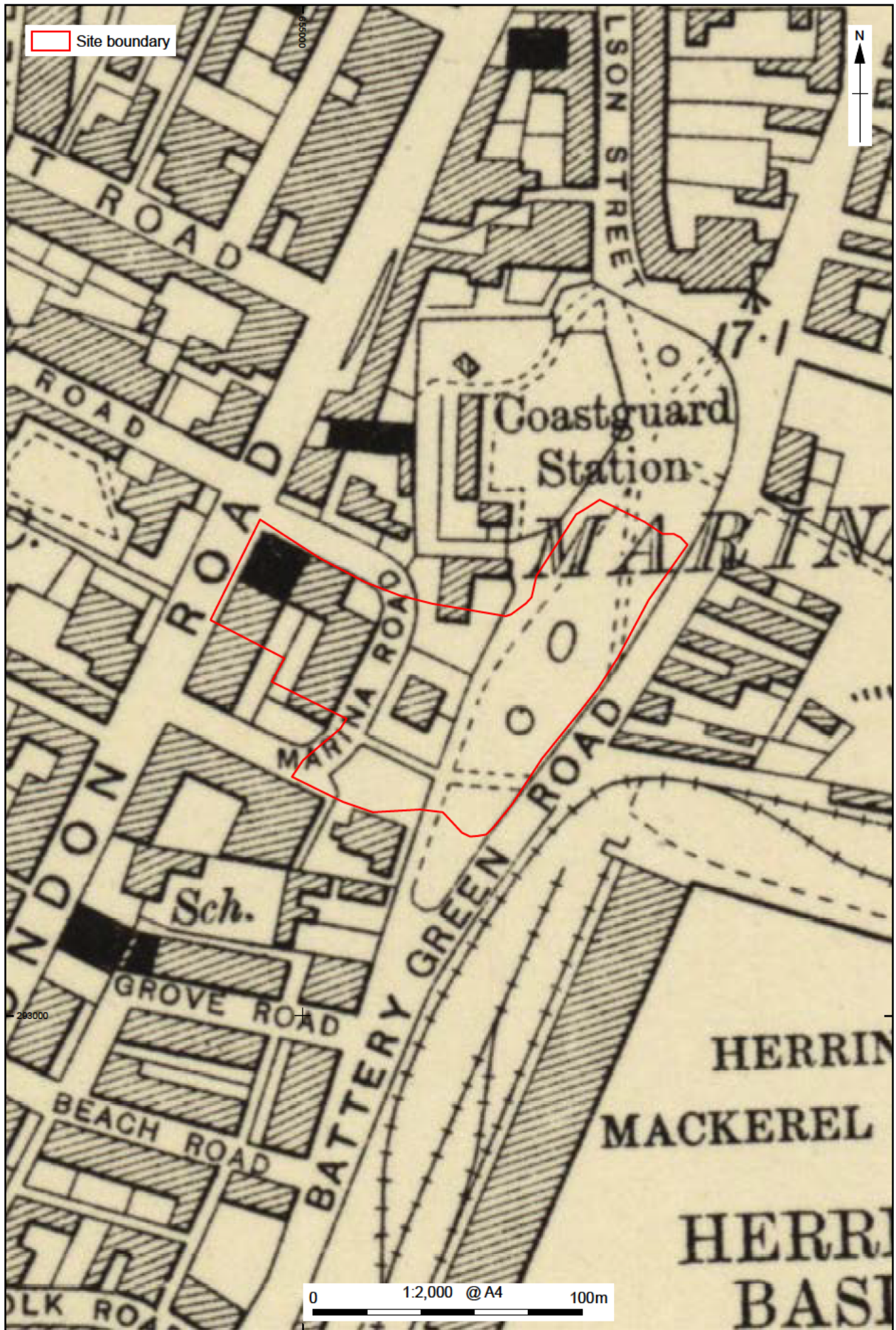
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Figure 9: Historic landscape characterisation of the study area



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Figure 10: Extract from the 1885 First Edition Ordnance Survey Town Plan Sheet X.8.8 Lowestoft, with the site boundary overlain

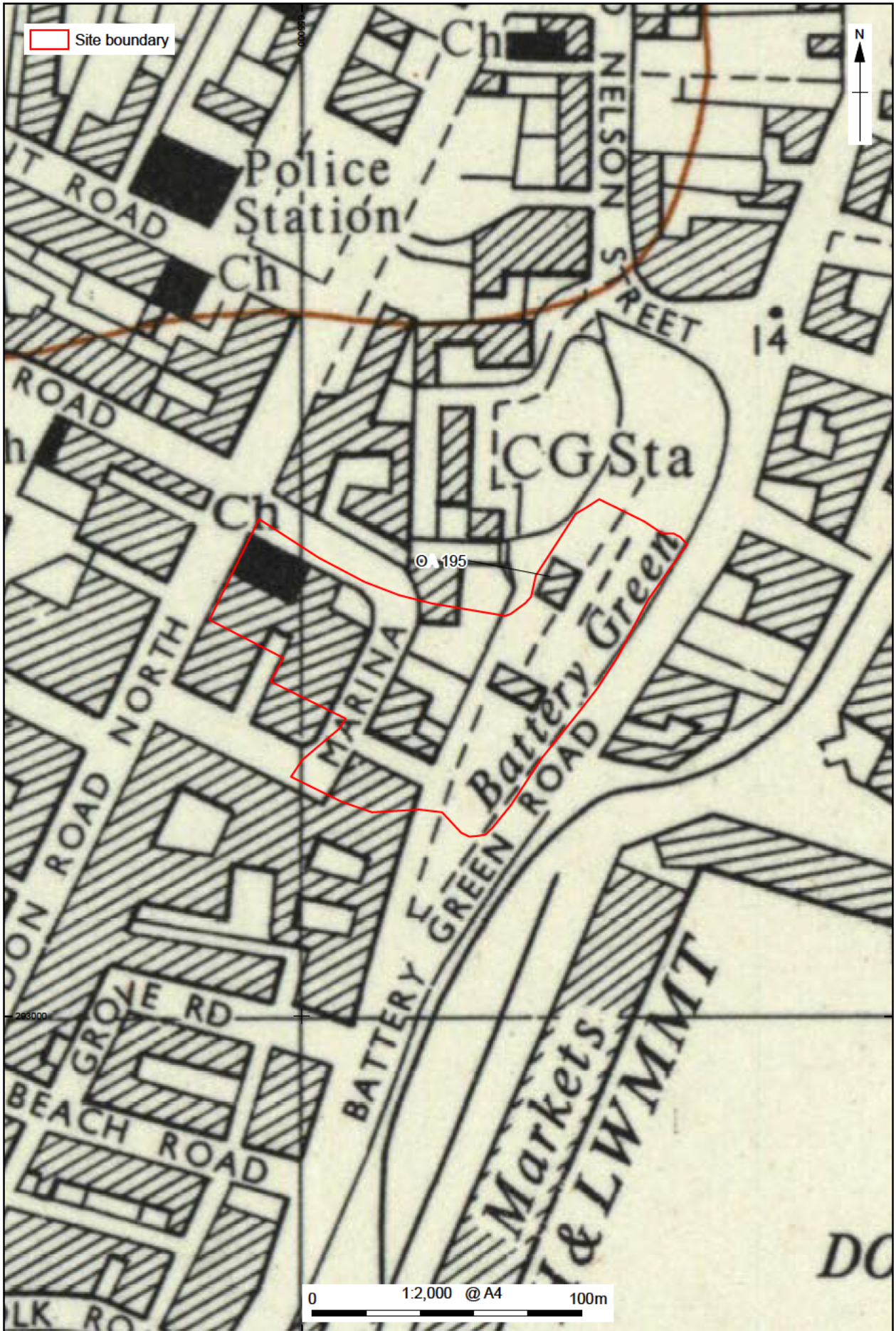


<https://files.oxfordarchaeology.com/nextcloud/index.php/apps/files/?dir=/Projects%20Working%20Folder/Cambridge/XSFLNCDDBA%20Lowestoft%20DBA&fileid=25443886>

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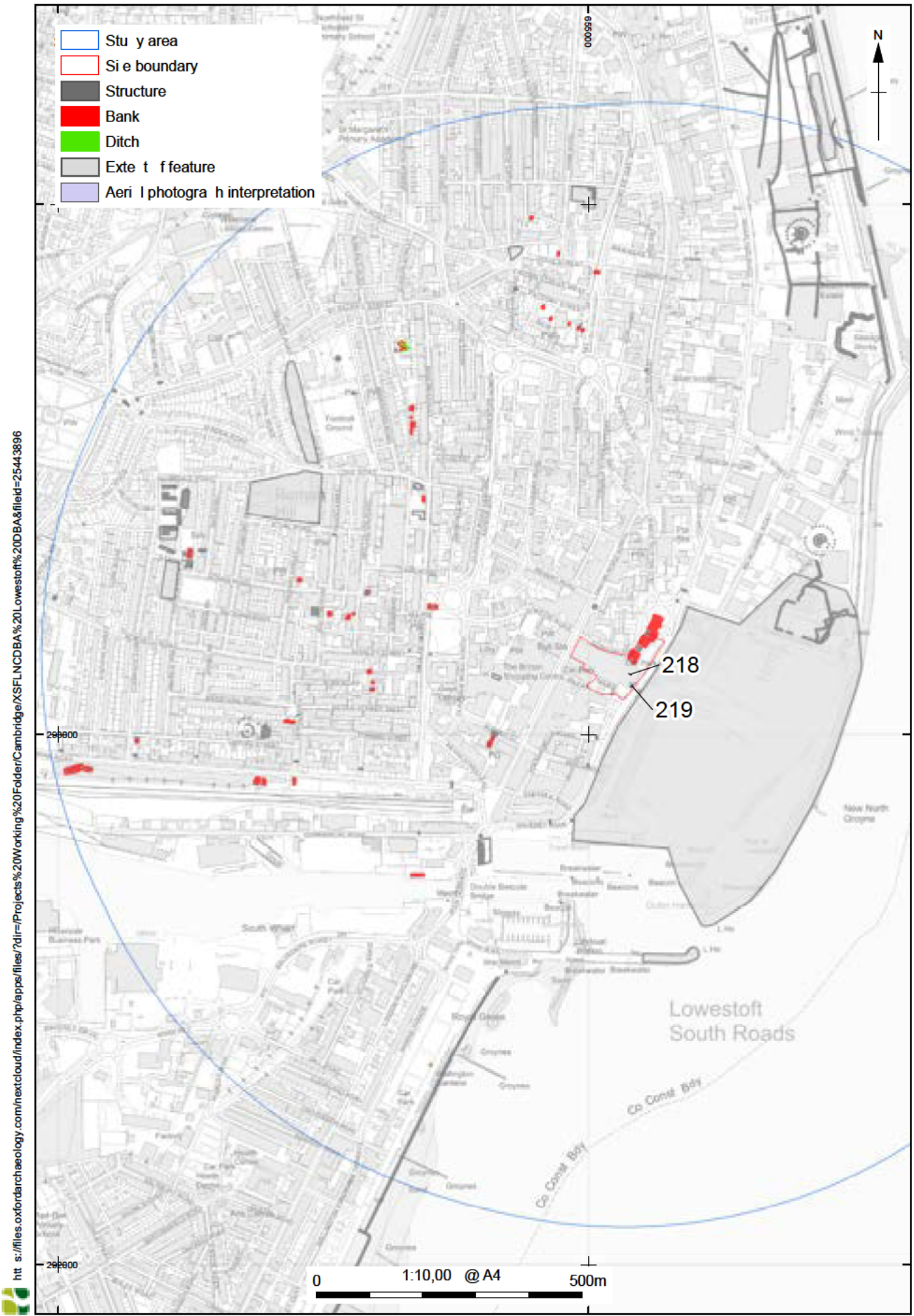
Figure 11: Extract from the 1906 Second Edition Ordnance Survey Suffolk (East) Sheet X. NE, with the site boundary overlain

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Figure 12: Extract from the 1958 1:10560 Ordnance Survey Sheet TM 59 SW, with the site boundary overlain



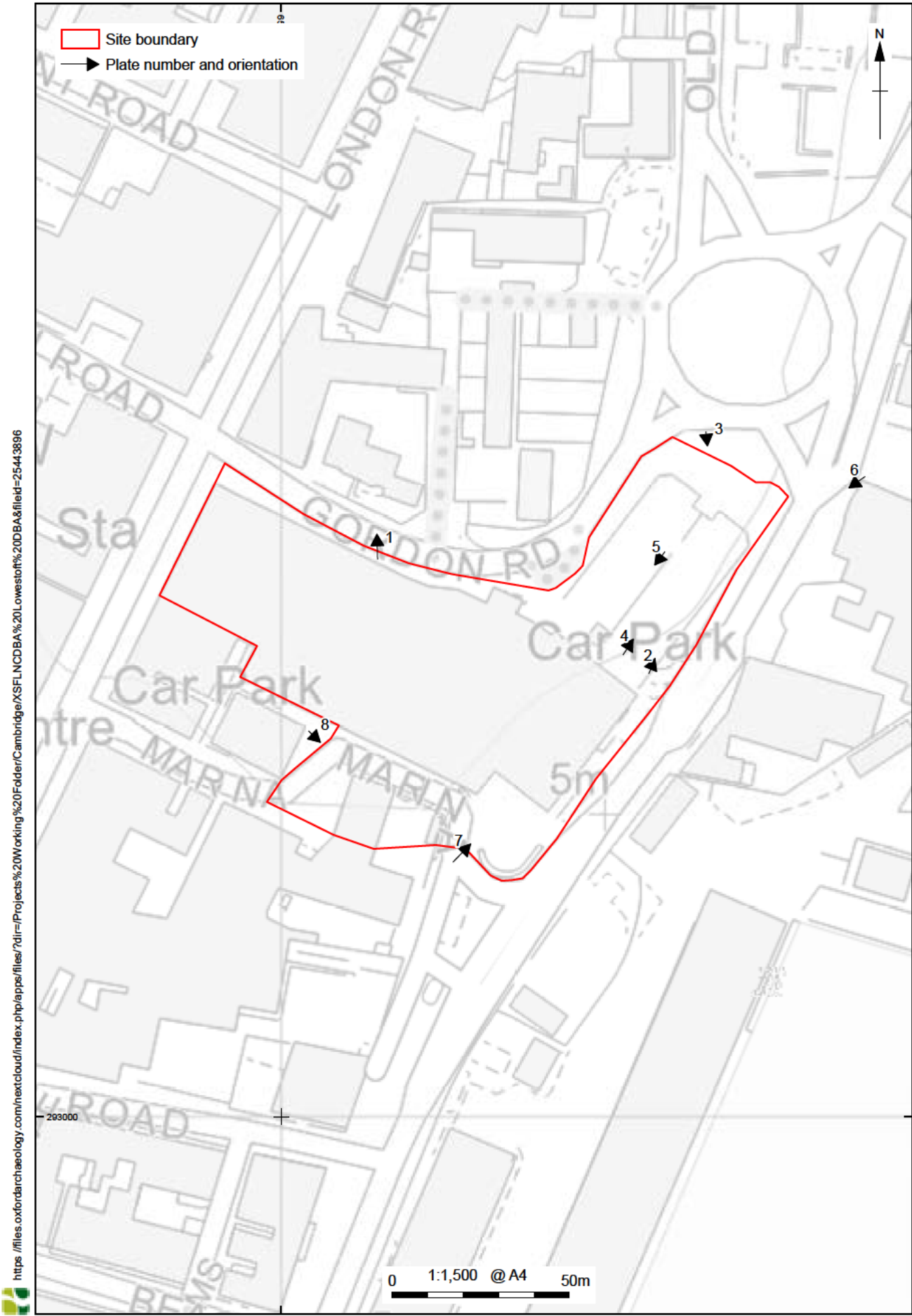
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Figure 13: Plot of the aerial photographic evidence within the study area



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Figure 14: Multi-hill shade LiDAR visualisation of the site



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Figure 15: Location and orientation of photographs shown in the plates

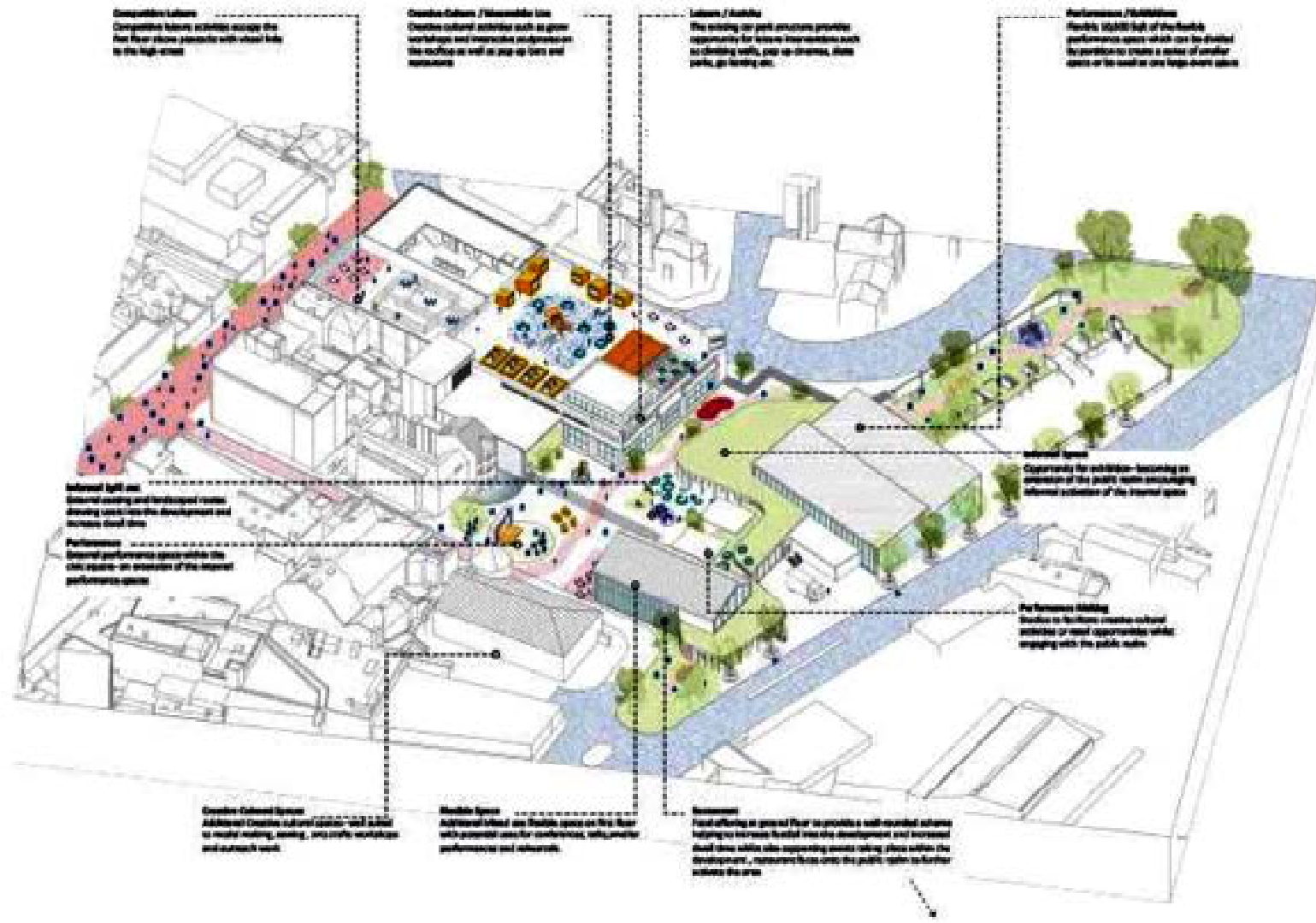


Figure 16: Plan of the proposed development (East Suffolk Council 2023, conceptual images)



Plate 1: View of St Margarets House (OA 8), looking north-west



Plate 2: View across the concrete carpark towards the trees at the north-east end of the site, looking north-east



Plate 3: View showing the slope of the site, looking south



Plate 4: View of the services across the east part of the carpark, looking north-east



Plate 5: View across the carpark with the floodlights, looking south-west



Plate 6: View of the site, looking south-west



Plate 7: View of the concrete area in the southern corner of the site, looking north-east



Plate 8: View of the Marina Centre, looking south-east

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