



Historic England

Chapel Street, King's Lynn, Norfolk: The History and Archaeology of the Chapel Street Car Park

Sarah Newsome

Discovery, Innovation and Science in the Historic Environment



Research Report Series 002-2018

**CHAPEL STREET
KING'S LYNN
NORFOLK**

**THE HISTORY AND ARCHAEOLOGY OF
THE CHAPEL STREET CAR PARK**

Sarah Newsome

NGR: TF 61788 20374

© Historic England

ISSN 2059-4453 (Online)

The Research Report Series incorporates reports by the expert teams within the Investigation & Analysis Department of the Research Group of Historic England, alongside contributions from other parts of the organisation. It replaces the former Centre for Archaeology Reports Series, the Archaeological Investigation Report Series, the Architectural Investigation Report Series, and the Research Department Report Series.

Many of the Research Reports are of an interim nature and serve to make available the results of specialist investigations in advance of full publication. They are not usually subject to external refereeing, and their conclusions may sometimes have to be modified in the light of information not available at the time of the investigation. Where no final project report is available, readers must consult the author before citing these reports in any publication. Opinions expressed in Research Reports are those of the author(s) and are not necessarily those of Historic England.

For more information contact Res.reports@HistoricEngland.org.uk

or in writing to:

Historic England, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD

SUMMARY

A project to investigate the history and archaeology of the Chapel Street Car Park site in King's Lynn was undertaken between April and October 2017 by Sarah Newsome of Historic England's Historic Places Investigation Team (East). It aimed to understand the potential nature of buried archaeological deposits and provide information on the past character of the site to inform future development. The project was undertaken as part of the wider Heritage Action Zone (HAZ) project for King's Lynn in partnership with the Borough Council of King's Lynn and West Norfolk. It involved researching the history and archaeological potential of the Chapel Street site based on documentary sources including aerial photographs, historic photographs and maps and existing geotechnical data. No field-based or intrusive archaeological research was undertaken.

The research has revealed that the site was occupied from at least the late 13th century onwards. In the later medieval period it was densely developed and evidence for a number of timber-framed, and possibly stone, buildings was discovered, some of which survived into the 20th century. Most of these buildings were houses, at least one of which also had a shop front, and some may have been high status. Despite later developments, particularly in the 19th and 20th centuries, such as the construction of the large hall known as St Nicholas Drill Hall in the north-eastern corner of the site, a number of the plots were never redeveloped once the medieval buildings had been demolished. This suggests high potential for the survival of well-preserved sequences of medieval occupation deposits buried beneath the car park. On other plots archaeological potential may remain high where later foundations have not disturbed these buried medieval remains. Analysis of excavations in the immediate vicinity and in the wider historic town suggests that any buried deposits are also likely to be waterlogged and therefore may preserve organic material such as wood, leather and plant remains.

CONTRIBUTORS

Sarah Newsome researched and wrote the report with contributions from Katie Carmichael, Matt Canti, Jonathan Kewley and Matthew Bristow. Patricia Payne and Damian Grady took the photographs and Sharon Soutar completed the illustrations.

ACKNOWLEDGEMENTS

The research was undertaken with great help from King's Lynn Borough Archives, Lynn Museum, King's Lynn Library and True's Yard Fisherfolk Museum.

ARCHIVE LOCATION

Any archive generated by the project will be deposited at the Historic England Archive, Swindon.

DATE OF RESEARCH

April-October 2017

CONTACT DETAILS

Historic England, Brooklands, 24 Brooklands Avenue, Cambridge, CB2 8BU

Sarah Newsome, Tel: 01223 582771, Email: sarah.newsome@historicengland.org.uk

CONTENTS

ABBREVIATIONS AND CODES USED IN REPORT	6
INTRODUCTION	1
Project Area	2
Methodology	4
TOPOGRAPHY AND GEOLOGY	5
INTRODUCTION TO THE HISTORY OF KING'S LYNN	7
HISTORY AND PAST CHARACTER OF THE SITE	9
Medieval Period (11th -16th Centuries)	9
17th Century	24
18th Century	26
19th Century	32
20th Century	40
PRESENT CHARACTER	49
The Project Area	49
Beyond the Project Area	52
ARCHAEOLOGICAL EVIDENCE AND POTENTIAL	55
Archaeological Evidence	55
Archaeological Potential	57
CONCLUSIONS	62
REFERENCES	63
APPENDIX 1: ARCHIVES AND SOURCES CONSULTED	66

ABBREVIATIONS AND CODES USED IN THE REPORT

AONB	Area of Outstanding Natural Beauty
AFL	Aerofilms
BCKLWN	Borough Council of King's Lynn and West Norfolk
BGS	British Geological Survey
CUL	Cambridge University Library
HEA	Historic England Archive
HAZ	Heritage Action Zone
KILLM	King's Lynn Museum
KL	King's Lynn Archives
KLNSC	King's Lynn Norfolk Studies Collection
NGR	National Grid Reference
NHER	Norfolk Historic Environment Record
NHLE	National Heritage List for England
NRHE	National Record of the Historic Environment
NRO	Norfolk Record Office
NWHCM	Norwich Castle Museum
OD	(above) Ordnance Datum
RAF	Royal Air Force
SSSI	Site of Special Scientific Interest
TNA	The National Archives
TYFM	True's Yard Fisherfolk Museum

INTRODUCTION

A project to investigate the history and archaeology of the Chapel Street Car Park site in King's Lynn (Borough of King's Lynn and West Norfolk, Norfolk) was undertaken between April and October 2017 by members of Historic England's Historic Places Investigation Team (East). It aimed to understand the potential nature of buried archaeological deposits and provide information on the past character of the site to inform future development. The project was undertaken as part of the wider Heritage Action Zone (HAZ) project for King's Lynn in partnership with the Borough Council of King's Lynn and West Norfolk (BCKLWN) (Newsome 2017).

The heritage of King's Lynn is of local, national and international importance and its medieval heritage is particularly rich. The town developed links with the Hanseatic League and at the start of the 13th century the town was one of the wealthiest ports in the country (Parker 1971, 4). This history has left a wealth of important medieval and post-medieval buildings within the town's historic core along with huge potential for buried (in many cases waterlogged) archaeological deposits.

As the principal town in West Norfolk, King's Lynn faces considerable development pressure to deliver ambitious housing growth targets both within and on the edge of the town which could threaten its rich historic environment. Socio-economic deprivation in the town is also leading to empty shops and properties and a subsequent lack of investment in historic buildings. As such the town has recently become the focus of an Historic England Heritage Action Zone (HAZ) project. HAZ projects aim to achieve economic growth by using the historic environment as a catalyst. HAZ projects provide a targeted response to the economic, social and environmental needs of a particular area. Through HAZs, Historic England aims to work with local partners to deliver and implement a programme of support that best meets these local requirements.

The King's Lynn Heritage Action Zone (HAZ) aims to turn the potential threat from development within historic King's Lynn into an opportunity, by supporting well-designed new development that works with the historic environment in order to reinforce the economic and social vitality of the town and address the housing growth requirements. It aims to provide evidence to inform the design of creative and affordable new homes and evidence on how vacant town-centre properties can be reused, leading to more residents living in town. It also aims to strengthen the town's competitiveness and attractiveness as an economic centre by stimulating local economic growth through maximising the economic potential of key historic assets and sites in King's Lynn. Through this process heritage assets at risk will be safeguarded and the character of King's Lynn's conservation areas strengthened.

Project Area

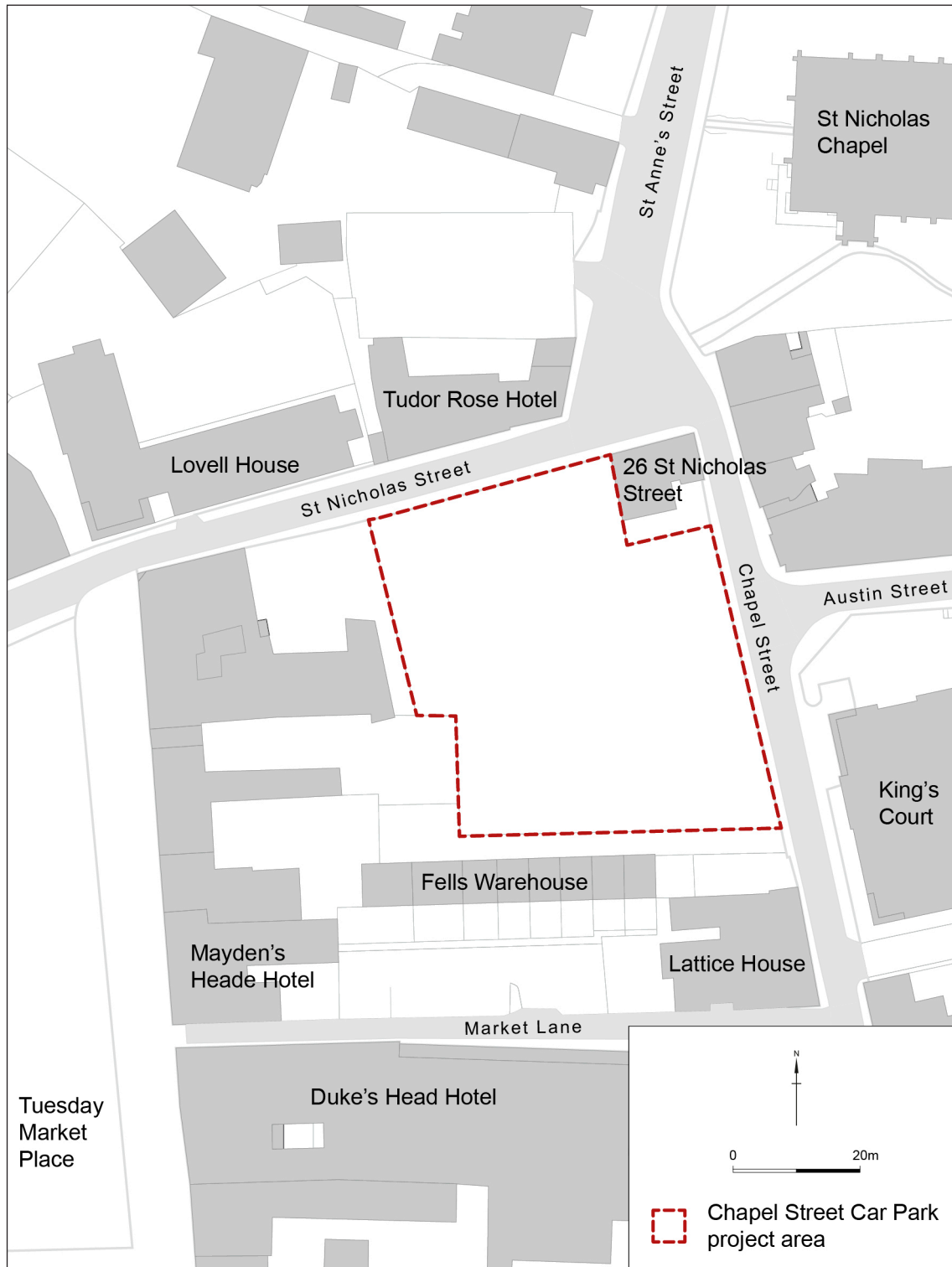


Figure 1: The Chapel Street Car Park project area. (Modern Ordnance Survey mapping: © Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100024900.) Illustration: Sharon Soutar

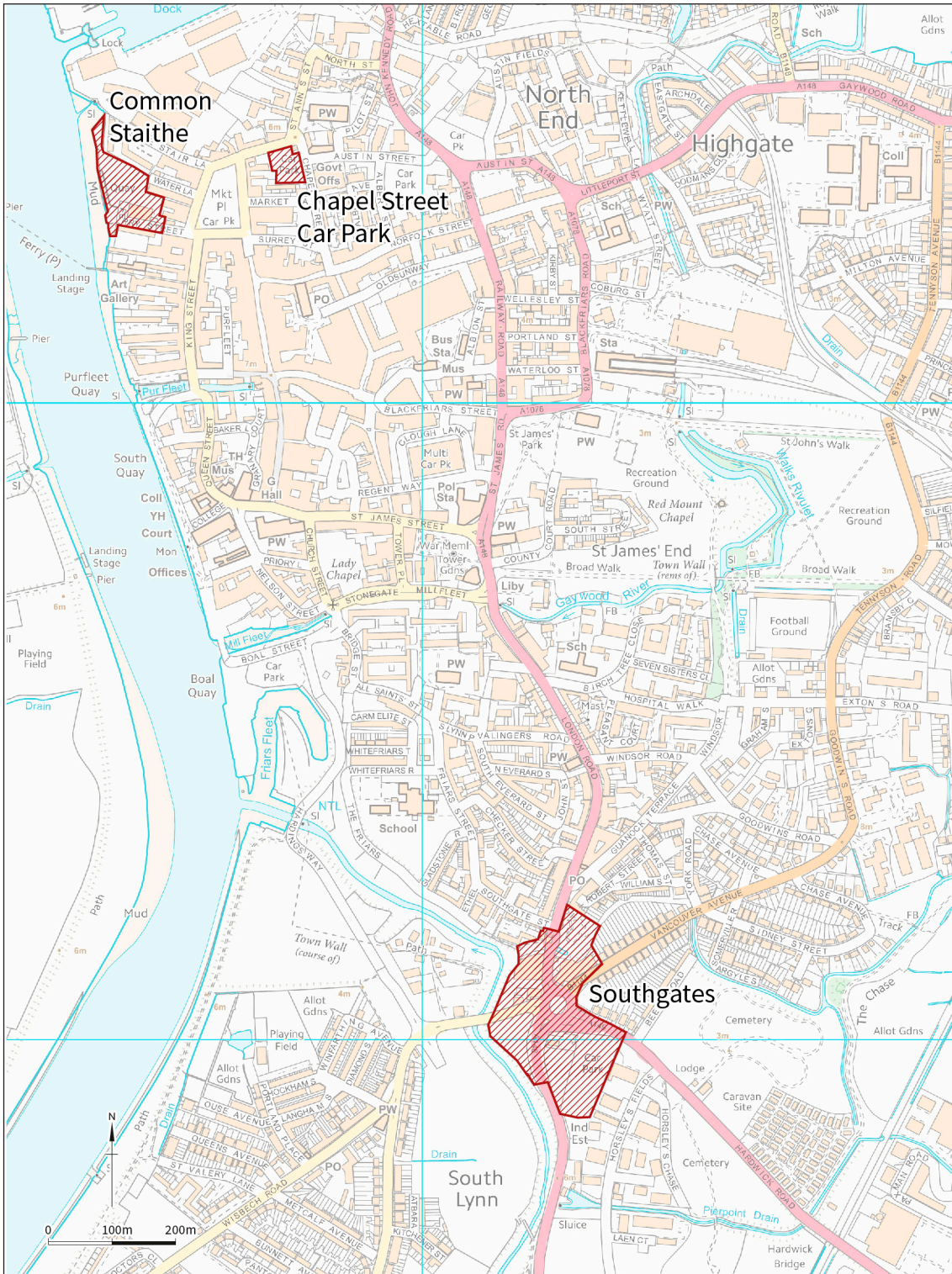


Figure 2: The location of the King's Lynn HAZ research projects. (Modern Ordnance Survey mapping: © Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100024900.) Illustration: Sharon Soutar

The Chapel Street Car Park site is located at the corner of Chapel Street and St Nicholas Street in the northern part of King's Lynn's historic core, centred on NGR 561795 320389. It covers an area of approximately 0.27ha (Fig 1). It was one of

three areas investigated as part of the King's Lynn HAZ project, the others being the Common Staithe and Southgates areas (Kewley 2018; Carmichael *et al* forthcoming; Fig 2). The Chapel Street site is a key location within the town centre, located within the St Nicholas Conservation Area and diagonally opposite the Grade I Listed St Nicholas Chapel. It is currently used as a temporary surface car park and BCKLWN is keen to develop and enhance the site.

Methodology

The project involved researching the history and archaeological potential of the Chapel Street site based on archive and documentary sources, aerial photographic assessment, detailed analysis of historic photographs and maps, and analysis of previous archaeological excavations and existing geotechnical data. It did not involve any field-based or intrusive archaeological research. The research did not cover in any detail the properties to the west of the project area which front on to the Tuesday Market Place as their complex histories were beyond the scope of this project. Likewise, buildings close but beyond the project area were not afforded the same depth of research as those directly located within the project area itself.

See Appendix 1 for a full list of archives and other sources consulted.

TOPOGRAPHY AND GEOLOGY

The town of King's Lynn is located on the River Great Ouse, approximately 6.5km south of the Wash Estuary on the north Norfolk coast (Fig 3). The town lies within The Fens National Character Area, a partly man-made wetland landscape lying predominantly to the west of the Wash. The name 'Lynn' probably derives from the wetland area, a 'llyn', which surrounded the Rivers Ouse and Nar to the immediate south of the town (Clarke 1973, 95). The landscape is typically flat, low-lying and open, with elevations rarely higher than 10m – indeed much of the land is below sea level and requires careful water management. King's Lynn has been subject to frequent floods and the historic core is protected by flood defences. The Chapel Street Car Park site is located at approximately 5m OD and is 300m to the east of the river.

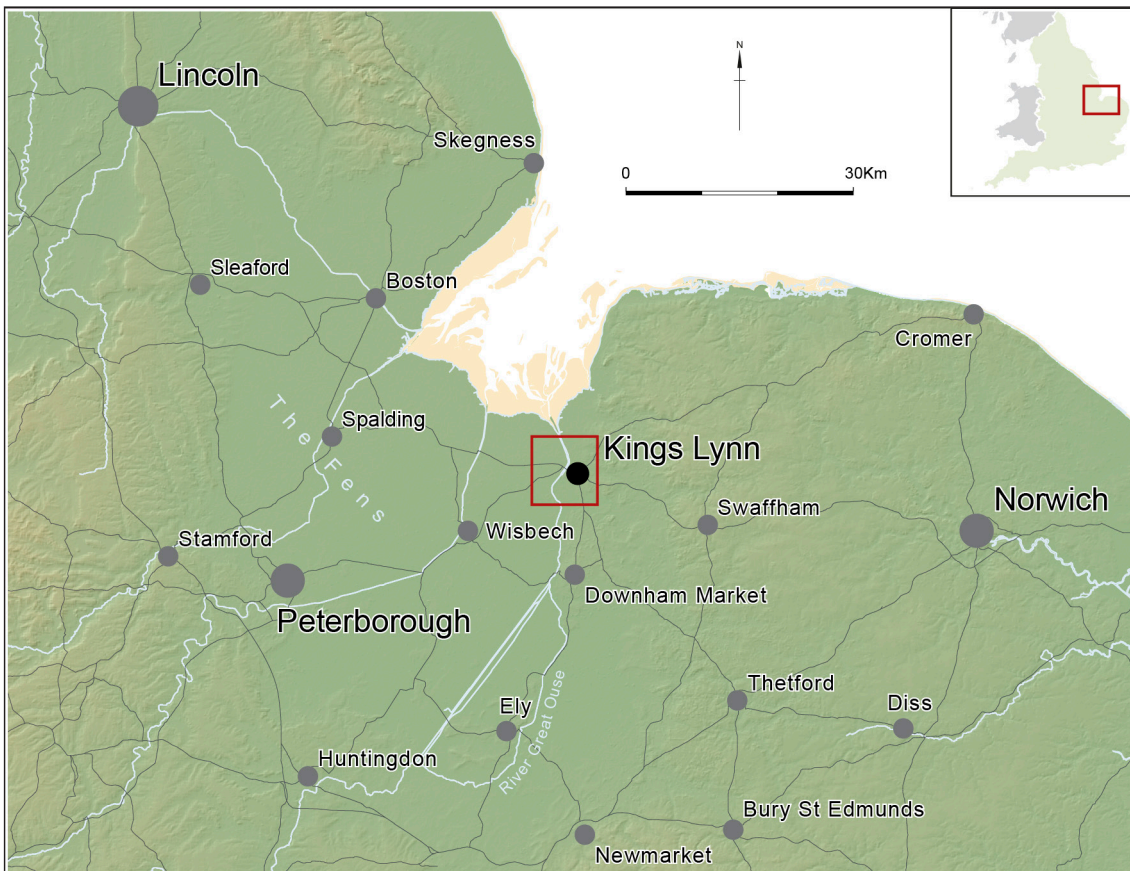


Figure 3: The location of King's Lynn. (Modern Ordnance Survey mapping: © Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100024900.) Illustration: Sharon Soutar

To the north of King's Lynn, running as far as the east bank of the Ouse where it meets the Wash, lies part of the Norfolk Coast Area of Outstanding Natural Beauty (AONB), a coastline of international scientific significance which is also afforded protection through its status as a Site of Special Scientific Interest (SSSI). Much of the undeveloped land to the immediate north and east of King's Lynn is subject to Environmental Stewardship Agreements, a form of environmental management

scheme which encourages environmentally beneficial management practices and the maintenance or enhancement of landscape character.

The town sits on Tidal Flat Deposits, formed in shoreline environments with sediments deposited in beaches and barrier islands (Matt Canti pers comm; <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 07-FEB-2018). These include 'silts, sands and clays, peats and channel sequences' (Brown and Hardy 2011, 84). The British Geological Survey maps them as 'Terrington Beds' which are described as 'soft reddish brown clays with silt laminae, generally 1–2m thick, which have been deposited within the last 2000 years' (BGS Sheet 145). These deposits are up to 10m deep and intersected by a number of freshwater channels which run into the Great Ouse (Brown and Hardy 2011, 84). These Tidal Flat Deposits overlie Kimmeridge Clay Formation, a mudstone laid down in the Jurassic period which forms the underlying bedrock.

INTRODUCTION TO THE HISTORY OF KING'S LYNN

The history of the town's development has been covered by both antiquarian and modern researchers (e.g. Parker 1971; Clarke and Carter 1977; Brown and Hardy 2011) and will only be briefly summarised below.

It is thought that some settlement was established at King's Lynn on natural sandbanks that formed slightly higher ground in the marshy intertidal zone of the Great Ouse, between the Gaywood and the Nar, before the Norman Conquest of 1066 (Brown and Hardy 2011, 102). These higher areas within the marshes were gradually expanded through the creation of saltern mounds during salt production and the dumping of midden material (Brown and Hardy 2011, 2). Evidence for tolls and trade in the area suggests that a sizeable population already existed before the foundation of St Margaret's Priory in the late 11th century, as does the evidence that profits from a market and fair were awarded to the priory at this time, suggesting they were already well established (Hutcheson 2006, 99-100). Before the founding of Lynn, the area already had Anglo-Saxon centres of activity such as Bawsey, salt production and a number of large estate holdings, such as the bishop's palace at Gaywood, a strategically important location at the mouth of the wash where silting of the River Gaywood may have necessitated the move to Lynn (Hutcheson 2006, 103).

Herbert de Losigna, Bishop of Thetford, founded the priory of St Margaret in 1090, granting the priory, market and lands between the Millfleet and Purfleet, south of the project area, to the Benedictine monks of Norwich and essentially founding the town of Bishop's Lynn. This was a formalisation of the existing scattered settlements (Brown and Hardy 2011, 2-3) and the pre-existing systems of administration and exploitation which were already in place (Hutcheson 2006, 74; 71). This ecclesiastical control over the town was maintained until 1538, during the Dissolution of the Monasteries, when the town became known as King's Lynn (Brown and Hardy 2011, 6).

The settlement began to expand northwards and between 1146 and 1150 William de Turbe, Bishop of Norwich, founded St Nicholas Chapel and granted land for settlement north of the Purfleet (known as the Newland). Despite this there is no evidence for town planning on the part of the Bishop (Brown and Hardy 2011, 3) and the town's layout was in part moulded by the various fleets, the river and underlying sandbanks. One of these natural sandbanks may have followed a line which took it from the western side of the Tuesday Market Place, along St Nicholas Street (at the north side of the project area) and then up St Ann's Street (Clarke and Carter 1977, fig 186). It has been suggested that by 1300 the street plan of historic Lynn as it is seen today was broadly established (Parker 1971, 5).

The position of King's Lynn, on the River Great Ouse and a major east-west trading route by land, meant that the town quickly became a wealthy trading centre. Trade provided the main source of its wealth along with fishing and the processing of wool and sheep. The town rapidly developed international trading links, particularly with the Hanseatic League, and it traded with countries as diverse as Norway and France. A huge variety of products were being shipped in and out of the port. This success

and prosperity continued into the 15th century and meant that for much of the medieval period King's Lynn was 'one of the richest towns in the land'. By the 17th century Lynn was becoming less important as the port of London began to dominate and political relations in Europe made trading more difficult (Brown and Hardy 2011, 4).

HISTORY AND PAST CHARACTER OF THE SITE

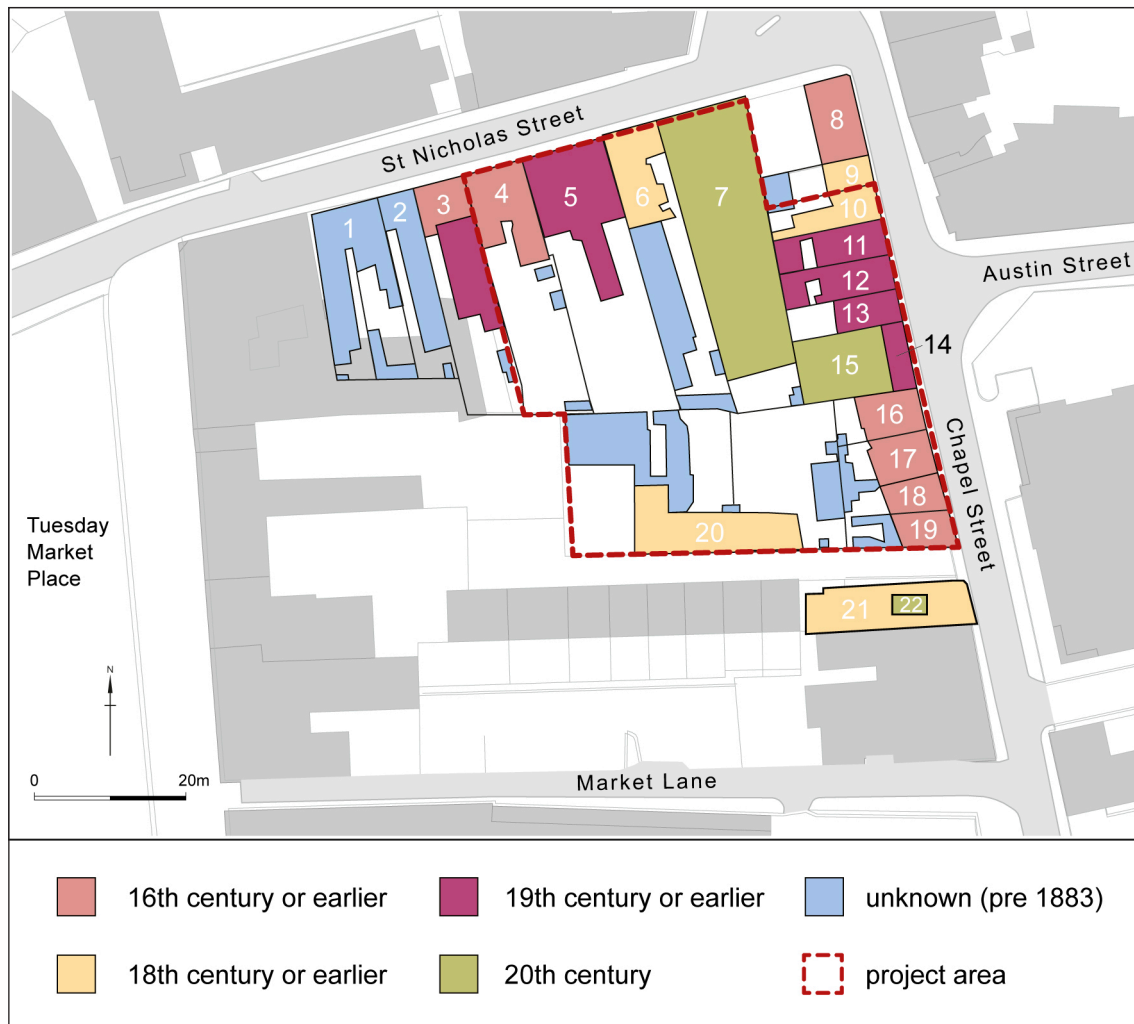


Figure 4: The potential or known date of demolished buildings on or adjacent to the Chapel Street Car Park site. The building numbers are referred to in the text. Buildings and plot boundaries are based on the Ordnance Survey 1:500 surveyed 1883, published 1886, and the Ordnance Survey 1966 1:1250 1st Edition. (Modern Ordnance Survey mapping: © Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100024900. Historic Ordnance Survey mapping: © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2017) Licence numbers 000394 and TP0024.)
Illustration: Sharon Soutar

Medieval Period (11th -16th Centuries)

History

As previously mentioned, in around 1146 St Nicholas Chapel was founded as a chapel-of-ease by Bishop William de Turbe to serve the Newland (Pevsner and Wilson 1999, 468), where the project area is located, suggesting there was a

significant population to serve north of the Purfleet at this time. However, in the conclusions from their excavations Clarke and Carter (1977, 427) suggest that there is little evidence for settlement in the Newland between its creation around 1150 and the Newland survey of around 1270. Brown and Hardy (2011, 100) found no evidence of pre-conquest occupation in the Vancouver Centre excavations, but if dispersed settlement is likely to have been focused above the 5m contour (see Hutcheson 2006, 98), then Chapel Street appears more firmly located on the higher ground than the Vancouver Centre site.

Despite the founding of the chapel, evidence suggests that it was natural drying out of the Newland 'further north around the area of the Tuesday Market' which encouraged settlement expansion in the 13th century, while deposits from the 13th and 14th centuries show that the land was created through a gradual accretion of material rather than a sudden raising of the ground level through 'systematic or large-scale reclamation of the land' (Brown and Hardy 2011, 103). Occupation of the Newland seems to have been driven by topographical and commercial factors, involving natural drying out followed by midden dumping then defining plots, drainage channels and stabilising fleets, as found in excavations at the Vancouver Centre site (Brown and Hardy 2011, 104-105). This was quickly followed by the construction of plinth walls for more substantial structures. Rutledge and Rutledge's (1978, 94) reconstruction of King's Lynn from the Newland Survey of c1270s show that there were messuages (plots with buildings) along both sides of Chapel Street and the eastern side of the Tuesday Market Place but none along the south side of St Nicholas Street or the north side of Market Lane. There were six holdings on the west side of Chapel Street and five on the eastern side of the Tuesday Market Place which may relate directly to the project area.

The Order of Friar Hermits of St Augustine, commonly known as the Austin Friars, were established in King's Lynn at some point before 1295 (Brown and Hardy 2011, 3; Knowles and Hadcock 1971, 240). Rutledge and Rutledge (1978, 93) note that the Austin Friars are not mentioned in Listergate ('Litisterhisgate') – later Chapel Street – in the *circa* 1270s Newland Survey and that this appears to suggest that they were not yet established in the area at that date, as the Friars of the Sack are mentioned as having land containing their church and dwelling house (located by Rutledge and Rutledge to the north of St Nicholas Chapel).

According to historical sources, the friary was established on the east side of Chapel Street, south of Austin Street (27 on Bell's *Groundplat of King's Lynn*, Fig 14). Despite the implied survival of the precinct wall into the 18th century (Mackerell 1738, 176), the only fragment of the friary surviving above ground is thought to be the 15th-century gateway on the south side of Austin Street (NHER 1025; NHLE 1291449; Fig 5). Other historical documents and antiquarians mention parts of the friary, such as the cloister, lavatory and chapter house (Harrod 1870, 102-3), but provide no information as to where these were located. The site probably consisted of a church, claustral ranges, cemetery, kitchen gardens, orchards and fishponds (O'Sullivan 2013, 8). Lucas (1993, 483) notes that one benefactor requested to be buried in the 'chapel under the bell tower'.



Figure 5: The 15th-century gateway on the south side of Austin Street, thought to be the northern entrance into the Austin Friary precinct, photographed in the early to mid-1970s. [Detail of Historic England Archive OP35027©Crown Copyright]

The chapel-of-ease of St Nicholas, located just beyond the north-eastern corner of the site, would have been a focus for religious and social activity in this part of the town. It may have exerted a strong influence on its surroundings, possibly bringing wealth and raising the desirability of property, particularly on St Nicholas Street which, on a direct route between the Tuesday Market Place and the chapel, would have been a prime location for shopkeepers. The north side of St Nicholas Street may have been particularly desirable in the later 13th century as the *circa* 1270 Newland Survey mentions wharves ‘in front of the W. end of the newly-founded St Nicholas Chapel’ (Clarke and Carter 1977, 418), providing valuable access to the watercourse. As the Austin Friars relied on alms to sustain themselves and were committed to preaching salvation to the poor (Greene 1992, 167), it is unsurprising that they established themselves just to the south of the chapel and close to what would then have been the edge of the urban centre (O’Sullivan 2013, 8). It is worth noting that the friary

appears to have been an establishment of some size, wealth and status, hosting royal visits and supplying three heads of the Order of the Austin Friars in England during the 15th century (Lucas 1993, 482-3).

Chapel Street and St Nicholas Street are relatively recent names for the streets around the car park. In the Newland Survey of around 1270 Chapel Street was known as 'Litisterhisgate' (Rutledge and Rutledge 1978, 93), which comes from the Scandinavian word 'litster' meaning 'dyer' (Weekley 1922, 170). Dying cloth may have resulted in noxious fumes possibly making the area less desirable than other parts of the town, but we do not know whereabouts on Chapel Street the dyers were located. Rutledge and Rutledge (1978, 105) suggest they would have been located to the east of Chapel Street to make use of the water provided by the fleet there. Rutledge and Rutledge (1978, 95) also locate 'Iremongereslane', mentioned in a will of 1307, as either Market Lane or possibly further north which might place it within or bounding the Chapel Street Car Park. St Nicholas Street was not named in the Newland Survey but is recorded as Woolmarket in *circa* 1557 (Parker 1971, Appx 1), Woollen Market in 1536 and Woolpack Street in 1618 (Hillen 1907, 865). Market Lane was also known as Pillory Lane (Clarke and Carter 1977, 426).

There has been some speculation that a wool hall was located in the vicinity of St Nicholas Street, related to the wool market that presumably gave the street its earlier name. Hillen (1907, 731) says of St Nicholas Street, 'here, too, stood the Wool Hall, with its fine entrance; its undercroft so convenient to the dealers; and its broad staeger, or outside staircase, leading to the spacious upper room'. It is not clear how much of this description is based on a wool hall in King's Lynn or on Hillen's idea of what a medieval wool hall may have looked like, but he may have been aware of one of the two ornate stone doorways on St Nicholas Street (the one belonging to the Tudor Rose on the north side or the one belonging to Bennett's Yard on the south side) and speculated on the existence of a wool hall here. James (2004, 2-3) speculates that the wool hall may have been related to the late medieval building now home to the Tudor Rose Hotel, located on the north side of St Nicholas Street, with the wool market located in the wide open triangular road junction outside St Nicholas Chapel. She notes however that a wool market has not been noted during any studies of King's Lynn's medieval documents (e.g. Rutledge and Rutledge 1978 or Owen 1984).

In the early 15th century St Nicholas Chapel was rebuilt as we see it today, only the tower (*circa* 1225) surviving from the earlier church (Pevsner and Wilson 1999, 468; Fig 6). By the late 15th century Lattice House had been constructed on Chapel Street, at the far south-eastern corner of the project area. It is first mentioned in a deed of 1487 granting it to the chaplain of St Nicholas Chapel (Kelly 1982, 3; Fig 43). The origins of the Tudor Rose Hotel, on the north side of St Nicholas Street, also lie sometime in the 15th century (NHLE 1298153; Fig 44).

During the 16th century a number of general changes began in King's Lynn. The mid-16th century saw rebuilding and improvements to the town's building stock including the addition of brick chimneys and window glass (Parker 1971, 80) and, due to the risk of fire, thatched roofs were banned from 'at least 1572' (Higgins 2008,

14). New piped water reached Woolmarket (St Nicholas Street) in 1525 (Parker 1971, 163). The Austin Friars were dissolved in 1538 (Knowles and Hadcock 1971, 240). A redrawn version of a highly-schematic map from the c1580s (Harrod 1874, 134) shows buildings on the north side of St Nicholas Street and east side of Chapel Street but only a row of buildings fronting the western side of the block on to the Tuesday Market Place, and is clearly not accurate.

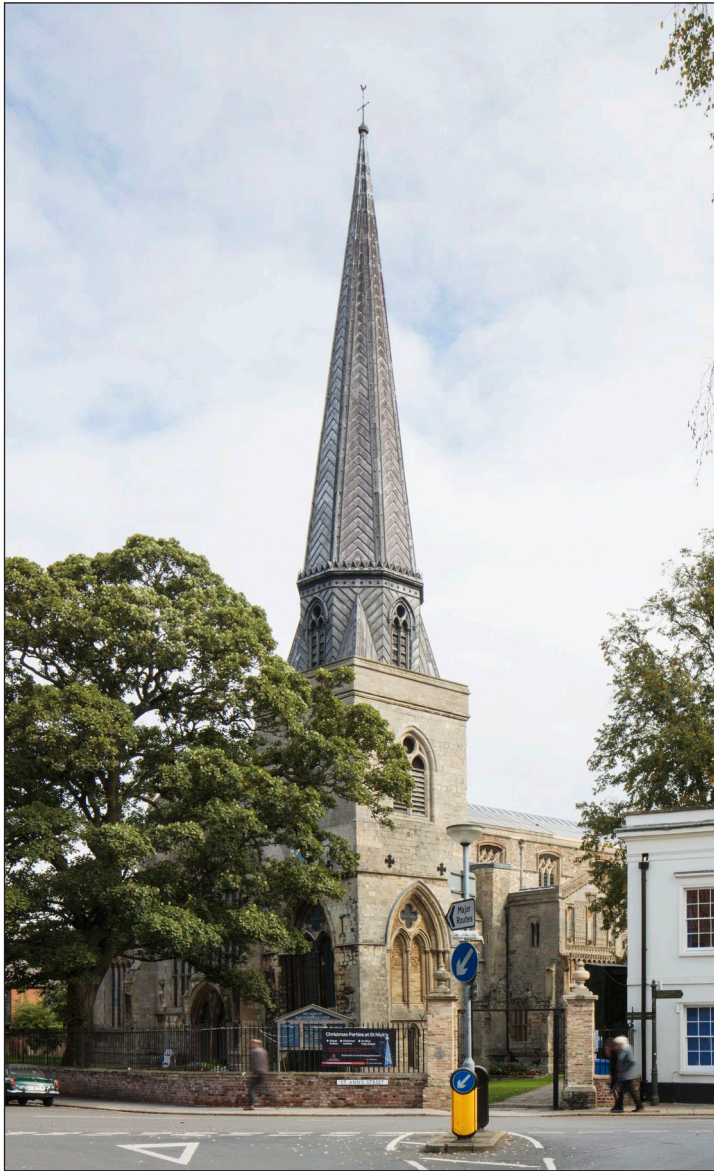


Figure 6: The west end of the Chapel of St Nicholas. [Detail of HEA DP217381 20-SEP-2017 Patricia Payne ©Historic England]

Medieval Character

Plots

In contrast to traditionally held views, current opinion suggests that there is 'no clear evidence' that the Newland represented a formally planned area of the town (Brown and Hardy 2011, 3). In general a wide variation in plot widths was discovered in the 1960s excavations, with some clustering around 16-20.5ft (4.88-6.25m) (Clarke and Carter 1977, 431) suggesting that even if a standard plot width had been used

in laying out the town, 'by the time of the earliest surviving survey in 1267-83 the complex histories of property holding, sub-division and agglomeration had obscured the clarity of any original pattern' (Brown and Hardy 2011, 3). Rutledge and Rutledge (1978, 106) state that the plots in the *circa* 1270s had a width of anywhere from 25ft to 36.5ft (7.62-11.13m). Analysis of historic maps for the project area seems to suggest that the plots that definitely contained late medieval timber-framed buildings on Chapel Street were roughly around 20ft in width whereas the plots of the Black Goose and Bennett's Yard on St Nicholas Street were a few feet wider, but it is not clear how this relates to earlier patterns of property holding. Although most of their evidence was from south of the Purfleet and does not necessarily translate to the Chapel Street Car Park site, Clarke and Carter (1977, 430) did find archaeological evidence 'unequivocally for the perpetuation of tenement boundaries from the 13th century onwards', suggesting that the medieval plots persisted and influenced the later townscape.

Plots laid out on an east-west alignment appear to have dominated the project area in the medieval period. Rutledge and Rutledge (1978, 95) note that the same tenants-in-chief (landlords) held properties on the east side of the Tuesday Market Place and the west side of Listergate (Chapel Street) in the *circa* 1270s Newland Survey, suggesting that properties essentially ran right through from Tuesday Market Place to Chapel Street. They also found that it was common that people held properties in the same street or block but also held properties that crossed the streets. Rutledge and Rutledge (1978, 99-101) also note evidence for another east-west lane running across the project area north of Market Lane, possibly what eventually became Ravenshaw's Yard. Interestingly a stone house is mentioned in a will of 1307, which Rutledge and Rutledge suggest was located between this lane ('Iremongerlane') and Market Lane.

Unfortunately, early historic maps do not add a great deal of information about the layout of the property boundaries in the area of Chapel Street Car Park in the medieval period, beyond the possible dominance of the east-west plot boundaries which, by the date of the earliest maps, had already been altered by subsequent development (see Figs 14 and 15). The medieval plot layouts can best be understood by the work of Rutledge and Rutledge (1978, 94) and their pictorial depictions of the Newland Survey of the *circa* 1270s, which shows tenements lining the Chapel Street side of the block. A redrawn version of a highly-schematic map from the *circa* 1580s (Harrod 1874, 133-4) seems to imply a continuation of the east-west orientation of plots as interpreted from the Newland Survey.

Building Plans and Structures

Evidence from standing buildings (Parker 1971, 56) and archaeological excavations (Clarke and Carter 1977, 438) shows that the typical building plan in Lynn was an L-shaped range with shops and a solar (private living space) to the front, a hall at right angles and an entry passage bridged by the front range that ran the length of the plot giving access to the yard and any outbuildings and warehouses beyond. Parker (1971, 91) notes that lots of the houses were similar in plan and the wealth of their residents was signified by the size of the houses or the quality of the

construction and fittings. Three storied buildings were unusual and moderately wealthy merchants generally had open ground behind their houses (Parker 1971, 71; 48). Parker (1971, 66) also notes archaeological evidence for rows of properties, one room deep and two storeys high, without halls, lining streets and mentions '41 and 43 Chapel Street' which - though demolished when Parker was writing - were apparently situated under one continuous crown-post roof (Note: the street numbers are a mistake and it is not clear whether Parker was actually talking about 43-45 or 47-49 Chapel Street, see below). Parker also mentions a row of six houses under one roof on St James's Street with no halls and no passageways to light or enter them. She thinks that a lack of medieval heating suggests these were just shops and may represent an early separation of work and home.

Building materials

In the medieval period and early post-medieval period domestic buildings in King's Lynn were constructed with timber frames of oak and, where used, were walled in flint and clunch but also non-local stone (either ballast from Scandinavia or glacial erratics collected from fields) (Clarke and Carter 1977, 440). Parker (1971, 67) notes that domestic buildings in Lynn were not normally completely faced in ashlar or constructed of limestone, but when stone was used it was as rubble infill. Clarke and Carter (1977, 439) clarify Parker's statement (1971, 69) that the street ranges and internal partitions were timber whilst the halls (where the hearth was situated) were always walled in rubble or brick. They state that the archaeological evidence suggests an early use of stone from c 1250 onwards for ground sills, 2 or 3 ft high, with timber walls above. Walls were generally plaster-rendered to weather-proof them (Parker 1971, 67). However some buildings clearly were built in stone. Rutledge and Rutledge (1978, 95) quote from the Charters of Norwich Cathedral Priory, where a grant from the bishop to the monks in 1187 describes 'our stone house in Lynn which we have built on the sea bank next to the chapel of St Nicholas on the west'.

Brick began appearing in the 15th century in King's Lynn in public and high status buildings, though it was not until the 17th century that brick became really prominent (Parker 1971, 67; 102; 106). All roof tiles found in the 1963-70 excavations were of local Gault clay and a 'dull light red' (Clarke and Carter 1977, 411), but presumably some buildings were thatched. Doorways and windows in stone or rubble walls were usually dressed in stone (doorways changing from pointed to four-centred arches in the 15th century) but in timber buildings the openings emerged naturally from the framing, although sometimes spandrels were added to create shaped heads e.g. 11 St Nicholas Street (Parker 1971, 77).

Note: A view of a building with an exposed timber frame in the Lynn Museum collection thought to be of St Nicholas Street could not be located by the author (KILLM 1992.217.211).

The occupants

The residents of the area in the medieval period may reflect the desirability or value of properties. The most desirable properties in the town were those further to the west, with direct access to the river. Parker (1971, 37) suggests that in the 16th century 'the markets, the routes to them and the routes between them were still predominantly occupied by shopkeepers and innkeepers', reflecting a pattern of shop-keeping which was probably established in the medieval period (Rutledge and Rutledge 1978, 102). Parker (1971, 53) suggests that 'lesser merchants or prosperous retailers are represented by 9 St Nicholas Street and 37-39 Chapel Street'. Both had a two-storey hall abutting directly on to the shop, but the river flowed directly at the back boundary of 9 St Nicholas Street (now the site of Lovell House) and a warehouse was built on the end of the hall next to the river, suggesting that it was a merchant's house, whereas 37-39 Chapel Street (Lattice House) was 'probably occupied by industrial craftsmen' (Parker 1971, 61-63). The hall at 9 St Nicholas Street had decorated crown-post trusses dating from the mid-16th century (Parker 1971, 63). The building may reflect a more general pattern of higher status buildings on the northern side of St Nicholas Street in the medieval period, resulting from the desirability of access to the fleets. James (2004, 3) notes that Woolmarket (now St Nicholas Street) had some important occupants in the 16th century including an MP, merchants and clerks. Hillen (1907, 731) specifically mentions William Conyngsby MP as living on Woolmarket in 1536.

Lattice House, 37-41 Chapel Street

The late 15th-century Lattice House (37-39 Chapel Street) which survives on the corner with Market Lane (Fig 43) has a 100ft-long timber range, one room deep, fronting the street. It may have been built as a single property and then divided up, leading to the construction of the almost contemporary north and south cross ranges (including stone halls), perhaps by the tenants of the shops (Parker 1971, 48; 64-66).

43-45 Chapel Street (Fig 4, 18 and 19)

A photograph of the now demolished 43-45 Chapel Street, surviving to the north of the entrance to Ravenshaw's Yard in 1972, does seem to fit with Parker's observation about the nature of the buildings on Chapel Street, as it appears to be of two main storeys and one room deep (Fig 7), though it is possible that the dormers visible on the photograph are original. Though much altered, the steepness of the roof pitch and the insertion of a central chimney suggest that the building could have originated as early as the 16th century and hidden a timber frame. Original chimneys would have been located at the gable ends, suggesting the building originated before chimneys became fashionable. A possible plat-band running horizontally between the ground and first floors may be a piece of surviving timber-frame or a later decorative feature (HEA BB99/05781; BB67/00360). The assertion that the building had a timber frame, or was at least of an early date, is also supported by the fact that it was added to the List of Buildings of Special Architectural or Historic Interest on 1 December 1951 (Chesterton 1964, 3; Ministry of Housing and Local Government 1951).



Figure 7: 43-45 Chapel Street in October 1966. Ravenshaw House can be seen to the rear (west) and 47-49 Chapel Street to the right (north). Both buildings were formerly listed and are now demolished. [HEA BB67/00360 Hallam Ashley ©Historic England]

47-49 Chapel Street (Fig 4, 16 and 17)

The now demolished 47-49 Chapel Street may also represent this style of timber-framed building, one room deep, two principal storeys high and without halls. A photograph taken in 1966 shows that the house was built with one continuous jetty (Fig 8), suggesting it was built as two storeys, probably in the mid-16th century, and the gable-end chimney stacks suggest that the house was divided into two properties at a much later date. The two adjacent doorways in the centre of the building are asymmetrical. The positions of the doorways do not suggest they provided access down the side of the building to a hall at the rear, but the 1886 Ordnance Survey 1:500 Town Plan (surveyed 1883) shows that the southern entrance led into a passageway (Fig 23). On the photograph the building is rendered and none of the frame (beyond the jetty) is visible. Four inserted sash windows are shown; two four-by-four light sashes on the ground level and two four-by-three light windows on the first floor. Three sloping pitched dormers are visible in the roof, indicating an attic storey probably created at a later date.

Photographs of the building under demolition in January 1967 appear to show a pair of recesses or niches in the internal face of the first-floor north wall which have ogee heads (KILLM 1992.217.18; Fig 9). This wall appears to be of stone rubble construction though the photos are particularly unclear and this cannot be stated with any confidence.



Figure 8: 47-49 Chapel Street in October 1966. To the south (left) 43-45 Chapel Street is visible with the north gable of Lattice House beyond and to the north (right) a small section of the Eastern Counties Utilities building is visible. [HEA BB67/00359 Hallam Ashley ©Historic England]

A distinct crack and the survival of what appears to be coving infilling the jetty at the north end of the eastern elevation may support this interpretation, as the coving may have survived better where it was adhered to the stone wall (Fig 8). The date and purpose of these niches is unclear but they are unusual in a non-ecclesiastical context for a building of 16th-century date. Other examples, thought to be piscinae, have been noted at Lattice House and properties on King Street in King's Lynn (Rose 1982) but this needs further exploration. Parker (1971, 77) may have been referring to these features when discussing stone windows in King's Lynn, where she describes windows in a 'recently demolished building in Chapel Street, with cusped heads'.

An example of a wooden window with four ogee-headed lights survives in a building at 20 Church Street, Hereford, in a similar position at first-floor level at the side of a chimney (NHLE 1206265). The building has 14th-century origins and was an official house of the cathedral canons, so it is possible that ogees were used in high status domestic contexts which have strong links to the church. There is also a reference to an ogee-headed window in a hall in Medieval Merchant's House, King Street, King's Lynn (NHLE 1291131), but this is a window rather than an internal recess. It is possible that these recesses were windows, as it is not clear what, if any,

building may have occupied the plot to the north of 47-49 Chapel Street when they were created.



Figure 9: Two images of 47-49 Chapel Street under demolition in January 1967 showing the ogee-headed niches or windows in the north gable-end wall [Source: Norfolk Museums Service (Lynn Museum) KILLM 1992.217.19; Image: HEA DP219386]; [Source: Norfolk Museums Service (Lynn Museum), Image: HEA Red Boxes 4259/52 (4259/130) January 1967]

If the wall that contains the ogee-headed recesses is of stone (or indeed brick), it suggests that it was part of an earlier building. In Ely examples such as 26 Lynn Road and 38a St Mary's Street survive of brick and stone walls incorporated into later timber-framed buildings (Rebecca Lane pers comm), a situation that may have occurred because the surviving fabric was a party wall and could not be demolished when the building was redeveloped. Parker (1971, 125) mentions 30-32 King Street, King's Lynn, where a gable wall was found to be stone with only timber used from the first floor upwards 'as was usual in Lynn where side walls were of stone to prevent fire'. If the wall containing the recesses was constructed of stone it may suggest ecclesiastical origins. A possible context for the ogee-headed recesses might be an early site for the friary church, which was eventually located on the other side of Chapel Street. O'Sullivan (2013, 7) states that friaries often relocated and this could have happened in King's Lynn as the friars consolidated land that had been gifted to them. The earliest friary churches were undifferentiated buildings (O'Sullivan 2013, 19). A stone house is mentioned in a will of 1307, possibly located somewhere north of Market Lane, but the remains of a stone building have also been found on the south side of Fells Warehouse (Rutledge and Rutledge 1978, 101; Fig 47).

The Black Goose, St Nicholas Street (Fig 4, 4)



Figure 10: The Black Goose public house by William Taylor c1850. The timber-framing suggests that the building originally had a shop-front. The stone entrance to Bennett's Yard can be seen in the building to the right (west). [Norfolk Museums Service (Norwich Castle Museum & Art Gallery) NWHCM 1951.235.B275]

A drawing by William Taylor produced in *circa* 1850 depicts the Black Goose public house, which appears to have been built around the late 16th or early 17th century but which could have earlier origins, and its neighbour to the west, the building fronting Bennett's Yard (Fig 10). Both buildings were located on the south side of St Nicholas Street and have since been demolished, the Black Goose in 1937 according to a copy of a newspaper article held in the True's Yard Fisherfolk Museum entitled 'Black Goose' Demolition' (labelled 'LN 26.10.1937').

The Taylor drawing shows the Black Goose as a two-storey timber-framed building with close-studding and brick infill, built on stone footings. At ground-floor level the wall posts and studs have brackets which carry the bressumer beam for the jetty. The doorway was located in the most-westerly of five bays. Wind braces are visible between the wall posts and studs of the three most westerly bays and a mid-rail (or girt) in two of the inner bays suggests the former location of a shop front. The empty bay between the shop window and the entrance may have contained a doorway to the shop whilst the entrance which survived at this date gave access to the domestic accommodation to the rear. A ground-floor window disrupts the framing and

appears to be a later insert. At first-floor level two symmetrical timber mullioned windows may be original; both are of three lights and the one to the east has window tracery with cinquefoil heads. The rafters appear to protrude beneath the tiled roof at eaves level and two chimney stacks are visible, one towards the eastern gable and one to the back of the building, south of the ridge line. The photograph showing the adjacent building fronting Bennett's Yard used in the 1937 newspaper article, mentioned above, suggests that the drawing is very accurate, as does another photograph in the King's Lynn Norfolk Studies Collection which shows the building (probably before 1883), by which point the ground floor had been encased in brick and the first floor rendered over (Fig 24). The first floor windows appear to have been in the same position as those shown in c 1850 but the ground-floor window had been extended.



Figure 11: Two medieval shop fronts in Lavenham, Suffolk, both Grade I Listed: A) The 15th-century shop front at the eastern end of the Guildhall Range (NHLE 1181069) B) The 15/16th-century shop front on the building at the corner of Water Lane and Lady Street (NHLE 1351532). Images: Sarah Newsome 7-JAN-2018

It seems that by the 1970s very few examples of medieval shops survived in King's Lynn (Parker 1971, 124), partly due to the gradual disappearance of the merchant's shop in the 16th and 17th centuries and the refronting of many buildings in brick in the 17th century (Parker 1971,44). Surviving examples in King's Lynn include 30-32 King Street (NHLE 1195291) and a row of purpose-built shops with solars (but no other living accommodation) on St James's Street, but neither of these examples is directly comparable to the Black Goose (Parker 1970, 125-7; Clark 2000, 78) and Clark's work (2000, 81) suggests there may be more to be identified. Further

afield good comparable examples of similar shop fronts, the Guildhall in Lavenham, Suffolk (Fig 11), and the Woolpack Inn at Great Coggeshall in Essex (Clark 2000, 65), have been dated to the 15th century, suggesting that the Black Goose could have had pre-16th-century origins. Clark (2000, 67) notes that for shops jetties had visual impact, provided shelter and created extra living space above.

A photograph taken around 1904, a few years prior to the closure of the Black Goose in 1909 (<http://www.norfolkpubs.co.uk/kingslynn/bkingslynn/klblg.htm> accessed 07-FEB-2018), and held in the Lynn Museum collection shows a niche described as a 'holy water stoup' in the front room of a house 'on the east side of Bennett's Yard' (KILLM 2008.300). This may refer to the Black Goose public house or one of the later cottages in the yard, but its context is unclear.

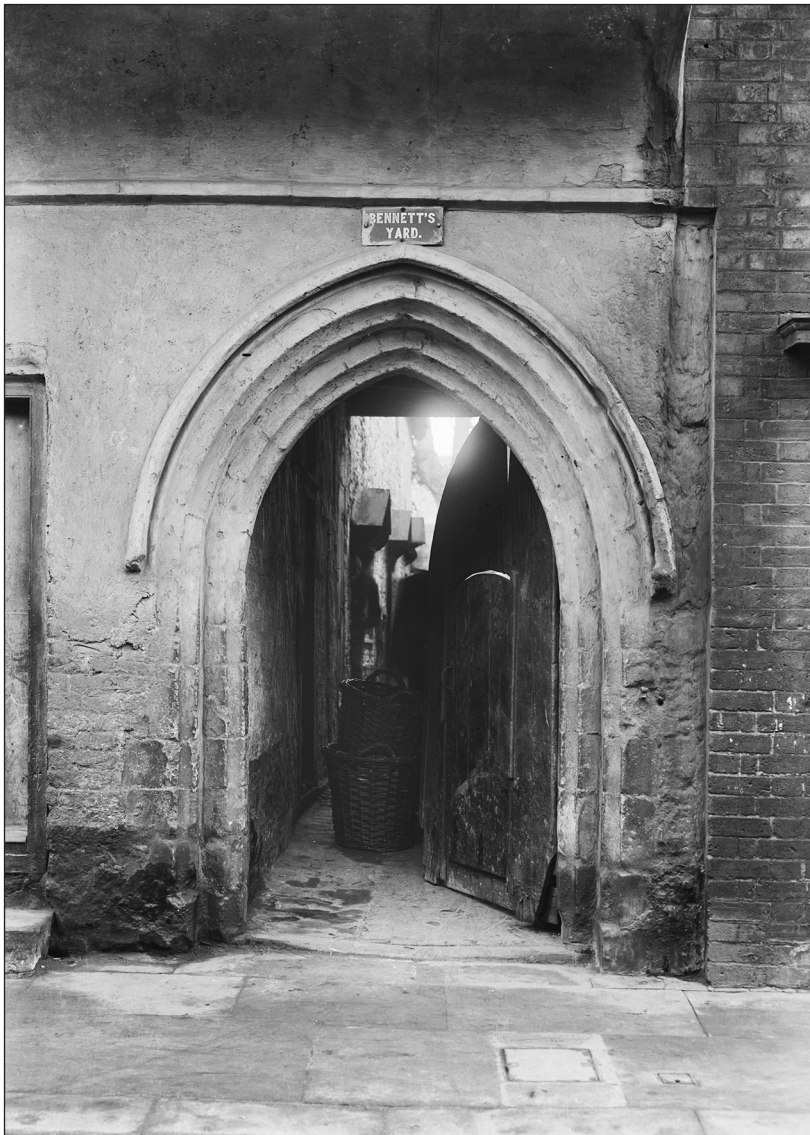


Figure 12: The stone entrance arch to Bennett's Yard, 21 St Nicholas Street, in 1907. The cottages which comprised the 'yard' are visible through the entrance [HEA BB46/01526 1907 ©Historic England]

Bennett's Yard, 21 St Nicholas Street (Fig 4, 3)

The building on the west of the Black Goose, through which Bennett's Yard was accessed, was rendered at the time the drawing was completed and the timber-frame cannot be seen (Figs 10 and 24). However, coving is visible where the jetty has been infilled, similar to that seen on 2 and 5 Nelson Street (NHLE 1195431; 1195430). The drawing shows that the building may also have had stone footings and that there had been considerable alterations at first-floor level by this date. Three doorways are shown on the drawing, the most westerly being the surviving masonry doorway which gave access to Bennett's Yard (Fig 12). The arch is Grade II Listed and is thought to be 15th-century in date (NHLE 1290124). It is not clear if it was related to an earlier building on the site or whether it suggests a 15th-century date for the rest of the structure. Its nature may suggest it gave access to something important, such as a hall, but there is no evidence to support this idea. It is unclear why there were two other entrances but at least one of them may have given access to a shop as seen to the east at the Black Goose, perhaps the narrower middle doorway (see Clark 2000, 64) with the doorway to the east perhaps giving access to living accommodation above. The irregularly shaped window suggests that either the window or the immediately adjacent doorway was a later insert. At first-floor level a pair of centrally placed casement windows, each with four lights, is shown, whilst a later inserted pitched dormer in the attic storey had two lights. The building can be seen on a photograph from *circa* 1880 and a newspaper clipping from 1937 both held in the King's Lynn Norfolk Studies Collection (Fig 24; St Nicholas Street photograph file). It was demolished in 1951.

Building west of Bennett's Yard, St Nicholas Street (Fig 4, 2)

Through depicted as rendered on Taylor's sketch, the building to the west of Bennett's Yard, now demolished, also appears to have been timber-framed and therefore potentially medieval as indicated by the coving of an infilled jetty which can be seen on the drawing (Fig 10). However, photographs taken in 1907 (Fig 12) and 1972 (HEA BB98/30884) show a brick building to the west of Bennett's Yard. It is possible that a brick façade was added to the front of a timber-framed building, as happened to the ground floor of the Black Goose (Fig 24), or the building was replaced after Taylor completed his sketch.

78-80 Chapel Street and site of 26 St Nicholas Street (Fig 4, 8)

An etching of St Nicholas Chapel thought to be by Henry Bell from around 1670 (Fig 13) shows a fairly typical timber-framed building opposite the project area where 78 and 80 Chapel Street stand today, with later inserted chimneys. It also shows a timber-framed building with either an end or corner jetty on the corner of Chapel Street and St Nicholas Street, where 26 St Nicholas Street stands today. Both buildings are broadly of 15th- or 16th-century date and suggest that medieval timber-framed buildings once ran the length of the eastern boundary of the car park site. Documentary evidence shows that the buildings at the corner of St Nicholas Street and Chapel Street were owned by St Nicholas Chapel from the 17th to 19th centuries (Sykes 2003, 120) and it is likely that this reflects the earlier, medieval,

ownership of this portion of the site. Land south of St Nicholas Chapel, perhaps where 78-80 Chapel Street are located, was held by Bishop in the *circa* 1270s (Rutledge and Rutledge 1978, 102).



Figure 13: The buildings that stood at 78-80 Chapel Street and 26 St Nicholas Street (see Fig 4, 8) in the late 17th century [Source: Norfolk Museums Service (Lynn Museum) KILLM 2007.143, Image: HEA DP219368].

17th Century

History

The *Groundplat of King's Lynn* by Henry Bell dating to c 1670 shows buildings fronting on to Chapel Street, St Nicholas Street and Tuesday Market Place (Fig 14). Most of the plots run east to west (a pattern persisting from the medieval period) and a building is shown in the middle of the block. Two plots run north-south to the north and south of this building. No buildings are shown along Market Lane at this date.

Documentary records from the 17th century start to provide some understanding of who was living in the area at this date. There was a lecturer's house, belonging to St Nicholas Chapel, at the corner of St Nicholas Street and Chapel Street (Sykes 2003, 120) and also an alehouse keeper in 1683 or 1684, west of the lecturer's house, and an innholder nearby in 1692. The 'alehouse keeper' and 'innholder' may relate to the Black Goose as The Tub (later to become the Duke of Connaught) appears to be a 19th-century establishment. Historic documents also show that five tenements on the south side of Woolmarket (now St Nicholas Street) had what are described as gardens in 1577 and which presumably continued as such into the 17th century (Sykes 2003, 121).



Figure 14: Extract from *The Groundplat of King's Lynn* by Henry Bell c1670 showing the project area located between St Nicholas Chapel (marked '2') and the Tuesday Market Place (marked '15'). North is to the left of the map. [Source: Norfolk Museums Service (Lynn Museum) KILLM 1999.63; Image: HEA DP219398]

Character

In the 17th century Thomas Sandell (d.1614), 'one of richest merchants of his time', and his neighbour, Thomas Clayborne the elder, had shops in their houses on St Nicholas Street, though this practice was starting to die out (Parker 1971, 45) as new houses built about this time seem to have been constructed without shops. In 1689 tax lists the Tudor Rose and St Ann's House to the north were owned by the same person and had some high-status tenants including Thomas Pepys, an MP and the cousin of the diarist Samuel Pepys (James 2004). This all suggests that St Nicholas Street, which provided a route between St Nicholas Chapel and the Tuesday Market Place, was still considered a desirable place to live at this time.

Parker (1971, 102; 106) states that it was not until the 17th century that brick became really prominent. Brick walls were often rendered with plaster and painted; colours used in the 16th century included red ochre, white, green and 'brown of

Spain'. However, the print of St Nicholas Chapel from c 1670 (Fig 13) and the houses that survived into the 20th century show that many timber-framed buildings were retained in the area despite the growing use of brick in the town as a whole.

St Nicholas House, St Nicholas Street

St Nicholas House (NHLE 1298153) which stands on the north side of St Nicholas Street, east of the Tudor Rose Hotel (Fig 44), is a brick-built double-pile house with two parallel ranges along the street, which was built in the mid-17th century (the north range with the Dutch gable is dated 1645 and though the southern range is an 18th-century rebuilding, it seems likely that there was a similar range to the south). The 17th-century owners were merchants and landowners (with part of the property used as a brewhouse) and significantly the main entrance to the house was in the centre of the inner northern range, off a lane from St Nicholas Chapel to the waterfront, suggesting that waterfront access was still important (Parker 1971, 97).

18th Century

History

A number of maps survive from the 18th century which provide some information about the area in this period.

Rastrick's map of 1725 is very stylised (Fig 15), but shows plots running east to west from Chapel Street, possibly as far west as Bennett's Yard and/or the Black Goose, where a plot runs north-south towards a row of buildings in the same position as those shown on Bell's *Groundplat* (Fig 14). A few more buildings are also shown on Market Lane. William Faden's map of 1797 is also very stylised. It shows buildings along St Nicholas Street and Chapel Street and the entrance into Ravenshaw's Yard but is of little use in understanding the complex history of the Chapel Street Car Park (www.fadensmapofnorfolk.co.uk accessed 3/1/17).

Ravenshaw House is thought to have been built in the second half of the 18th century in the centre of the block and towards the south of the Chapel Street Car Park site (HEA BF032552 1972). A Mr Ravenshaw is first mentioned in relation to a parcel of five tenements on the south side of Woolmarket (St Nicholas Street) in 1764 and it is possible that the house was constructed around that date. One William Ravenshaw, the same or possibly a relative, is mentioned in relation to this property as late as 1821 (Sykes 2003, 121).

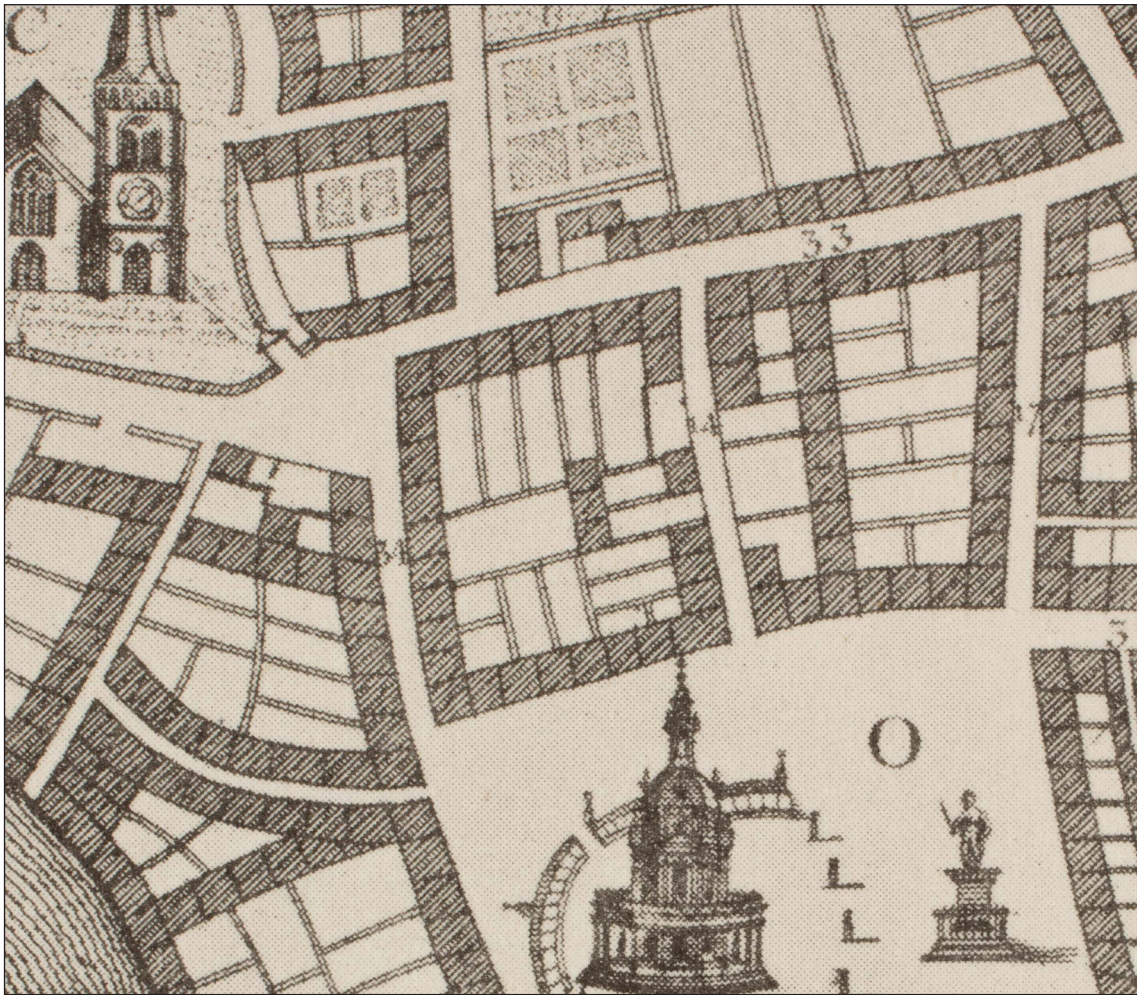


Figure 15: Extract from Rastrick's map of 1725 with the project area located in the centre of the image. St Nicholas Chapel can be seen to the north-east (top-left) and the Tuesday Market Place to the south-west (bottom-right). North is to the left of the map. [Source: Norfolk Museums Service (Lynn Museum) KILLM 2001.311. Image: HEA DP219408]

Character

There is limited evidence for the character of development in the area in the 18th century. The external appearance of the building that became the The Tub public house and latterly the Duke of Connaught suggests it was built in the late 18th century, so redevelopments were clearly happening in this period (Fig 4, 6; Figs 16, 27 and 36). The Lattice House became a public house in 1714 (<http://www.norfolkpubs.co.uk/kingslynn/lkingslynn/kllat1.htm> accessed 29-NOV-17; Kelly 1982, 9) and the Black Goose Alehouse is mentioned in a deed from 1764 (Sykes 2003, 120). It may have been in this period that Listergate became Black Horse Street (Hillen 1907, 656) before becoming Chapel Street.



Figure 16: The Duke of Connaught public house, probably photographed in the 1960s. The building is potentially late 18th century in date, though a new ground-floor front was inserted around the early 20th century. [Source: King's Lynn Norfolk Studies Collection. Image: HEA DP219468]



Figure 17: Houses possibly built in the 18th century located to the west of what is now the Tudor Rose Hotel on the north side of St Nicholas Street in 1961. [Source: Norfolk Museums Service (Lynn Museum) KILLM 2007.66. Image: HEA DP219387].

Two houses to the west of the Tudor Rose on the north side of St Nicholas Street (demolished to make way for Lovell House) may also be broadly 18th-century in

date, though their lack of uniformity and similarity in scale to what is now the Tudor Rose Hotel to the east may suggest they are older and were refronted in brick around this date. Photographs held in the Lynn Museum collection give little clue to the construction date of the buildings, but no timber-framing is visible (Fig 17). Both are of two storeys with steeply pitched pantiled roofs, the building to the east being brick-built whilst the other is rendered but presumably brick. A dormer also indicates an attic storey in the eastern building.

Other developments around the site during the 18th century include Westgate House at 42 Chapel Street, opposite the eastern end of Market Lane, which is Listed at Grade II and has early 18th-century origins behind its 19th-century façade (NHLE 1195343), and 78 and 80 Chapel Street, which are late 18th-century in date and both Grade II Listed (NHLE 1195344; 1291370). It is also possible that 61 and 63 Chapel Street (Fig 4, 9-10) were constructed in the 18th century and substantially altered (see '19th Century' section).

Chapel Buildings, Ravenshaw's Yard, Chapel Street (Fig 4, 21).



Figure 18: Chapel Buildings, presumably photographed after Fells Warehouse, seen in the background, was remodelled in 1882. The view is looking west along Ravenshaw's Yard with Ravenshaws House to the right (north). [Source: King's Lynn Norfolk Studies Collection; Image: HEA DP219423].

An historic photograph looking west along Ravenshaw's Yard (taken after 1882) shows a row of three cottages known as Chapel Buildings, immediately east of Fells Warehouse and north of Lattice House on the west side of Chapel Street. Now demolished, the appearance of the cottages suggests that they may have been constructed in the late 18th century, particularly the matching ornate door surrounds, which also suggest they were in a single ownership at this date (Fig 18). The cottages have a ground floor and an attic storey (indicated by pitched dormer windows). Each cottage has a single casement window with a wooden shutter hinged at the bottom. A similar shutter can be seen on the Taylor sketch of the Black Goose and Bennett's Yard (Fig 10). A passageway from Ravenshaw's Yard to the rear of Lattice House is also visible at the western end of the row of cottages and can still be seen as a blocked entrance way with a timber lintel in the northern boundary wall of Lattice House. It is possible that the cottages have pre-18th-century origins, but this is not visible from this image alone. A photograph taken in 1978, after demolition, shows that the cottages were brick-built and had a mono-pitch roof, the line of which can be seen on the eastern elevation of Fells Warehouse (Fig 30).



Figure 19: Rear (southern) elevation of Ravenshaws House in 1972, looking north-east [Source: Historic England Archive Hallam Ashley BB99/05780]

Ravenshaws House, Ravenshaw's Yard, Chapel Street (Fig 4, 20)

Ravenshaws House, thought to have been constructed in the second half of the 18th century, was a two-storey house with an attic storey, with a pantiled mansard roof, and two adjoining extensions, also with mansard roofs, one with pantiles to the east

and one with slate to the west (HEA BF032552 1972; Figs 19 and 25). Comfortable rather than particularly high status, its construction suggests that access to the rear of plots and their uses was changing at this time and its layout suggest that access to the property was from the north. It is also worth noting that the southern elevation of the house appears to have been constructed on or hard up against an existing, and substantial, brick wall of an estimated 2.2m in height and with a decorative rounded brick coping. This suggests the existence of a significant property boundary before the house was built. The only view of the northern elevation of the house appears in an undated photograph in the King's Lynn Norfolk Studies Collection, looking south along Seed's Yard behind the Duke of Connaught (Fig 25). It has been demolished.



Figure 20: The entrance to the Tudor Rose Hotel in 1907 [Source: Historic England Archive B44/1151 EP4263/47]

The Tudor Rose Hotel, St Nicholas Street

Successive owners of 10 St Nicholas Street (now the Tudor Rose Hotel) clearly had money to invest in the post-medieval period, adding much later demi-columns and a canopy, probably in the 18th century, to a stone door surround with a four-centred arch sometime from the mid-15th century (Fig 20). The property has an extremely complex history which is beyond the scope of this report (e.g. Rose 2004; James 2004).

19th Century

History

William Newham's plan of 1806 (Higgins 2008, 10-11; NRO BL4/1) – again very stylised – appears to show more buildings within the Chapel Street block. It seems again to show a row of buildings running east to west across the block, which at this date could be Ravenshaws House, but it also shows the long row of buildings which later became known as Fells Warehouse and an adjoining building running north-south on its northern side at the western end. An alley off Tuesday Market Place may represent the suggested former medieval lane which lead through to Ravenshaw's Yard. St Nicholas Street is shown as 'Wool Pack Street' and Chapel Street shown as 'Black Horse Street'. In 1810 some streets were renamed as part of the general improvements undertaken in the town under the auspices of the Paving Commissioners (Higgins 2008, 15); Black Horse Street became Chapel Street and Black Goose Street became St Nicholas Street (Higgins 2008, 115), though these names were clearly fluid as 'Wool Pack Street' rather than 'Black Goose Street' is shown on Newham's map.

Parker (1971, 48) notes that the open ground behind Lynn's medieval houses was not built over with cottages and warehouses until the 19th century (though the large wooden casement windows shown on a historic photograph to the rear of Bennett's Yard may suggest a pre-18th-century date (J Kewley pers comm; King's Lynn Norfolk Studies Collection: Yards photographic file). Many of the yards behind the street-front properties were constructed between 1800 and 1820 as a cheap way of providing much needed housing (Higgins 2008, 48) and many were named after the shopkeepers or tradesmen occupying the adjoining properties.

Wood's map of 1830, though being described as 'from actual survey' and appearing accurate, does seem to have a number of inaccuracies and the details shown should be treated with caution (Fig 21). For example, the map shows empty plots (possibly gardens) where Ravenshaws House was located by that date (Fig 19) and also where 43-49 Chapel Street were located, 16th-century buildings which survived into the 1960s (Figs 7 and 8). However the map does show the long row of buildings now known as Fells Warehouse, as well as the two buildings which originally abutted it to the south. It also shows a large square building (a possible stable block) to the rear of 8-10 Tuesday Market Place (see Fig 23), Bennett's Yard, Seed's Yard (behind the Duke of Connaught) and also a building on the future site of St Nicholas Drill Hall, close to the eastern end of St Nicholas Street which had been demolished, possibly before 1848 (CULmaps b/77/84/1 Utting) and definitely by 1883 (Ordnance Survey 1:500, surveyed 1883, published 1886). NB the building or its facade appears to be shown on a photograph held in the King's Lynn Norfolk Studies Collection (Fig 24), thought to be circa 1880. On the Wood map this building appears to be much deeper in comparison to surrounding buildings but its date is unclear. Another undated photograph in the same collection looking south along Seed's Yard, behind the Duke of Connaught on St Nicholas Street, shows a substantial boundary wall which may be related to this building or the later hall built on the site in the early 20th century (Fig 25). It is also worth noting that by this date, the north-south

plots running from St Nicholas Street dominated the northern half of the block whilst the southern half retained its east-west orientation.

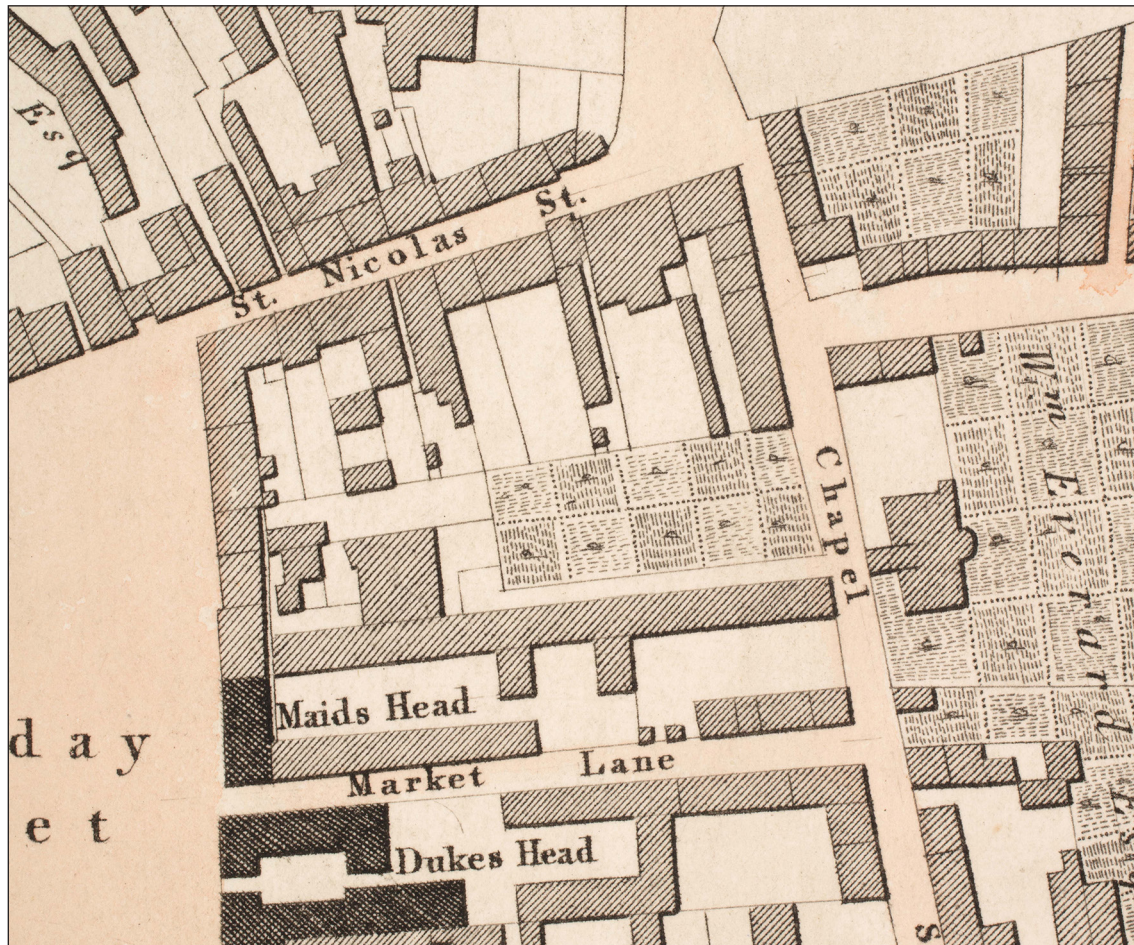


Figure 21: John Wood's map of 1830. This may not be accurate, as it appears to omit Ravenshaws House and 43-49 Chapel Street [Source: Norfolk Museums Service (Lynn Museum). Image: HEA DP219405]

The first meeting of the Primitive Methodists in the town took place in a sail-maker's loft in Black Goose Street in around 1821 (Hillen 1907, 645) and in 1846 The Tub public house opened (known as the Prince Arthur by 1872 and the Duke of Connaught by 1883; <http://www.norfolkpubs.co.uk/kingslynn/dkingslynn/kldco.htm> accessed 07-FEB-2018; Fig 16). Burnet's map of the same year is very schematic and cannot be relied upon for detailed information, but shows buildings fronting St Nicholas Street and Chapel Street. A gap in the buildings on Chapel Street (Fig 22), roughly opposite Austin Street, may represent an area of Victorian redevelopment or the site of Ravenshaw House which is otherwise missing from the map.

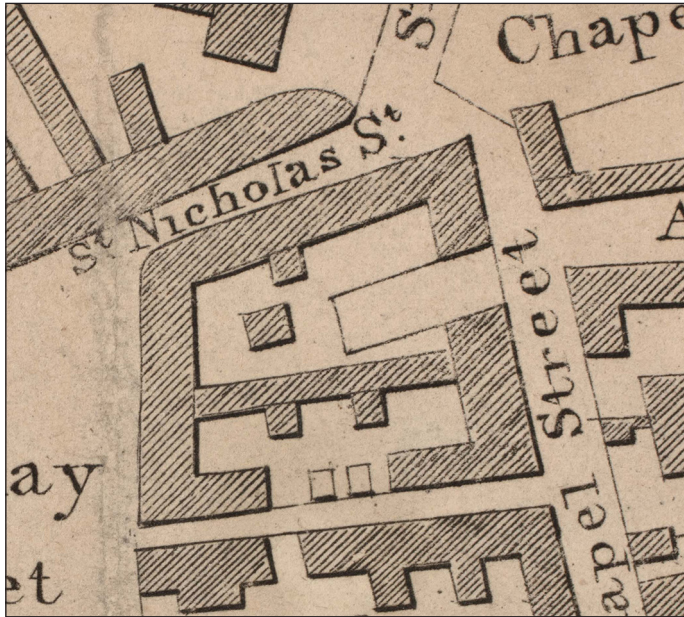


Figure 22: Burnet's map of 1846 from King's Lynn Handbook, p vi-7(sic) [Source: Norfolk Museums Service (Lynn Museum) KILLM 1960.40; Image: HEA DP219407]



Figure 23: The project area in 1883 from the Ordnance Survey 1:500 Town Plan, surveyed 1883, published 1886. (Historic Ordnance Survey mapping: © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2017) Licence numbers 000394 and TP0024).

The first detailed and presumably accurate map of the project area is the Ordnance Survey 1:500 Town Plan, which was surveyed in 1883 and published in 1886 (Fig 23). A date-stone of 1882 suggests that the stable block and coach house at Ravenshaw's Yard was built at this time and it is shown on this map (HEA BF032552).



Figure 24: The south side of St Nicholas Street in the late 19th century. The building containing the stone doorway arch to Bennett's Yard is shown in the foreground, followed by the Black Goose public house, St Nicholas Chambers, the Duke of Connaught public house, the (possibly derelict) predecessor to St Nicholas Drill Hall and finally 26 St Nicholas Street in the background of the photograph. [Source: King's Lynn Norfolk Studies Library (St Nicholas Street photograph file); Image: HEA DP219454]

Character

The start of the 19th century saw many improvements driven through by the Paving Commissioners, including the rounding of buildings on street corners and the stipulation that new buildings must have party-wall firebreaks (Higgins 2008, 14). Many of the new buildings used more prestigious (and costly) brown brick rather

than the usual local Norfolk brick. The 19th century brought a significant amount of change to the area with brick-built Victorian (and possibly some late Georgian) buildings replacing what are presumed to have been, in many cases, late medieval timber-framed buildings (Fig 24). A surviving example of these changes is 26 St Nicholas Street, built in 1840 (Fig 40). The character of the area began to change with the infilling of the backs of the burgage plots with cottages, creating 'yards' such as Bennett's Yard (though note the comment regarding the age of the windows mentioned previously, p 33), Sacker's Buildings (KLNSC Yards Photograph File), Seed's Yard (Fig 4,6; Fig 25) and other outbuildings. Existing buildings also saw additions such as Lattice House, where a central cross-range was added (Parker 1971, 64).

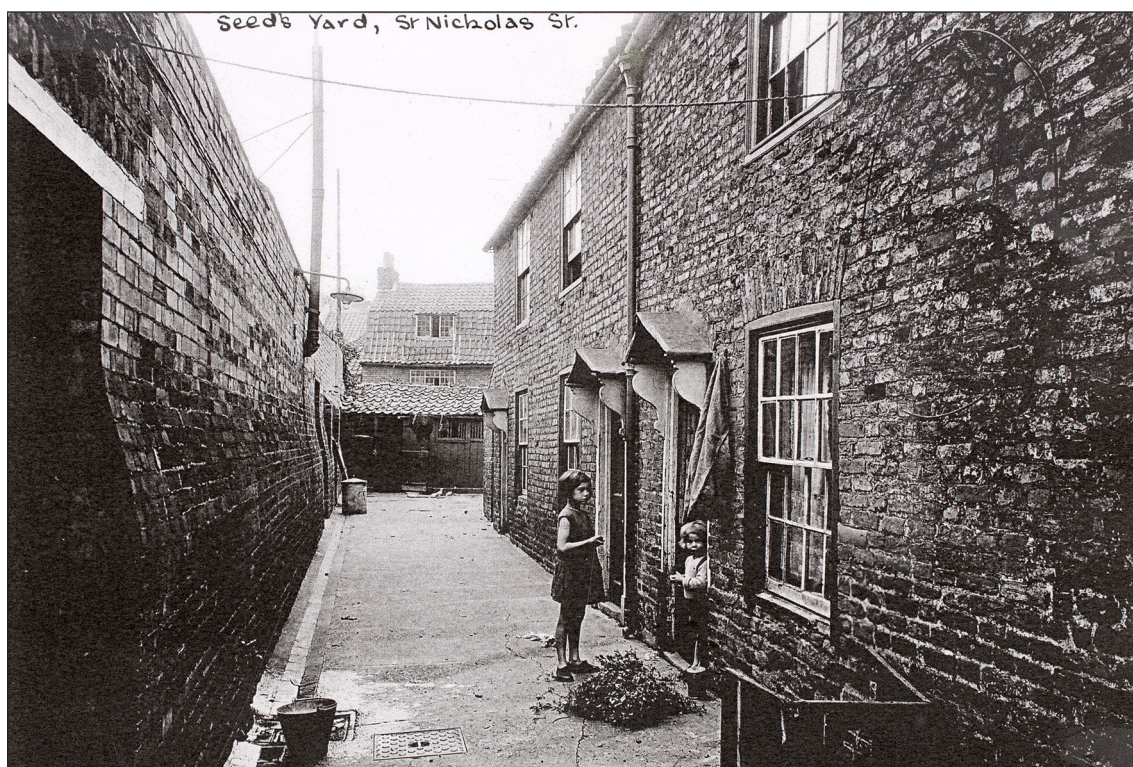


Figure 25: Seed's Yard, located to the rear of the Duke of Connaught public house on the south side of St Nicholas Street (undated). The row of cottages is typical of the 'yards' constructed behind the earlier street frontages and appears to be early to mid- 19th century in date. The building in the distance is the northern elevation of Ravenshaws House. [Source: King's Lynn Norfolk Studies Collection (Yards photographic file); Image: HEA DP219446].

61-63 Chapel Street (Fig 4, 9-10)

Now demolished, 61-63 Chapel Street may have been constructed in the late 18th or early 19th century before their neighbours 26 St Nicholas Street to the north and 57-59 Chapel Street to the south. Both are two-storey with attics lit by dormers in their pantiled roofs, though the eaves line and other details suggest they were built at slightly different dates or were possibly earlier buildings that had been refronted.

Both have flat gauged brickwork heads to their windows though No 61 has four-by-four light sashes whereas No 63 appears to have later plain sashes set in slightly different positions. The adjacent doors of the properties are of slightly different designs (Fig 26).



Figure 26: 61-63 Chapel Street with the eastern elevation of 26 St Nicholas Street visible to the north (right) and 59 Chapel Street visible to the south (left). [Norfolk Museums Service (Lynn Museum) KILLM 1995.106.1 n.d.].

St Nicholas Chambers, St Nicholas Street (Fig 4, 5)

A phase of redevelopment in the area seems to have started in the mid- to late 19th century. The building known as St Nicholas Chambers, located on the south side of St Nicholas Street between the Black Goose and Duke of Connaught public houses, was built in the late 19th century, prior to 1883 (Fig 27) and probably after 1850 as it is not shown on the Taylor sketch of the Black Goose (Fig 10).



Figure 27: St Nicholas Chambers on the south side of St Nicholas Street. The Duke of Connaught public house can be seen to the extreme left-hand side (east) of the image and the vacant plot where the Black Goose public house has been demolished can be seen to the right-hand side (west). [Source: Norfolk Museums Service (Lynn Museum) KILLM 2007.57 nd – post 1951; Image: HEA DP219369]

Now demolished, the large two-storey brick building was almost symmetrical with five bays. At ground-floor level a central door was flanked by two windows to the west and a window and service entrance to the east. The photograph shows these windows to either be triple sash windows or standard sash windows with two hops above, which might indicate a non-domestic function in these rooms. The name 'St Nicholas Chambers' also suggests a non-domestic function in at least some parts of the building. Large sash windows with two-by-two lights are visible at first-floor level. The building had some Classical influences with a segmental headed pediment with a central roundel forming a central rooftop frontispiece, a triangular bracketed pediment above the main doorway and exaggerated keystones in the flat heads above the windows. A string course ran between ground- and first-floor level (Fig 27), on which 'St Nicholas Chambers' was written in relief (see Fig 16).

55, 57 and 59 Chapel Street (Fig 4, 11-13)

On the west side of Chapel Street a number of buildings appear to have been built in this period. 57-59 Chapel Street (now demolished) were a pair of shops with accommodation above which appear from historic photographs to be mid- to late 19th-century in date (Fig 28). They were two-storey brick buildings with ground-floor shops with large display windows and attic storeys, each with a single pitched central dormer. The roofs were pitched and appear to have been slate-tiled with slate-topped firebreaks. The sash windows had two-by-two lights and flat gauged heads and a decorative dentilled string course in brick ran across both at eaves level. The house to the south, No 55, does not appear to have been built at the same time but had similar sash windows, a flat-roofed dormer, a round-arched entrance and possibly a slate roof. It may be broadly 19th-century in date (Fig 28; KLNCS Chapel Street Photo File).



Figure 28: 57-59 Chapel Street with 55 Chapel Street to the south (left) and 61 Chapel Street to the north (right). [Norfolk Museums Service (Lynn Museum) KILLM 1994.327 n.d.]

51-53 Chapel Street (Fig 4, 14)

Moving south along Chapel Street, an historic aerial photograph from 1952 shows that 51 and 53 may also be of 19th-century date (Fig 29). Each building has two

storeys with a ground-floor shop front and a single window above. The roof of No 51 has a much shallower pitch than all the other buildings in the row at that time. The photograph also shows a small building adjacent and to the north of Lattice House of unknown date, which appears to have a central door with two windows either side and either a mansard roof with small dormer, or possibly a pitched roof with a parapet (the photograph is unclear). A photograph of Lattice House held in the King's Lynn Norfolk Studies Collection also gives a very oblique view of the building and shows that it had sash windows, with another possible window placed centrally at first-floor level and a possible blind window to the north. It also supports the suggestion that the building had a mansard roof (KLNSC Lattice House Hotels File).



Figure 29: The Chapel Street Car Park site in June 1952, looking west with Chapel Street in the foreground. [Source: Historic England Archive (Aerofilms Collection) AFL62343/EAW044459 27-JUN-1952]

Fells Warehouse, Ravenshaw's Yard, Chapel Street (Fig 1)

William Newham's map of 1806 seems to indicate that the stable block and coach house in Ravenshaw's Yard, now known as Fells Warehouse, were originally constructed at the start of the 19th century (see NRO BL4/1; NHLE1298133). They were apparently remodelled in 1882 (according to the date-stone), which suggests that the area was being used for commercial as well as domestic activities at the end of the 19th century (Fig 30). The six stable units and coach house which comprised the building by 1882 suggest that it housed a commercial venture, possibly serving the large inns or hotels located on the Tuesday Market Place. It is not clear whether this reflects its original purpose or to what extent it had been remodelled. As properties immediately to the west (8-10 Tuesday Market Place) were described as a 'Van Office' (presumably some form of commercial transport business) on a map of 1848 (Utting CULmaps b/77/84/1), it is possible that the building housed the horses for this business. A plaque on the stables with the initials 'LWJ' probably denotes Lewis Weston Jarvis, attorney, if it relates to the original building (1851 Census, 17-19 Market Place), or his son Lewis Whincop Jarvis, if it relates to the remodelling. Lewis Whincop Jarvis was living in 8-10 Tuesday Market Place in 1871 (1871

England Census – ‘Tuesday Hill’) and was described as a solicitor, banker, landowner and deputy lieutenant. The stables and the coach house at the western end were not constructed in a single phase, as shown by the straight joint and the step in the ridge line which can be seen on the southern elevation (Fig 48), and it is possible that the creation of the coach house was part of the remodelling. In 1933 one Arthur Page Burton is recorded in Ravenshaw’s Yard as a ‘cartage contractor’ (Kelly’s Directory 1937, 244) and it seems likely that he was based at the premises.



Figure 30: The former stables known as Fells Warehouse, Ravenshaw’s Yard, Chapel Street in 1978. The coach house is located at the far (westernmost) end of the stable block. (Source: Historic England Archive BB031782 14-APR-1978)

20th Century

History

The Ordnance Survey maps show very little change in the project area from the end of the 19th century until 1927, by which time a large building marked as a Parish Hall had been constructed in the vacant area to the west of 26 St Nicholas Street, sometime between 1904 and 1927 (Fig 31). This is named ‘St Nicholas Drill Hall’ in Booth (1933, 126). The Black Goose pub (6 St Nicholas Street) closed in

1909 (<http://www.norfolkpubs.co.uk/kingslynn/bkingslynn/klblg.htm> accessed 28/11/2017), Lattice House lost its licence on 8 March 1919 (Kelly 1982, 10) and by the time of the 1927 survey the Duke of Connaught pub is also no longer marked though it did remain open (see below).



Figure 31: The 1927 Ordnance Survey 3rd Edition 1:2500 map (published 1928) showing the large Parish Hall constructed at the eastern end of St Nicholas Street. (Historic Ordnance Survey mapping: © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2017) Licence numbers 000394 and TP0024).

In 1935-36 a number of Clearance Orders under Housing Acts of 1925-35 were issued in and around the project area. In 1935 Clearance Orders were issued for the dwellings to the rear of the Duke of Connaught pub known as Seed's Yard (Fig 25), at that time owned by Elijah Eyre's brewery (KL/TC11/1/47), and for the buildings to the rear of the Bennett's Yard plot (KL/TC11/1/76). In 1936 orders were issued to demolish a group of buildings in Ravenshaw's Yard and Chapel Buildings (Fig 18), where demolition was not undertaken until after 1947 (KL/TC11/1/28), and for the cottages behind 18 St Nicholas Street, known as Sacker's Buildings (KL/TC11/1/53). Historic aerial photographs show that Seed's Yard, Bennett's Yard and Chapel Buildings were all cleared by June 1945 (RAF 106G/UK/401 4001 18-JUN-1945), which suggests they were probably cleared in the late 1930s, before the outbreak of

the Second World War, as intended. The photographs show that the Black Goose plot was also cleared by this date.

By the early 1950s the timber-framed building containing the stone entrance arch to Bennett's Yard was demolished (1951 according to the plaque on the surviving gate; HEA (Aerofilms) AFL62343/EAW044459 27-JUN-1952). By this date a small electricity sub-station had also been built where the Chapel Buildings had been demolished (HEA (Aerofilms) AFL62343/EAW044459 27-JUN-1952). A letter to the Borough Engineer from the County Planning Department in July 1955 regarding 51-53 Chapel Street stated that the 'ground floors have been used in connection with a baker's and grocer's business with living accommodation on the first floors' (KL SE2/2/2/4055b), suggesting that the site was redeveloped after 1955 and by 1961 a flat-roofed building, belonging to Eastern Counties Utilities, had appeared on the site (RAF 543/1462 26 5-OCT-1961; a note in the King's Lynn Norfolk Studies Collection Chapel Street photograph file suggests the new building was constructed in 1961).

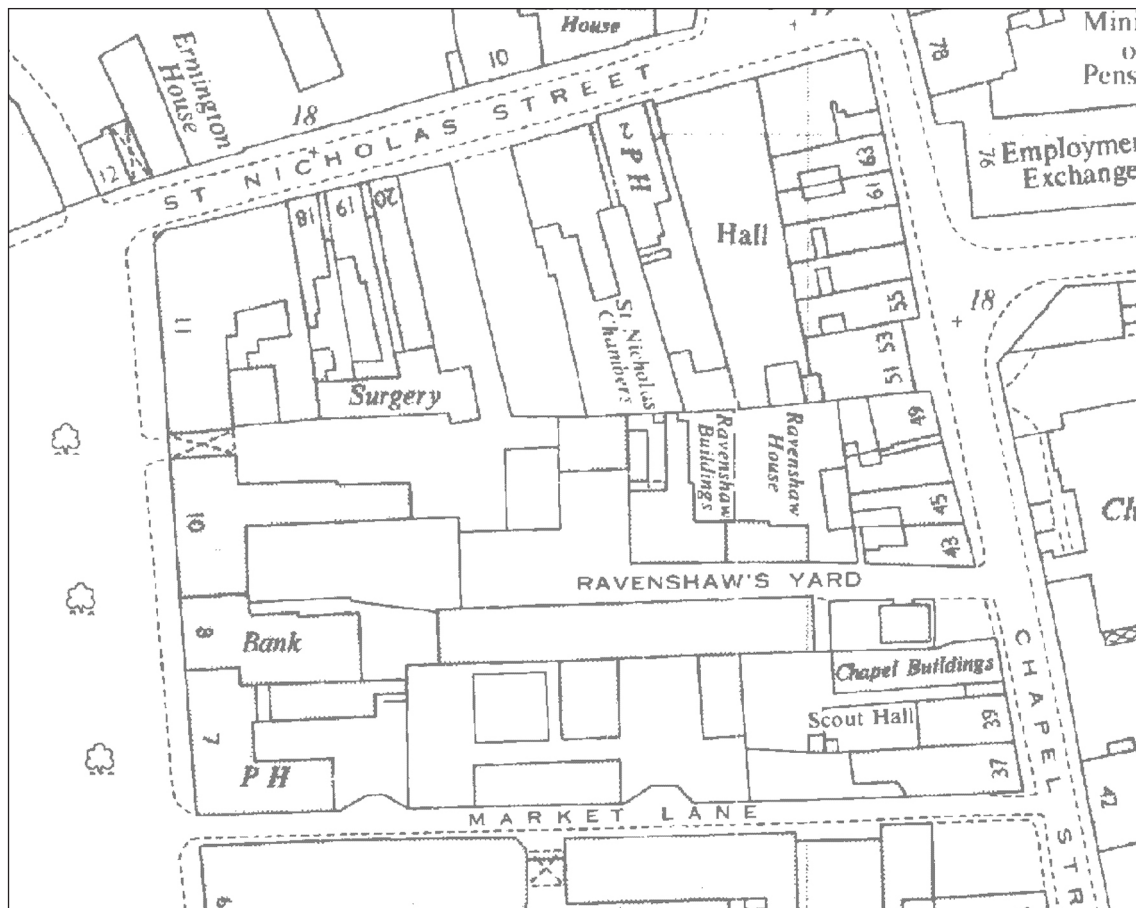


Figure 32: The Ordnance Survey 1:1250 map (surveyed 1965-6, published 1966) showing the extent to which buildings survived within the project area at this date. (Historic Ordnance Survey mapping: © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2017) Licence numbers 000394 and TP0024).

Despite a number of demolitions, some historic buildings survived within the project area until the mid-1960s and the plots that were demolished earlier in the 20th century were never redeveloped despite the south side of St Nicholas Street being described as an 'area within which the idea of redevelopment cannot be dismissed' at this time (Chesterton 1964, 6; Fig 32). By 1967 47-49 Chapel Street had been cleared and the doctors' surgery extension had been built at the southern end of the plots for 18-20 St Nicholas Street (OS 1:1250 surveyed 1965-7, published 1971) and in 1970 the Duke of Connaught public house finally closed (<http://www.norfolkpubs.co.uk/kingslynn/dkingslynn/kldco.htm> accessed 28-NOV-17).



Figure 33: The Ordnance Survey 1:10,000 3rd Edition map from 1976 showing the results of the final clearance of the project area which occurred between 1967 and 1976. (Historic Ordnance Survey mapping: © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2017) Licence numbers 000394 and TP0024).

In 1972 43-45 Chapel Street and Ravenshaws House and its outbuildings were still standing (HEA BB99/05781) but by 1976 the whole site had been cleared bar a small building at the northern end of Ravenshaw's Yard and 26 St Nicholas Street, which survives today (Fig 33). At least part of this final clearance occurred in early 1974 when, according to a newspaper clipping held in the King's Lynn Norfolk Studies Collection, preparations began for a road improvement scheme and office development which never came to fruition; this included extending Austin Street to Tuesday Market Place (KLNSC 'Lynn News & Advertiser 1.2.74' St Nicholas Street file).



Figure 34: Aerial view looking north-east over the Chapel Street Car Park site towards St Nicholas Chapel in 1928 [Source: Historic England Archive (Aerofilms Collection) AFL60482/EPW021474 JUN-1928] .

Character

An aerial photograph from 1928 shows just how densely occupied the area was at that date and had been for many years. The variety of chimneys, roof lines, outbuildings and extensions reflect the varied dates of construction of the buildings (Fig 34). At this date the area still reflected its earlier, densely occupied character from previous centuries. The buildings on Chapel Street were very narrow, with steep pitches, short backyards and numerous outbuildings and lots of dormer windows lighting attic storeys. In 1942 St Nicholas Street was still cobbled (HEA EP4263/47; A42/3843).

An annual report from the medical officer for King's Lynn of 1935 suggests that this density of occupation, particularly in the case of the yards was beginning to be seen as a problem. It mentions 'many courts and yards where the conditions as to light and air are bad when judged by modern ideas' and that the older houses 'to put it plainly, are worn out' (McIntosh 1935, 7). The report also suggests that by 'demolishing some of the older houses spaces could be opened up and streets widened' (McIntosh 1935, 8).

The Yards

The poor condition of some dwellings in the project area is reflected in the issuing of the Clearance Orders at this time. In 1935 a letter from the town clerk regarding the grounds for demolition of yard dwellings behind Sacker's Buildings (Fig 4,1),

immediately west of the project area (KL/TC11/1/53), described them as damp with poor light and ventilation, a shared tap, water closet and toilet for all four houses, approached through a narrow passage, insanitary food storage arrangements and being in general disrepair, concluding ‘The premises fall short of the general standard of housing accommodation for the working classes in the district’. The situation was very similar at Bennett’s Yard (KL/TC11/76) and Chapel Buildings and Ravenshaw Yard (KL/TC11/1/28; Fig 18). Despite the poor conditions in Seed’s Yard, an early photograph of the Duke of Connaught public house which faced on to St Nicholas Street to the immediate north suggests it was refronted or remodelled around the early 20th century (KILLM 2007.57; Emily Cole pers comm; Fig 16). NB the building is shown prior to this remodelling in circa 1880 when it is shown on a photograph held in the King’s Lynn Norfolk Studies Collection (Fig 24).

Parish Hall/St Nicholas Drill Hall, St Nicholas Street (Fig 4, 7)

The large two-storey hall building built between 1904 and 1927, known in 1933 as St Nicholas Drill Hall (Booth 2013, 126), appears to be the first building with a purely non-domestic function built on the south side of St Nicholas Street since the medieval period. The building was set back from the road and over 30m in length, with a probable yellow brick gable, corrugated pitched metal roof, three roof lights which straddled the ridge, and what appears to have been a series of five large windows along its western elevation. It also had a chimney at its south-eastern corner (Fig 35). It was tapered towards the rear (south) to fit into the narrow plot and had an outbuilding or corridor to the west, filling the angle. Historic photographs show that the brick gable of the northern elevation contained a small, narrow, louvred window or vent, with red-brick mouldings, above the probable entrance to the main hall which had a moulded red-brick architrave (Fig 36; TYFM TY1997.3479/pho04630). A scar of the building can be seen on a photograph of the western elevation of 26 St Nicholas Street, taken some time after the hall’s demolition (KILLM 2007.70).



Figure 35: An aerial photograph looking north-east from July 1963 shows the western and southern elevations of the parish/drill hall on St Nicholas Street [Source: Historic England Archive (Aerofilms Collection) ALF62883/EAW116074 8-JUL-1963]

A high wall in front of the hall, flush with the street frontage, may have been a reused garden wall related to 26 St Nicholas Street. In the centre it had a large (possibly widened?) double doorway under a shallow arch with metal gates and a recessed porch. Pitched glass skylights were located either side of the inner entrance to the

hall. A series of three small rectangular windows to the west possibly indicate toilets. A blocked round-headed window to the east of the doorway suggests that circulation in this area was changed (Fig 36; TYFM TY1997.3479/pho04630). The lack of documentary information and the unconventional layout of the building suggest that it was not a purpose-built drill hall, but the wide doorway and toilets in front of the hall suggest it was converted as a temporary drill hall at some point after it was built, possibly by inserting the toilets and other additional functions in the space between the boundary wall and the main hall. A reference in The National Archives groups St Nicholas Drill Hall along with the Clergy House and St Nicholas Mission Hall as falling under Section 85 of the Town and Country Planning Act as 'Charitable Lands' and suggests that the hall was still the property of the church in 1947 (TNA PD39/166 1947). It is likely that the building was constructed before the First World War and a possible context for its construction (or conversion from another use) is the reorganisation of the Army Reserve from 1907 onwards (Carmichael 2015, 4).



Figure 36: Details from two photographs showing the north elevation of the parish/drill hall on St Nicholas Street. Note: The Ordnance Survey map of 1976 (Fig 33) suggests the catalogued date of 1977 for the photograph on the right-hand side is incorrect. [Source: Norfolk Museums Service (Lynn Museum) KILLM 2007.64.1 nd, KILLM 2007.65.1 1977; Images: HEA DP219388, DP219389]

In the post-Second World War period a number of large buildings were built adjacent to the project area, such as Lovell House and King's Court (see below; Figs 45 & 46), while two others, both flat-roofed, were built on the site itself, contributing to its changing character.

Electricity Sub-Station, Chapel Street (Fig 4, 22)

An aerial photograph from 1952 (HEA EAW044459 27-JUN-1952) shows the newly constructed flat roof of the electricity sub-station just to the north of Lattice House, on the former site of the Chapel Buildings. This small rectangular building was brick-built with a flat projecting concrete roof, double doors in its north elevation and a small high-level window in its east elevation (Fig 37; KLNSC Fells Warehouse Chapel Street Photo File). It was demolished at some time in the 1970s.



Figure 37: View, looking south-west, of the northern elevation of the electricity sub-station built on the site of the Chapel Buildings. [King's Lynn Norfolk Studies Collection (Chapel Street photograph file, nd)].

Eastern Counties Utilities / 51-53 Chapel Street (Fig 4, 15)

The now demolished Eastern Counties Utilities building was set back from the historic street frontage. It replaced an earlier, possibly 19th-century building (Fig 4, 14), at some point between 1955 and 1961. It was a brick two-storey building with a flat projecting roof, a ground-floor shop front and three square recessed windows (the north window is not visible on many photographs) with projecting window surrounds at first-floor level. Tiles are visible below the shop windows at either side of the central, double door and the first floor was rendered. A second door to the north probably gave access to office accommodation on the first floor (HEA BB67/00360; KLNSC Chapel Street Photo File). Brick walls to the north and south may have been built to support the gable ends of 47-49 and 55 Chapel Street (Fig 8) when the original buildings at 51-53 were demolished sometime between 1955 and 1961 (Fig 38).



Figure 38: The Eastern Counties Utilities premises at 51-53 Chapel Street (right-hand side of image). To the south (left), 47-49 Chapel Street is under demolition. The date of the photograph must therefore be January 1967 (cf Fig 9). [Source: Norfolk Museums Service (Lynn Museum) KILLM 1992.217.25; Image: HEA DP219390]

PRESENT CHARACTER



Figure 39: Chapel Street Car Park looking north. Tuesday Market Place can be seen to the west (left), Lovell House and the Tudor Rose Hotel to the north (top), St Nicholas Chapel to the north-east, King's Court to the east (right) and the Fells Warehouse and Duke's Head Hotel extension to the south (bottom). [HEA 33198/011 Damian Grady 19-JUN-2017 ©Historic England]

The Project Area

Most of the project area is now a temporary car park, surfaced in gravel with a few areas of concrete hard-standing. The northern side and the eastern side (in which the car park entrance is located) are bounded by a low metal fence and trees, including silver birch, are dotted along the perimeter. Isolated in the north-eastern corner of the car park is 26 St Nicholas Street (NHLE 1195395; NHER 46947), a Grade II-listed, early 19th-century brown-brick house restored in 1988, with a large extension to the western side of the rear elevation (Fig 40). Apparently built in 1841, the house demonstrates the influence of the Paving Commissioners at the start of the 19th century, with a distinctive rounded north-eastern corner (Higgins 2008, 39). Photographs taken sometime prior to 1976 - by which time the hall to the west had been demolished - show what may have originally been the wall of a garden associated with the property built in a similar, probably brown, brick with tall, narrow pilasters at each end (Fig 36).



Figure 40: Grade II Listed 26 St Nicholas Street, which survives at the north-eastern corner of the car park. [HEA DP217394 Patricia Payne 20-SEP-2017 ©Historic England]



Figure 41: The Grade-II Listed probable 15th-century doorway, former entrance to Bennett's Yard, St Nicholas Street, standing isolated just beyond the north-western corner of the car park. [HEA DP217376 Patricia Payne 20-SEP-2017 ©Historic England]

Further along St Nicholas Street to the west, beyond a post and wire fence, is the isolated Grade II, probably 15th century stone doorway arch (NHLE 1290124; NHER 12016), which at one time gave access to Bennett's Yard (see Figs 10 and 12; Fig 41). Beyond the former site of the Black Goose (now a private car park) is a flat-roofed single-storey red-brick extension to the (presumed doctors') surgery marked on the 1960s Ordnance Survey maps at the southern boundary of the former plots off St Nicholas Street (Bennett's Yard and Sacker's Buildings). Beyond this is Ring Associates, a brown-brick 19th-century two-storey building with a pitched roof.

Moving south along the western boundary of the site is a roughly 2.8m high red-brick wall containing a stone inscribed 'L.W.J. 1848' which appears to demarcate an area of formal garden, possibly associated with 10 Tuesday Market Place, a house with origins in the 16th century (Fig 42). In this case 'L.W.J' probably denotes Lewis Weston Jarvis, attorney, or his son Lewis Whincop Jarvis, solicitor, one of whom probably built Fells Warehouse. Lewis Weston and Lewis Whincop were aged 74 and 31 respectively in 1848 and lived in adjacent properties on Tuesday Market Place abutting this walled area to the rear (1851 Census, 17-19 Market Place). Documentary evidence from 1849 suggests that the area may have been accessed via Bennett's Yard as it is described as 'down the yard or entry leading out of the Woolmarket' (Sykes 2003, 121). This access may be reflected in the L-shaped plot depicted on some of the historic maps (e.g. Fig 14).



Figure 42 (below): Date-stone relating to Lewis Weston Jarvis, or his son Lewis Whincop Jarvis, located on a north-facing wall towards the north-western corner of the car park. (Photo: Sarah Newsome, Historic England).



Figure 43: Lattice House, Chapel Street, looking south-west. [HEA DP217395 Patricia Payne 20-SEP-2017 ©Historic England]

To the south the car park is bounded by the Grade II listed 19th-century stable block and coach house at one time known as 'Fell's Warehouse' (NHLE 1298133; NHER 12081), a long two-storey red-brick building which runs along the southern side of the site. To the south-east of this is The Lattice House, a Grade II* Listed timber-framed (with red-brick infill) building now, and historically, a public house (NHLE 1291415; NHER 12005) built around 1480 with later 16th-century cross-wings, which faces on to Chapel Street to the east (Fig 43). The street range represents a rare, mostly unaltered example of 15th-century timber-framing (Parker 1971, 70).

Beyond the Project Area

Beyond the car park itself, a variety of different types of building from a range of different periods contribute to the character of the area. In terms of earlier buildings, the spire of the Grade I Listed St Nicholas Chapel can be seen to the north-east, whilst the car park looks north to the heavily restored façade of the timber-framed Grade II* Listed Tudor Rose Hotel, which incorporates two houses with mid-15th- and 16th-century origins (NHLE 1298153). Most other surviving buildings adjacent to the site are broadly 19th-century in date and brick-built (Fig 44).

To the west the site faces the rear of a number of large properties on the Tuesday Market Place with a wide variety of rear ranges and out-buildings. These properties include the Mayden's Heade Hotel (No 7) with its 16th-century rear wing and front block of the late 18th century (NHLE 1195405; NHER 12921), the north and south

wings of a large 16th-century house with front block rebuilt in the late 18th century (NHLE 1212269, NHER 46966; NHLE 1298161, NHER 34290) and 11, 12 Tuesday Market Place/17 St Nicholas Street, a public house and domestic areas with 16th-century origins but



Figure 44: The Grade II Listed Tudor Rose Hotel. [HEA DP217378 Patricia Payne 20-SEP-2017 ©Historic England]*

completely rebuilt around 1830 (NHLE 1212284; NHER 1097). All these buildings are Listed at Grade II.

A number of large modern buildings have also influenced the character of the area including: Lovell House on the north side of St Nicholas Street, a three-storey yellow brick and concrete structure built around 1967; King's Court on the east side of Chapel Street, built between 1976 and 1985 (OS 1:10,000 Epoch 3 Second Revision and Epoch 4 Third Revision); the large extension to the Duke's Head Hotel south of Market Lane; and the flats on the northern corner of Austin Street and Chapel Street (Figs 45 and 46).



Figure 45: View north along Chapel Street from the corner of Market Lane. Lattice House can be seen in the foreground to the west (left) and Grade-II Listed Westgate House, 42 Chapel Street, can be seen to the east (right) with King's Court beyond. [HEA DP217391 Patricia Payne 20 SEP 2017 ©Historic England]



Figure 46: View north-east to Lovell House on the north side of St Nicholas Street. [HEA DP217377 Patricia Payne 20-SEP-2017 ©Historic England]

ARCHAEOLOGICAL EVIDENCE AND POTENTIAL

Archaeological Evidence

The car park and immediate environs

There has been no archaeological activity recorded on or immediately adjacent to the car park site. A single find spot of an undated whetstone recovered when digging a fence post is recorded on the Norfolk Historic Environment Record (14626), to the east of the surviving medieval doorway on St Nicholas Street which led to Bennett's Yard.

The wider area



Figure 47: Colin Shewring, Borough Conservation Officer, pictured in 1977 during the excavation of a medieval stone wall with two rectangular openings, or cupboards, immediately beneath the south side of Fells Warehouse. [Source: King's Lynn Norfolk Studies Collection; Image: HEA DP219426].

An excavation undertaken in 1977 at the western end of the southern side of the Fells Warehouse, off Market Lane, around 50m south-west of the Chapel Street Car Park, revealed evidence for a substantial stone building occupied from the 13th to 15th centuries (Rogerson 1979; NHER 1159; NRHE Event 640010). The excavated wall was made of limestone blocks and water-worn boulders and contained two

rectangular openings, possibly cupboards (Rogerson 1979, 1-2; Fig 47). The primary floor level for the building was 2.3m below the ground level at the time but occupation and flood deposition had raised the floor level to the extent that it was not clear whether the structure was a cellar, a semi-subterranean undercroft or an above-ground structure (Rogerson 1979, 1;6). Several wooden stake fragments and a plank protruded through the lowest deposit excavated at around 4.75m OD and water filled the trench to around 5.4m OD, but it is not clear if that was due to surface drainage or the true water table (Rogerson 1979, 2). It does, however, suggest the potential for good preservation and the excavator noted 'a great depth of well-preserved and extremely complex archaeological deposits' on the site (Rogerson 1979, 6). Interestingly a stone house is mentioned in a will of 1307, and this may have been located north of Market Lane (Rutledge and Rutledge 1978, 101).

Another excavation was undertaken on the east side of Chapel Street prior to the demolition and redevelopment of Raynham House (NHER 5530). The area of land is immediately to the south of St Nicholas Chapel and may have been retained as open ground until the 14th century when a brick building was constructed in the south-west corner of the site (Cope-Faulkner 2000, 77). Otherwise the area seems to have been marshland and then used for the dumping of refuse through the medieval period until the 17th and 18th centuries, when deposits suggest use of the area as gardens or rear yards (Cope-Faulkner 2000, 75-76).

Two different excavations on the site of Marks and Spencer, to the south of Surrey Street and 150m south of the Chapel Street Car Park, revealed evidence that may reflect the nature of archaeological deposits on the Chapel Street site (NHER 1163; NHER 51547). Excavations in 1963-4, when the store was extended, suggested the site was first occupied in the 13th century (Clarke and Carter 1977, 5; 1163 KLY) and a series of wattle fences indicated not only good preservation but a certain level of continuity of the plot boundaries through the history of the site. Heavy water-logging stopped excavation at around 4.3m OD (14.25ft), further suggesting good preservation in the area. Pottery from features recovered during further excavations in advance of a new lift shaft and escalator in 2008 suggested domestic activity beginning in the 11th to 13th centuries and continuing into the 14th century, followed by a recommencement of activity in the 15th century of a domestic or small-scale industrial nature (Boyle 2008, 17). A 0.1m diameter wooden stake was recovered and the preservation of bone and plant macrofossils was described as good with the vast majority of plant remains waterlogged (Boyle 2008, 9; 15-16).

Other excavations in the vicinity tell us very little about the archaeological potential of the site - e.g. the excavation of skeletons close to St Nicholas Chapel on Pilot Street (NHER 12649). An excavation at 46 King Street (NHER 40500), 200m to the south-west of the Chapel Street Car Park, may be less informative due to its much closer proximity to the medieval waterfront (Grant et al 2004, 4). However, the excavation revealed evidence for a sequence of medieval building floors dating broadly from the 12th to 15th centuries which covered a wattle-lined pit, which again indicates the potential for well-preserved archaeological deposits in King's Lynn's historic core (Grant et al 2004, 12-13).

Archaeological Potential

As there has been no previous archaeological investigation on the site, any suggestions of archaeological potential are based on what we know about the history and context of the site and archaeological excavations in the surrounding area. It should be noted that comparisons to other archaeological sites only reflect the condition of archaeological deposits at the time they were excavated and the nature of ground conditions may have changed.

Date

Based on documentary evidence and previous excavations in the historic core, any archaeological deposits are likely to date from the 11th century onwards. Though there must have been pre-Conquest activity in King's Lynn, there is little archaeological evidence of 'substantial activity or occupation' in the parish and 'no clear material evidence for Roman or Saxon settlement has been identified in the vicinity of the present town centre' (Brown and Hardy 2011, 1-3). Hutcheson (2006, 100-101) suggests that this is, at least in part, because of 'few trenches reaching the base of the sequence and few within the areas likely to have fostered the oldest settlement locations'. Therefore any excavation has the potential to make a huge contribution to our understanding of pre-medieval King's Lynn, whilst clearly the medieval and post-medieval periods will remain the major focus. Even if there is no evidence for earlier occupation, deeper deposits have the potential to hold information about the environment and reclamation processes in this part of the town. As the Newland was not in the higher ground where the town was first established, there may have been less pre-Conquest occupation.

Extent

It is possible that archaeological remains extend throughout the car park site. Though the most intensively occupied areas of the site are likely to be the street frontages, the rear of the plots may have been, in some cases, occupied by halls or used for storage and the dumping of refuse which has the potential to reveal significant archaeological information. In many medieval urban centres rubbish and cess pits are commonly encountered in yard areas. Property boundaries are likely to have changed many times over the centuries and the possibility of a lost lane from Tuesday Market Place to Chapel Street, perhaps along the line of Ravenshaw's Yard, suggests that there could also be substantial buildings in areas which might now be regarded as back yards.

It is very difficult to comment of the vertical extent of any potential archaeological remains without excavations on site. The nearest excavations, on the south side of the Fells Warehouse, found a primary floor level at 2.3m below ground and archaeological deposits to at least 4.75m OD. Borehole data for the area available from the British Geological Survey (BGS) was analysed for the project by Matt Canti (Historic England). Of the nine cores in the vicinity, only one was located in the project area. One group located on the east side of Chapel Street, north of Austin Street, contained archaeological deposits of around 3m in depth, whilst the other

cores appeared to show archaeological deposits of between 1-2m. A programme of coring in the historic town of Great Yarmouth (<http://www.heritage.norfolk.gov.uk/gyam> accessed 29 Nov 2017) revealed that the BGS cores (taken for non-archaeological purposes) significantly underestimated the depth of archaeological deposits (Ken Hamilton pers comm).

Type of Material and Waterlogging

The site has the potential to contain a huge variety of buried archaeological material, including almost anything relating to medieval domestic occupation as well as small-scale industry and trade. This could include the remains of wooden, stone or brick buildings, various types of property boundary, domestic activity and waste. It could include leather, textiles and organic residues and also plant and animal remains which reveal information about the contemporary landscape.

Though local variation is inevitable, previous archaeological excavations in King's Lynn suggest any excavation in the historic core of the town has the potential to reveal well-preserved organic material due to waterlogging because of its topographic location. The 1960s excavations in the town revealed wooden quays and wharves, wattle fences, wooden posts, nails and spoons as well as bone, leather and textiles, with medieval leather being found 'on all excavated sites and on most building sites' (Clarke and Carter 1977, 349). The closest excavation to the Chapel Street site in this period was at the location of Marks and Spencer in Surrey Street and revealed organic material including wattle fences, a wooden bench and leather and bone (Clarke and Carter 1977, 16; 1163 KLY; NHER 1163). An excavation on the same site in 2008 described the preservation of bone and plant macrofossils as 'good' and 'very good' respectively and the vast majority of plant remains as waterlogged. Some distortion of the plant macrofossils had occurred due to compression (Curl and Fryer in Boyle 2008, 15-16).

During the Fells Warehouse excavation in 1977 several wooden stakes and a plank protruded through the lowest deposit excavated. At 5.4mOD water filled the trench but the excavator noted 'a great depth of well-preserved and extremely complex archaeological deposits'.

Of particular relevance may be the excavations undertaken to the east of Chapel Street on the site of Raynham House, only 50m from the car park (NHER 5530). Here the quality of the finds was described as 'exceptional' due to the waterlogged nature of the lower deposits and also the lack of post-medieval development, with waterlogging being present at 1.15m below ground level (c 4.4m OD) and preserving artefacts such as leather, mineralised rope and textile as well as a wide range of plant and animal remains (Cope-Faulkner 2000, 74; 76). It was also noted that 'environmental indicators also survived well in waterlogged remains' (Cope-Faulkner 2000, 76). The condition of most of the excavated animal bone was also described as 'very good' and there was 'no evidence for any post-depositional damage' bar some fragmentation and gnawing (Rackham in Cope-Faulkner 2000, 56). This suggests the potential for butchery marks to be preserved. Whilst some areas of the Chapel Street Car Park have seen post-medieval redevelopment, others have not and there

could be a paralleled level of preservation in some areas. The peats and fine-grained silts and clays on which King's Lynn stands may also preserve evidence of past activities and the wider environment, including climate change.

Complexity

This project has revealed the complex history of the car park site, which is likely to be reflected in any buried deposits. The properties and their boundaries undoubtedly changed many times over the centuries. In certain parts of the site where medieval timber-framed buildings survived into the 20th century, and where their demolition sites were never redeveloped (e.g. the Black Goose and 43-49 Chapel Street), there is the potential for an undisturbed sequence of medieval occupation deposits stretching back to the 12th or 13th centuries. It is reasonable to assume that both the street frontages on Chapel Street and St Nicholas Street would have been lined with medieval timber-framed buildings.

Of significance is a very limited excavation through the floor of the hall (?southern) in Lattice House, undertaken in 1979 (NRHE Event 640008; NHER12005). The excavation struggled to interpret the deposits but describes an 'extraordinary survival of complex stratification and wall foundations immediately below a layer associated with the construction of the late medieval building' (Rogerson 1979a, 2), suggesting that even where late medieval buildings were constructed, evidence for earlier medieval activity can survive. Excavations a little further away at 46 King Street revealed a sequence of medieval building floors from the 12th to 15th centuries (Grant et al 2004, 12-13).

Excavation on the Chapel Street site may also have the potential to clarify the theory that St Nicholas Street follows a causeway established on the line of a natural sandbank (Clarke and Carter 1977, 411-2; Brown and Hardy 2011, 101). In general excavations on the Chapel Street site have the potential to reveal occupation sequences which have not been truncated by 20th-century development as the area has not been redeveloped after clearance of the medieval buildings, with the exception of the parish hall site on St Nicholas Street, whose foundation and floor may have had an unknown impact on earlier deposits.

Finally any excavation in historic King's Lynn has the potential to reveal a great deal of information about past environments. The town is located on 10m of 'deeply stratified sequences of reclaimed estuarine and marine sediments...[and] comprise material relating to former tidal/intertidal environments such as sand and clays, peats and channel sequences, alongside several freshwater channels' with the marine sequences beginning 1-2m below the modern ground surface (Lillie and Smith 2011, 84). These types of tidal and intertidal deposits have the potential to preserve evidence of changes in the environment and climate over time as indicated by foraminifera, ostracods, plant remains, charcoal, wood, shells, animal bones and insect remains.

Importance



Figure 48: The south elevation of Fells Warehouse. A large quantity of stone rubble and some dressed stone blocks are visible in the rear elevation, which was clearly not intended to be seen. The variation in colour suggests that some stones were internal and some were external to their original building. (Photo: Wayne Cocroft 04-OCT-2017 Historic England)

Any buried deposits are likely to reveal valuable information about this part of the historic town and the town's role in national and international trade during the medieval period, including its wealth and links with the Hanseatic League. The project has revealed tentative evidence for the presence of high status stone buildings on the site, one possibly of an ecclesiastical nature, through the possible stone built gable with ogee-headed recesses at 47-49 Chapel Street and the reused stone and excavated rectangular stone openings, or cupboards, at Fells Warehouse (Figs 47 and 48). There is also speculation that a wool hall was located somewhere on the site and a question remaining over the origins of the medieval doorway into the later Bennett's Yard.

Impact of Later Development

Buildings constructed in the post-medieval period are likely to have replaced medieval timber-framed buildings in similar positions. The foundations of these buildings will have had an impact on earlier deposits but the project has not identified any evidence for the digging out of cellars in this area – unsurprising given the high water-table – which may have limited the impact of these redevelopments. The potential impact of the large parish hall on buried deposits beneath it is also unclear, but again it seems unlikely that a building of this nature had a cellar so any

impacts will relate to the construction of foundations, services and any levelling of the site prior to construction.

See Historic England 2016 *Preserving Archaeological Remains: Decision-taking for Sites Under Development* (Swindon: Historic England) for further information on assessing the archaeological potential of sites.

CONCLUSIONS

The research has revealed the complex nature of activity of the Chapel Street Car Park site from at least the late 13th century and potentially earlier. It has shown that the area was intensively occupied and that by the later medieval period both Chapel Street and St Nicholas Street were almost certainly lined with timber-framed buildings, some of which may have housed shops as well as providing domestic accommodation. This density of activity reflects the site's status as a key location within the town's core, located on an important route between the main trading focus of the Tuesday Market Place (and the adjacent Common Staithe) and St Nicholas Chapel, a key focus for religious and social activity in the town. The research has also revealed tentative evidence for one or more potentially high-status buildings on the site, which one could speculate mark an early location of the Augustinian friary or even the unlocated Wool Hall.

The past character of the area was, until the mid-1970s, essentially one of a medieval town. The layout of the area was one defined by typical medieval patterns of urban land-holding, with properties having a narrow street-frontage and a long rear yard, accessed via a passage from the street. Over the centuries outbuildings and cottages began to slowly fill these rear yards. For most of its history, the majority of buildings in the area have been small, two-storey structures, many with attic dormers. Early buildings were timber-framed, probably with thatched roofs, but from the 15th century onwards, due to changes in availability and cost, some buildings were redeveloped with red, and later brown, brick and tile, flat and then pantile as fashions changed.

The work has also revealed that a number of the timber-framed buildings on the site survived into the 20th century and their plots were never redeveloped. It is possible that deeply stratified and well-preserved sequences of medieval occupation may survive as buried deposits on these parts of the site. Other parts of the site saw the construction of 18th-, 19th- and 20th-century buildings where timber-framed buildings undoubtedly once stood and medieval archaeological deposits are likely to survive despite the impact of later foundations.

Archaeological excavations in the surrounding area and in the wider historic town have demonstrated that any surviving deposits have the potential to be complex and waterlogged. Waterlogged ground has the potential to preserve organic material which is not routinely found on archaeological sites, such as wooden objects, bone, leather, textiles and animal, plant and insect remains. This type of organic material has been recovered from all the excavations in the immediate area and from many sites across King's Lynn's historic core and may be present beneath the Chapel Street Car Park. It may have the potential to provide new and better understanding of the nature of life in a medieval international trading port.

REFERENCES

- Booth, R 2013 *King's Lynn: An Illustrated Street Directory 1933*. King's Lynn: Tricky Sam Publishing
- Boyle, M 2008 *An Archaeological Excavation at Marks and Spencer, King's Lynn, Norfolk*. NAU Archaeology Report 1732
- Brown, R and Hardy, A 2011 *Archaeology of the Newland: Excavations in King's Lynn, Norfolk 2003-5*. East Anglian Archaeology **140**
- Carmichael, K 2015 *Drill Halls: A National Overview*. English Heritage Research Report **6-2015**
- Carmichael, K, Kewley, J and Newsome, S forthcoming *Southgates, King's Lynn, Norfolk: Historic Area Assessment*. Historic England Research Report **9/2018**
- Chesterton, EU 1964 *The Historic Core of King's Lynn - A study and plan* (CUL Atlas 29/77/KIN)
- Clark, D 2000 'The Shop Within? An Analysis of the Architectural Evidence for Medieval Shops'. *Architectural History* **43** pp 58-87
- Clarke, H 1973 'The changing riverline of King's Lynn, Norfolk, in the Middle Ages'. *The International Journal of Nautical Archaeology and Underwater Exploration* **2.1** 95-106
- Clarke, H and Carter, A 1977 *Excavations in King's Lynn 1963-1970*. The Society for Medieval Archaeology Monograph Series 7
- Cope-Faulkner, P 2000 *Archaeological Investigations at Raynham House, Austin Street, King's Lynn, Norfolk (5530KLY)* Vol 1 Archaeological Project Services Report No 35/00
- Grant, J, Nicholson, K and Williamson, I 2004 *Land to the rear of 46 King Street, King's Lynn, Norfolk: Trial Trench Evaluation*. Archaeological Solutions Report No 1611
- Greene, JP 1992 *Medieval Monasteries*. London: Continuum
- Harrod, H 1870 *Report on the Deeds and Records of the Borough of King's Lynn*. King's Lynn: Thew & Son
- Harrod, H 1874 *Report on the Deeds and Records of the Borough of King's Lynn*. King's Lynn/London: Thew & Son/Lade, Simpkin, Marshall & Co
- Higgins, D 2005 *The Ingenious Mr Henry Bell*. Phoenix Publications: King's Lynn

- Higgins, D 2008 *The remaking of King's Lynn: Brown Bricks and Rounded Corners*. Phoenix Publications: King's Lynn
- Hillen, HJ 1907 *The History of the Borough of King's Lynn*. Vol II. Norwich: East of England Newspaper Co
- Historic England 2016 *Preserving Archaeological Remains: Decision-taking for Sites Under Development*. Swindon: Historic England
- Hutcheson, ARJ 2006 'The Origins of King's Lynn? Control of Wealth on the Wash Prior to the Norman Conquest'. *Medieval Archaeology* **50**, 71-104
- James, E 2004 *Tudor Rose and St Ann's House* Unpublished Buildings Report – 2 documents (NHER)
- Kelly, GI 1982 *Lattice House, King's Lynn: A Full Documentary Account*. Unpublished Report NHER
- Kelly, ER 1937 *Kelly's Directory of the Counties of Cambridgeshire, Norfolk and Suffolk*
- Kewley, J 2018 *The Common Staithe, King's Lynn, Norfolk: an Architectural and Archaeological Assessment*. Historic England Research Report **08/2018**
- Knowles, D and Hadcock, RN 1971 *Medieval Religious Houses: England and Wales*. Harlow: Longman
- Lillie, M and Smith, RJ 2011 'Chapter 5. Environmental Monitoring' in Brown, R and Hardy, A 2011 *Archaeology of the Newland: Excavations in King's Lynn, Norfolk 2003-5*. East Anglian Archaeology **140**
- Lucas, P 1993 'A Bequest to the Austin Friars in the Will of John Spycer 1439-40: John Capgrave OSA (1393-1464), William Wellys OSA (fl.1434-40) and Augustinian Learning at Lynn in the Fifteenth Century'. *Norfolk Archaeology* **41**, 482-489
- Mackerell, B 1738 *The History and Antiquities of the Flourishing Corporation of King's-Lynn in the County of Norfolk*. London: E Cave
- McIntosh, JW 1935 *Annual Report of the Medical Officer of Health for the Year 1935*. Port and Borough of King's Lynn
- Ministry of Housing and Local Government 1951. *List of Buildings of Special Architectural or Historic Interest. Borough of Kings Lynn*.
- Newsome, S 2017 *7602 Heritage Action Zone: King's Lynn, Norfolk: Chapel Street Car Park Project Design*. Unpublished Document

- O'Sullivan, D 2013 *In the Company of Preachers: The Archaeology of Medieval Friaries in England and Wales*. Leicester Archaeology Monograph 23
- Owen, DM (ed) 1984 *The Making of King's Lynn: Records of Social and Economic History*. London: Oxford University Press
- Parker, V 1971 *The Making of Kings Lynn*. Chichester: Phillimore
- Pevsner, N and Wilson, B 1999 *The Buildings of England. Norfolk 2: North-West and South*. London: Penguin
- Rogerson, A 1979 *Site 1159 KLY. Norfolk Archaeological Unit*. Unpublished Report in NHER
- Rose, E 1982 *12005. Lattice House, King's Lynn*. Unpublished notes in NHER
- Rose, E 2004 *12598 King's Lynn: Tudor Rose Hotel, 10 & 11 St Nicholas Street*. Unpublished Report in NHER
- Rutledge, E and Rutledge, P 1978 'King's Lynn and Great Yarmouth, Two Thirteenth-Century Surveys'. *Norfolk Archaeology* 37, 92-114
- Sykes, P 2003 *Notes on Houses in the Riverside Streets of King's Lynn and Their Known Owners and Tenants Up to 1849* (Volume 2: Part3 and Index of Names). Unpublished Report in King's Lynn Archive
- Weekley, E 1922 *The Romance of Names*. 3rd Ed. London: John Murray

APPENDIX 1: ARCHIVES AND SOURCES CONSULTED

Cambridge University Library (Map Room)

England's Places website

Geology of Britain website

Historic England Archive

King's Lynn Archives

King's Lynn Norfolk Studies Collection

Lynn Museum Collection

National Heritage List for England

National Record of the Historic Environment

Norfolk Historic Environment Record

Norfolk Museums Collection

Norfolk Pubs website

Norfolk Record Office

Picture Norfolk website

The National Archives

True's Yard Museum of Fisherfolk



Historic England Research and the Historic Environment

We are the public body that looks after England's historic environment. We champion historic places, helping people understand, value and care for them.

A good understanding of the historic environment is fundamental to ensuring people appreciate and enjoy their heritage and provides the essential first step towards its effective protection.

Historic England works to improve care, understanding and public enjoyment of the historic environment. We undertake and sponsor authoritative research. We develop new approaches to interpreting and protecting heritage and provide high quality expert advice and training.

We make the results of our work available through the Historic England Research Report Series, and through journal publications and monographs. Our online magazine Historic England Research which appears twice a year, aims to keep our partners within and outside Historic England up-to-date with our projects and activities.

A full list of Research Reports, with abstracts and information on how to obtain copies, may be found on www.HistoricEngland.org.uk/researchreports

Some of these reports are interim reports, making the results of specialist investigations available in advance of full publication. They are not usually subject to external refereeing, and their conclusions may sometimes have to be modified in the light of information not available at the time of the investigation.

Where no final project report is available, you should consult the author before citing these reports in any publication. Opinions expressed in these reports are those of the author(s) and are not necessarily those of Historic England.

The Research Report Series incorporates reports by the expert teams within the Research Group of Historic England, alongside contributions from other parts of the organisation. It replaces the former Centre for Archaeology Reports Series, the Archaeological Investigation Report Series, the Architectural Investigation Report Series, and the Research Department Report Series