



Hampshire
County Council

Hexham Road, Reading

Archaeological Heritage Statement



Local Planning Authority: Reading Borough Council

Hampshire County Council - ETE Archaeology Service
September 2021

Document Control

Document Information

Site Name: Hexham Road, Reading
Central NGR: SU 72240 71439
LPA: Reading Borough Council
Planning Ref: n/a

Client: Reading Borough Council

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Document Verification

Report Number:

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Version	Date	Checked	Approved
1	6/9/2021	TJH	

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1 Non-Technical Summary

This Archaeological Heritage Statement has been prepared in order to inform a planning application for the development of adults social care housing at Hexham Road, Reading.

The site does not contain nor form a part of any designated heritage asset or known archaeological remains. This assessment concludes that there is High potential for archaeological remains of a Prehistoric or Romano-British date and that such remains would be of local significance. For all other periods it is concluded that there would be a low potential for archaeological remains.

Although it is likely that the majority of the site has been previously impacted by development, thus removing archaeological potential, there is the possibility that the current proposed development may impact areas which retain their archaeological potential. Given the proximity of the multi-phase settlement site at Reading Girls School, there is a possibility that the same occupation site might extend to within the study site.

Whilst this might present an archaeological issue, it should not be considered an overriding concern. It is recommended that the archaeological considerations could be appropriately dealt with post-determination, secured through condition. Given the existing impact within the site, it could be considered appropriately dealt with through the implementation of an archaeological watching brief on groundworks associated with the proposed development.

2 Introduction

2.1 Project Background

- 2.1.1 Hampshire County Council (HCC) ETE Archaeology Service was appointed by HCC Property Services to prepare an archaeological heritage statement for Hexham Road, Reading, hereafter ‘the Site’ (NGR: SU 72240 71439) (Figure 1).
- 2.1.2 This document has been prepared in order to inform a planning application for adults’ social care housing.

2.2 Objective

- 2.2.1 Archaeological heritage statements and desk-based assessments are defined by ClfA ‘Standards and Guidance for Historic Environment Desk-Based Assessment – 2020’. This states that the objective of a desk-top study should be:

‘determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices that satisfy the stated aims of the project, and that comply with the Code of conduct and other relevant regulations of ClfA. In a development context, desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made on whether to mitigate, offset or accept without further intervention that impact.’

- 2.2.2 This document will aim to:

- Assess the archaeological potential and significance of the site, utilising existing archaeological records
- Assess previous impacts and the potential impact of the proposed development
- Formulate an appropriate archaeological response to the proposed development; including an archaeological mitigation strategy, is appropriate.

2.3 Methodology

- 2.3.1 In assessing the archaeological potential and significance of the site, the following definitions will be used:

Potential

High: The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact

Moderate: The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant

Low: The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.

Significance

National: The highest status of heritage asset, e.g. Scheduled Monuments (or undesignated assets of equal quality and importance), Grade I and Grade II* Listed Buildings and well-preserved historic landscape

Regional: Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatters of finds.

Local: Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.

Negligible: Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.

Unknown: Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

3 Site and Development Proposal

3.1 Site Description

- 3.1.1 The site is located on the outskirts of central Reading, on the southern side of Hexham Road. The site is square in plan and measures approximately 0.45ha. It is bounded to the north by Hexham Road, to the west by Northumberland Avenue, to the east by residential development and to the south by Bede Walk.
- 3.1.2 The site is currently occupied by the buildings which formed the former Willows residential care home (Figure 2).

3.2 Geology and Topography

- 3.2.1 The site is mapped as having underlying bedrock geology of London Clay Formation - Clay, Silt And Sand. No overlying superficial deposits are recorded in this location (BGS 2021).

3.3 Development Proposal

- 3.3.1 The proposal is the construction of a day centre providing social care services (Use Class E(f)) and specialist housing (Use Class C3) with landscaping, car parking and access, see Appendix C. (Figure 3).

4 Planning Policy

4.1 Introduction

- 4.1.1 The proposed development of the site is subject to both national and local planning guidance and policies; 'National Planning Policy Framework' (NPPF), as revised in 2021, and the 'Reading Borough Local Plan'. These include specific policies covering archaeology, heritage, and the historic environment, which are covered below.

4.2 Designated Heritage Assets

- 4.2.1 The site does not contain, nor sits in the immediate vicinity of, any Scheduled Monuments, Historic Wreck sites or Historic Battlefields.

4.3 National Planning Policy Framework (NPPF)

- 4.3.1 In February 2019, the government published an updated National Planning Policy Framework (NPPF). In summary, this provides a framework that protects nationally important designated Heritage Assets and their settings, in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions to be made regarding the historic environment and provides for the investigation, by intrusive or non-intrusive means, of sites not significant enough to merit in-situ preservation. Policy is detailed in NPPF as follows:

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

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

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

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

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

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.3.2 The following definitions are included within the NPPF glossary:

- Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of

past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

- Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

4.4 Reading Borough Local Plan (Adopted November 2019)

- 4.4.1 The Reading Borough Local Plan was adopted by Reading Borough Council in November 2019. Heritage is directly addressed in chapter 4.2 under the heading 'Heritage'. The following are the relevant policies:

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- *Listed Buildings;*
- *Conservation Areas;*
- *Scheduled Monuments;*
- *Historic parks and gardens; and*
- *Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.*

All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.

The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

Applicants should identify and evaluate sites of archaeological significance by consulting the Historic Environment Record. This will require an assessment of the archaeological impacts of development proposals to be submitted before the planning application is determined. Planning permission will not be granted in cases where the assessment of the archaeological impacts is inadequate.

Where remains cannot be preserved 'in situ,' remains should be properly excavated, investigated and recorded. This will require adequate provision for the identification, investigation, recording and publication of the archaeological resource. Where appropriate, Section 106 agreements will be negotiated to protect, enhance and interpret archaeological remains.

Development proposals which will have an adverse effect on scheduled monuments and other nationally important archaeological remains and their settings will not be allowed unless there is clear and convincing justification in the form of overriding public benefits.

5 Baseline Study – Archaeology

5.1 Introduction

- 5.1.1 In order to assess the archaeological potential for the site, a search of the Berkshire Archaeology Historic Environment Record (HER) has been undertaken, covering a site centred radius of 1km (henceforth, the study area). The details of this HER search are included in **Appendix 1** and **Figure 4**.
- 5.1.2 The HER search is intended to identify known archaeological sites and monuments from within the study area in order to assist in assessing the archaeological potential of the site. It should be noted that entries in the HER can include old and poorly recorded chance discoveries alongside more recent and well recorded archaeological investigations. Together, these are at best a small and potentially unrepresentative sample of the total, buried, archaeological resource. In this report, the HER is supplemented by other archaeological, documentary, and cartographic sources.
- 5.1.3 The HER search is summarised below in chronological order, alongside information from other sources. The following chronological periods are used:
- Prehistoric 500,000BC – AD43
 - Palaeolithic 500,000-10,000BC
 - Mesolithic 8500-4000BC
 - Neolithic 4000-2400BC
 - Bronze Age 2400-700BC
 - Iron Age 700BC-AD43
 - Romano-British AD43-410
 - Early medieval 410-1066
 - Medieval – 1066-1499
 - Post-medieval 1500-1900
 - Modern 1900-present

5.2 Designated Monuments

- 5.2.1 No scheduled monuments or designated historic parks and gardens are located within the 1km search area. However, 21 listed buildings have been recorded from within this area.

5.3 Prehistoric

- 5.3.1 There are 27 HER locations from within the study area related to the prehistoric period (Figure 4: Map Reference 1-27).
- 5.3.2 Of the 27 records, 20 are represented by findspots. Many of these are poorly located but indicate a significant amount of prehistoric activity in the general vicinity of the site. In particular fifteen findspots recovered remains of lithic artefacts dating between the Palaeolithic and Neolithic periods (Figure 4: MR 1-13 and 18-19). Although there is no specific evidence of settlement associated to these periods, these finds indicate the likely presence of

some form of occupation in the surrounding area. However, it is possible that the evidence of this occupation only exists in the overburden as unstratified remains.

- 5.3.3 Immediately to the south of the site, in the grounds of Reading Girls School, an archaeological investigation revealed evidence of Bronze Age and Iron Age occupation (Figure 4: MR 24). The full extent of this occupation site is unknown, but reflects the seeming denser concentration of prehistoric activity to the south of the Reading town centre. Further occupation sites are recorded within the study area (Figure 4: MR 25 and 27), as well as possible evidence of later prehistoric burial activity (Figure 4: MR 14).

5.4 Romano-British

- 5.4.1 There are fourteen HER location from within the study area related to the Romano-British period (Figure 4: MR 28-41)
- 5.4.2 Immediately to the south of the site, in the grounds of Reading Girls School, the archaeological investigation that identified later prehistoric settlement activity, also identified evidence that occupation of the site continued into the Romano-British period (Figure 4: MR 24). Further evidence of Roman settlement activity has been identified on Northcourt Avenue (Figure 4: 40), Rose Kilns (Figure 4: 29) and Waterloo Gravel Pit (Figure 4: 28). This evidence is spread throughout the study area, possibly indicating sporadic agriculture-based settlement, rather than dense occupation centre.
- 5.4.3 Romano-British occupation of the area is further supported by the eleven findspots that are dated to this period (Figure 4: 30-39 and 41).

5.5 Early Medieval

- 5.5.1 Three HER locations from within the study area relate to the Early-Medieval period (Figure 4: 42-44).
- 5.5.2 The settlement of Reading is likely to have originated in the Early-Medieval period, with the first written record dating to AD 871 in the Anglo-Saxon Chronicle, referring to the Battle of Reading. By the time of the Domesday book of 1086, Reading is recorded as having 102 households, placing it in the 80th percentile of Domesday settlements in terms of size (Phillimore ref Berks 1,41 1,42 15,2). Closer to the site is the Domesday settlement of Whitely, located approximately 500m to the south (Figure 4: 44). Whitely was recorded as having four households in 1086 and likely represented a small farming settlement on the fringe of the much larger settlement of Reading (Phillimore ref Berks 63,5).
- 5.5.3 The two remaining early-medieval HER records relate to findspots (Figure 4: 42 and 43), which reflect the known, low-density activity within the study area.

5.6 Medieval

- 5.6.1 Although Reading had already grown into a substantial settlement before the Norman conquest, the medieval town expanded further in the medieval period. The medieval town was dominated, from the 12th century onwards, by the foundation of Reading Abbey AD1121. The addition of a significant religious institution meant that Reading became an important centre of pilgrimage alongside the established trading centre it had been previously. The site, itself, falls outside to the south of, the medieval core of Reading and is likely located within the agricultural hinterlands of the settlement. Even so, the impact of the abbey can be seen

within the study area, with the presence of the Conduit House (Figure 4: 45), which is believed to have been part of the water supply system for Reading Abbey.

- 5.6.2 The majority of medieval HER locations are located at least 500m to the north of the site, closer to the medieval town (Figure 4: 45-50). These are either findspots or isolated archaeological features that reflect the general activity associated with the fringes of a significant medieval settlement.

5.7 Post-medieval

- 5.7.1 Six HER locations (Figure 4: MR 51-56) from within the study area relate to the post-medieval period.
- 5.7.2 Reading in the early post-medieval period, remained a large population centre, with many of the excavations detailing medieval occupation, appearing to continue into 16th and 17th centuries. The dissolution removed religious institutions as a significant power broker in the town and significantly changed the physical appearance of the city. During the Civil War, Reading became a significant battle ground. Reading started to expand in the 18th century as a result of the industrial revolution, becoming a centre of brewing and ironworks. This continued into the 19th century with the addition of the railway.
- 5.7.3 The HER record for the study area reflects the wider changes that Reading went through during the post-medieval period. The post-medieval features identified at Elgar Road, seem to be more consistent with the agricultural hinterland of the early post-medieval period (Figure 4: 51) whereas the toll road, brickworks, and housing (Figure 4: 52, 54-56) reflects the rapidly expanding industrial town of the 18th and 19th centuries.
- 5.7.4 Nineteen of the 20 listed buildings date to the post-medieval period (Figure 5). The majority of these are 19th century houses, reflecting the expansion of residential properties in Reading in the late 18th and 19th century. These buildings are still located to the north of the site, closer to the centre of reading, from where the urban expansion started.

5.8 Modern

- 5.8.1 Three HER locations from within the study area relate to the modern period (Figure 4: 57-59). They relate to the Pearson's Court Halls of Residence (Figure 4: 57), a war memorial and public library. Much of the residential area to the south of the site dates to the 20th century.

5.9 Unknown

- 5.9.1 One HER location is undated from within the study area; a paleochannel identified at the University of Reading's Whiteknights Campus (Figure 4: 60).

5.10 Historic Mapping

- 5.10.1 The 1883 Ordnance Survey (OS) (Figure 6) shows that, at this time, the site lies within undeveloped farmland, immediately to the east of 'Gully Farm'. The wider area demonstrates that the urban expansion of Reading had not yet started to rapidly push to the south, in the same way it had started to expand to the west. By the 1900 OS (Figure 7) there are clear signs that residential development is starting to creep closer to the site, with a new houses having been constructed approximately 1km to the north of the site, while the site still remains within undeveloped farmland.

- 5.10.2 The 1913 OS (figure 8) shows that rapid development had occurred over the proceeding decade, expanding on the northern residential developments seen in the previous map. Importantly, Northumberland Avenue is seen to have been constructed by this point, in the form that is recognisable today. However, there are no side road, residential development of the Avenue south of Warwick Road. Whilst the site is still undeveloped farmland at this point, the previous field arrangements have been altered by the construction of Northumberland Avenue, which has bisected field.
- 5.10.3 The 1936 OS (Figure 9) shows further increase in residential development, including significant housing estates to the south of the site. Further houses had been constructed directly off Northumberland Avenue as well as the initial construction of Newcastle Road to the north of the site. The site is still undeveloped, and Hexham Road not yet planned or constructed. The site is now located within allotment gardens rather than farmland.
- 5.10.4 The 1963 OS (Figure 10) shows that much of the open space in the wider area around the site had been infilled with further residential developments. However, Hexham Road had still not yet been constructed, with the site location still listed as Allotment Gardens. The site is not to be developed into the care home on a residential street until the following decade.

6 Discussion

6.1 Potential and Significance

6.1.1 Prehistoric

The baseline study has demonstrated that there is substantial evidence for *in situ* later prehistoric settlement activity within the study area, as well transient evidence for non-specific early prehistoric activity. Some of the settlement evidence is located in very close proximity to the site. As such, it is considered that the site has a **moderate to high** potential for prehistoric archaeological remains of a occupational nature. These remains, if they survive, are likely to be of **local** significance.

6.1.2 Romano-British

The baseline study has demonstrated that there is substantial evidence for in situ Romano-British settlement activity within the study area. Some of the settlement evidence is located in very close proximity to the site. As such, it is considered that the site has a **moderate to high** potential for prehistoric archaeological remains of a occupational nature. These remains, if they survive, are likely to be of **local** significance.

6.1.3 Early medieval

Although Reading, as a distinct settlement, was first established during the earl medieval period, the denser areas of occupation were located to the north of the study site. The site is likely located in an area of what would have been the fringes of the town. Activity in this area is likely to have been represented by sparse areas of settlement and agricultural land. It is possible that evidence of this fringe activity might be present. As such, it can be considered that that the site has **low** potential for early medieval archaeological remains. These remains, if they survive, are likely to be of **local** significance.

6.1.4 Medieval

Although Reading was a substantial medieval settlement, the historic core of the toen was located more than 1km to the north of the site. The site is likely located in an area of what would have been the fringes of the town. Activity in this area is likely to have been represented by sparse areas of settlement and agricultural land. Assuch, it can be considered that that the site has **low** potential for early medieval archaeological remains. These remains, if they survive, are likely to be of **local** significance.

6.1.5 Post-medieval and Modern

The baseline study demonstrates that Reading grew substantially during the post-medieval period, expanding past the bounds of the historic settlement core. By the end of the 19th century, this expansion had started to fill in the farmland that was located to the south of Reading. However, cartographic sources demonstrate that the site remained undeveloped until the second half of the 20th century. As such it can be considered that the site has **low**

potential for archaeological remains of these dates. These remains, if they survive, are likely to be of **Local** significance.

6.2 Previous Impacts

- 6.2.1 Cartographic sources demonstrate that the site likely remained undeveloped until the second half of the 20th century, when Hexham road was constructed. The site is currently occupied by a large residential care home, of an irregular shape, that takes up much of the space within the site boundary. The development of the care home is likely to have compromised any archaeological remains within the site.

6.3 Proposed Development Impacts

- 6.3.1 The proposed development is for the creation of adults social housing and care facilities, comprising the creation of adults social housing and care facilities, comprising a split-level unit, of up to four storeys (Figure 3).
- 6.3.2 Although specific construction details were not available at the time of writing, owing to the size of the proposed developments, it is likely that foundations, groundworks and services associated with development would be of a significant enough depth to adversely impact any archaeological remains, if present.

7 Conclusions

7.1 Archaeological Potential and Impact

- 7.1.1 The site does not contain nor form a part of any designated heritage asset or known archaeological remains.
- 7.1.2 This assessment concludes that there is **High** potential for archaeological remains of a Prehistoric or Romano-British date and that such remains would be of **local** significance. For all other periods it is concluded that there would be a **low** potential for archaeological remains.
- 7.1.3 Previous development on site is likely to have had a widespread negative impact on *in situ* archaeology that might have been present. Although the exact extent of this impact is unknown, it is likely to have had a negative impact on any archaeological remains which might have been present.
- 7.1.4 The proposed care home development is to be located across the majority of the site, in areas that have already been impacted by previous development. However, the footprint of the proposed development does not perfectly match that of the previous development, leaving open the possibility that previously un-disturbed ground might be impacted by the proposed development.

7.2 Recommendations

- 7.2.1 Although it is likely that the majority of the site has been previously impacted by development, thus removing archaeological potential, there is the possibility that the current proposed development may impact areas which retain their archaeological potential. Given the proximity of the multi-phase settlement site at Reading Girls School, there is a possibility that the same occupation site might extend to within the study site.
- 7.2.2 Whilst this might present an archaeological issue, it should not be considered an overriding concern. It is recommended that the archaeological considerations could be appropriately dealt with post-determination, secured through condition. Given the existing impact within the site, it could be considered appropriately dealt with through the implementation of an archaeological watching brief on groundworks associated with the proposed development.

Appendix 1: HER Table

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
1	MRD9028	472100	172100	Palaeolithic handaxes at Christchurch Gardens, Reading, Berkshire	Prehistoric	FINDSPOT	Palaeolithic handaxes recovered from the gravel pits and during construction of houses and new roads c.1904 at Christchurch Gardens and the surrounding area
2	MRD9041	472200	172100	Hand axe - Glebe Road, Reading, Berkshire	Prehistoric	FINDSPOT	An Acheulian type cordate hand axe in a sharp, unstained and patinated condition was found at Glebe Road, Reading
3	MRM18229	470900	172200	Lower Palaeolithic lithic found in garden at Baydon Drive, Reading	Prehistoric	FINDSPOT	A large lower Palaeolithic flint flake was found in a back garden at Baydon Drive. According to local sources the clay make-up of the gardens was imported from Elgar Road, Reading in the 1930's when the houses were built.
4	MRD9042	472500	172000	Hand axe at Southern Hill, Reading, Berkshire	Prehistoric	FINDSPOT	An ovate hand axe in slightly rolled and stained condition found by Shrubsole in the gravel on Southern Hill in 1890. A few other palaeoliths were also found, but this is the only one that survives in Reading Museum
5	MRD9043	472800	172000	Hand axe - Shinfield Road, Reading, Berkshire	Prehistoric	FINDSPOT	A pointed hand axe in a sharp and stained condition found in Shinfield Road
6	MRD9067	471920	171920	Mesolithic Findspot - Reading, Berkshire	Prehistoric	FINDSPOT	A possible un-retouched Mesolithic blade is recorded on Reading Museum OS map.
7	MRD5126	471800	171900	Prehistoric finds at Elgar Road, Reading, Berkshire	Prehistoric	FIND SPOT	Struck flint including flakes, a blade, a retouched flake and a core were recovered during an archaeological evaluation. A single sherd fragment with flint temper was also found
8	MRD9005	472190	170870	Findspot at Whitley Community Centre, Whitley, Reading, Berkshire	Prehistoric	FINDSPOT	A stained flint artefact was found 8ft down in clay on the site of Whitley Community Centre. It may be an unfinished hand axe or cleaver and is in sharp but battered and stained condition. Typologically this could be a crude or unfinished axe/adze of Mesolithic or Neolithic date. It is in Reading Museum

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
9	MRD1117 1	472880	171710	Neolithic arrowhead - Northcourt Avenue, Reading, Berkshire	Prehistoric	FINDSPOT	A Neolithic flint leaf-shaped arrowhead found on allotments in Northcourt Avenue
10	MRD1118 4	472200	172100	Neolithic ground axe - gravel pit south of Christchurch, Reading, Berkshire	Prehistoric	FINDSPOT	A broken ground axe was found in a gravel pit south of Christchurch, Reading in 1904. Peake records it in the Smith Collection in 1931, now in Reading Museum
11	MRD1119 6	472150	172050	Neolithic axe - Fairholme, Christchurch Gardens, Reading, Berkshire	Prehistoric	FINDSPOT	A ground stone axe from Fairholme, Christchurch Gardens. In Reading Museum and marked AC 174-BER 6 (ENQ 1320). Fairholme could not be located on recent OS maps, thus NGR is a guestimate
12	MRD1120 0	473000	171650	Neolithic axe - Pepper Lane, Reading, Berkshire	Prehistoric	FINDSPOT	A broken Neolithic axe was found in Pepper Lane, Reading.
13	MRD1120 8	472290	170880	Microlith found on or near Northumberland Avenue, Reading, Berkshire	Prehistoric	FINDSPOT	A microlith flint? Few details are available about this item. Margin notes on a Reading Museum map imply a Mesolithic/early Neolithic microlith found pre-1936 during council house building on/near Northumberland Avenue.
14	MRD1923	473210	171410	A ring ditch feature or possible Bronze Age round barrow - Leighton Park, Reading, Berkshire	Prehistoric	RING DITCH/ROUND BARROW	an unbroken ditched ring feature visible as a vegetation mark within the sown grass of the playing field. The feature appears to have been cut by modern features. A possible Bronze Age round barrow is visible as cropmarks on aerial photographs. It is defined by a ring-ditch with a diameter of 22m.
15	MRD3880	472100	172100	Cremation cemetery - Whitley (Park) Farm, Reading, Berkshire	Prehistoric	CREMATION CEMETERY	Fragments of Bronze Age/Iron Age handmade burial urns were found with charred remains in a gravel pit on Whitley (Park) Farm, Southern Hill. They were found 3ft. from the surface on the brow of the hill overlooking Kennet watershed. Peake says on Whitley Farm, overlooking the Kennet. NGR very approximate to known gravel pits in the area of Whitley Farm

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
16	MRD3881	471600	172000	Late Bronze Age/Early Iron Age pot - Waterloo Gravel Pit, Reading, Berkshire	Prehistoric	ARTEFACT SCATTER	A large quantity of Late Bronze Age/Early Iron Age pot was recovered from Waterloo Pit. At least three vessels were found. This suggests occupation of some sort here.
17	MRD3882	472720	170890	Disc barrow or enclosure?- Marshalls Hill, Grosvenor Road, Reading, Berkshire	Prehistoric	DISC BARROW/SETTLEMENT	The remains of a possible disc barrow at Marshalls Hill, Grosvenor Road, Reading . Reinterpreted by Professor Richard Bradley as being a high status enclosure, possibly a 'mini-hillfort,' controlling access and trade into the Kennet Valley and along the immediate line of the Thames. Disc Barrows are usually earlier Bronze Age, and finds in the immediate vicinity reflect an LBA / EIA date. The 'disc barrow' was levelled in 1909 in preparation for housing, and was first recorded in 1907. In 1932 all that remained was the west half of a low circular bank upon which was a thorn hedge enclosing a rose garden. No trace of a ditch on inside but shallow one on the outside filled up in 1908. No signs of a central tump. Old plough furrows crossed the earthwork. Not marked on early maps. There is a bank or lynchet possibly prehistoric down the slope. Just within the barrow, near the most northern point, was found a much broken Bronze Age burial urn
18	MRD11210	472000	172000	Tranchet axe - Reading, Berkshire	Prehistoric	FINDSPOT	A Mesolithic tranchet axe found in Reading, possibly at Whitley.
19	MRD11233	472800	170920	Bronze Age spear - opposite Wynates in Cressingham Road, Reading, Berkshire	Prehistoric	FINDSPOT	A lanceolate, stepped and hollow blade. Only part of the blade found. It was found in 1907 opposite Wynates, Grosvenor Road (now Cressingham Road) during road making
20	MRD11238	473000	171000	A Bronze Age socketed knife - Northcourt Avenue, Reading, Berkshire	Prehistoric	FINDSPOT	A bronze socketed knife of a rather rare type was found somewhere in Northcourt Avenue, Reading. It has a riveted oval socket and has been mutilated in modern times. It was purchased by Reading Museum in 1916.

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
21	MRD1124 7	471900	172140	Gold Stater at Milman Road, Reading, Berkshire	Prehistoric	FINDSPOT	A gold stater (BA) of Cominius found about 1890 in Milman Road, Reading
22	MRD1562 1	472068	171890	Flint flakes at 15 Basingstoke Road, Reading, Berkshire	Prehistoric	FINDSPOT	Four flint flakes were recovered during an archaeological evaluation. All were unstratified and not associated with features. Two of the flakes were cortical trimming flakes and one a side trimming flake. The flakes were all undiagnostic, and therefore only a broad late Neolithic to Bronze Age date range may be suggested
23	MRM160 63	472906	171206	Prehistoric finds, 68-72 Northcourt Avenue, Reading, Berkshire	Prehistoric	FINDSPOT	During the 2007 evaluation, a single large rimsherd, weighing 103 g, from a hand made vessel in a flint-tempered fabric was recovered from the site. It is probably of Later Bronze Age date, and similar material has been recovered from Reading Business Park <1>. During the 2009 excavation, two struck flints were recovered from ditches containing Roman finds. The finds are the only indications of any earlier activity on the site
24	MRM182 02, MRM182 26, MRM182 27	472363	171255	Bronze Age settlement activity, Iron Age/Romano British agricultural activity, A possible post-medieval field boundary- Reading Girls School, Reading, Berkshire	Prehistoric	ROUND HOUSE/SETTLEMENT	Evidence of Bronze Age settlement was revealed during archaeological investigations, with post-holes defining a timber roundhouse with two phases of a porch and the remnants of internal floor surfaces. Pits and post-holes were also revealed representing further Bronze Age activity in the area. Archaeological investigations revealed ditches dating to the Iron Age – Romano-British period which represent a field or enclosure boundary associated with agricultural activity. A north-south aligned ditch revealed during archaeological investigations and interpreted to be a post-medieval field boundary
25	MRM183 37	472970	171150	Middle Bronze Age occupation - 74 Northcourt Avenue, Reading	Prehistoric	OCCUPATION	Middle Bronze Age and other undated (but possibly Bronze Age) features were revealed during archaeological investigations

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
26	MRD1125 3	472270	171780	Iron Age cup - Southern Hill, Reading, Berkshire	Prehistoric	FINDSPOT	An Iron Age earthenware cup with finger-tip decoration found 15/12/1905 in a gravel pit on Southern Hill, about 100 yards south of Christchurch, Reading
27	MRM164 55	472870	170899	Iron Age and Roman features at 29 Cressingham Road, Reading, Berkshire	Prehistoric	FIELD SYSTEM	Iron Age and Roman ditches and pits and undated features were revealed at 29 Cressingham Road during archaeological investigations. It has been suggested that the area, which is situated on the top of a natural hill in the landscape, could have contained an Iron Age hillfort. The ditch could therefore have formed part of a later larger enclosure. The pottery from the fills and the recut of the ditch indicate that it was maintained for at least two centuries. But no other archaeological features or artefacts from the area can however so far support the theory of a hillfort. The pottery assemblage for the period comprised of a total of 49 sherds from 6 contexts weighing a total of 788g. The majority of the assemblage is mid 1st-2nd century with a small number of late Iron Age sherds. Two pieces of flint, a piece of burnt bone and a single piece of fired clay or daub were also recovered from fills in ditch 38
28	MRD3884	471700	172100	Roman activity - Waterloo Gravel Pit, Reading, Berkshire	Romano-British	ARTEFACT SCATTER/SETTLEMENT	This area of Katesgrove (i.e. Waterloo Gravel Pit and Bob's Mount) produced extensive evidence for Roman settlement of some kind. Finds were generally made during gravel digging in the mid-late 19th century; others come from house building in the same period.
29	MRD3885 , MRD3886	471419	171392	Roman buildings and finds at Rose Kilns, Reading, Berkshire	Romano-British	SETTLEMENT /BUILDING	Traces of buildings, tesserae and a quern were found near the River Kennet at Rose Kilns, Reading in c.1949. Traces of buildings, associated? with Roman pottery, tesserae and a quern were found by the River Kennet at Rose Kilns, Reading. This suggests a possible villa or farmstead here.

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
							Listed by Scott as a possible villa <1>. Now covered by an industrial estate.
30	MRD5127	471800	171900	Roman finds at Elgar Road, Reading, Berkshire	Romano-British	FIND SPOT	A rim fragment of a bronze bucket or dish and a Alice Holt rim sherd (4th century) were found during evaluation work at Elgar Road in 1988
31	MRD1126 7	471650	172130	Amphorae from Katesgrove/ Waterloo gravel pit, Reading, Berkshire	Romano-British	FINDSPOT	Peake records a large amphora found at Katesgrove. The OS record two amphorae, one of which, is said to have been removed to London. It appears (BAU card 3028) that one amphora may have come, not from Waterloo pit, but from Katesgrove Lane.
32	MRD1126 8	471660	172060	Roman-British urn at Waterloo gravel pit- Reading	Romano-British	FINDSPOT	A Romano-British urn found in 2 feet of gravel at Waterloo pit. It is a rough handmade pot.
33	MRD1126 9	471710	171950	Quern at Waterloo gravel pit, Reading, Berkshire	Romano-British	FINDSPOT	The upper stone of a Roman quern was found in Waterloo gravel pit, Reading
34	MRD1127 2	471750	172080	Coin hoards at Milman Road/Swainstone Road, Whitley, Berkshire	Romano-British	FINDSPOT	Two Roman coin hoards were found in pots in 1895. A hoard of 50 siliquae was found in February 1895 in a small drinking cup or pot from the side of a gravel pit between Milman and Swainstone Roads, Whitley. Eleven coins from Julian II to Arcadius (AD 360-408) and fragments of the pot are in Reading Museum. A hoard of about a hundred and twenty coins in a glazed thumb pot of New Forest ware were found either in a gravel pit, or while excavating the foundations for a house, in Milman Road, Whitley in December 1895 <1> <2>. One solidus, 49 siliquae and the beaker are in Reading Museum; the coins are from Constantius II to Honorius (AD 337-423). At least 47 other coins from this hoard were retained by the builder (Mr. Swain) but these have been lost.

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
35	MRD1129 0	472750	170920	Fragments of urn in Cressingham Road, Reading, Berkshire	Romano-British	FINDSPOT	Fragments of a black Romano-British cinerary urn found between Marshall's Hill and 'The Meadow' during the construction of Grosvenor Road in 1907 <1>. This road is now known as Cressingham Road.
36	MRD1129 5	472920	171180	Findspot at 68 Northcourt Avenue, Reading, Berkshire	Romano-British	FINDSPOT	Roman pottery sherd found at 68 Northcourt Avenue, Reading.
37	MRD1130 6	472060	171940	Coin found in Basingstoke Road, Reading, Berkshire	Romano-British	FINDSPOT	An ?as of Trajan was found on the site of the new telephone exchange in Basingstoke Road in 1961. The coin was retained by the finder
38	MRD1130 7	472030	170650	Roman coin at Brixham Road, Whitley, Reading, Berkshire	Romano-British	FINDSPOT	An illegible AE 'radiate' coin was found in the garden of 99 Brixham Road, Whitley.
39	MRD1546 4	472900	171300	Roman quern stone - 62 Northcourt Avenue, Reading, Berkshire	Romano-British	FINDSPOT	Around 1996, a quern stone was found by a contractor while building a new house on land at the bottom of the garden at Northcourt Avenue. The handmill was identified by Leslie Cram and Kenneth Major as being of Roman date and made of Greensand. The stone is the upper or runner stone and the periphery of the stone and the back show rough dressing which is taken to have been carried out after the stone came to its end of life as a handmill. This has removed what evidence there was for how the handle was set into the stone. The stone also appears to have been squared off and have a lip on both sides. This might have allowed the stone to be reused and set into part of a structure, say between two other stones. A possible explanation is that the stone was reused to take the weight of the pivot of a door, the door turning on the pivot which was set into this stone at its base

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
40	MRM160 60	472926	171186	Roman activity, 68-72 Northcourt Avenue, Reading, Berkshire	Romano- British	SETTLEMENT	During an archaeological evaluation in 2007 a series of linear gullies and ditches were revealed on the site, with a number securely dated as Roman features due to associated finds. Of these features, a marked concentration appeared at the south and south-west of the site, with fewer (and undated) features to the north. During an archaeological excavation in 2009 two distinct phases of Roman activity were identified at the site, with a 1st century layout having been remodelled in the 3rd century AD after a period of inactivity. Finds retrieved from the site include over 600 pottery sherds (a mixture of both local handmade/wheelmade with few continental imports), six metal finds including iron nails and part of a knife blade, a small amount of animal bone, burnt clay and brick and tile including tegulae. The brick and tile reflects a rather narrow range of building material types, with no appreciable variation in fabric type. It may be indicative of the presence of a Roman roofed-structure in the vicinity, however such material was durable and was often re-used. Both phases of the site's use are best considered to represent elements of rural farming settlement, and the presence of a volume of artefacts (particularly pottery) is most likely to indicate the presence of occupied areas in the near vicinity. Ditches 1012, 1000 and 1013 possibly formed part of a rectilinear enclosure from the early Roman period (1st century AD). The site could well represent an extensive settlement complex, as many of the features revealed extended beyond the development site boundaries, and the site is noteworthy in being the first such site within the strict

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
							boundaries of Reading Borough to be investigated under modern systematic means
41	MRM162 27	472930	171126	Roman findspot - Northcourt Avenue, Reading, Berkshire	Romano-British	FINDSPOT	Two body sherds of grey ware of 2nd - 4th century date were recovered from a pit/linear . A single body sherd of 2nd-4th century date was also recovered from a gully. These residual finds indicate Roman activity in the general location
42	MRD1131 5	471600	172100	Early medieval finds at Waterloo Pit, Reading, Berkshire	Early medieval	FINDSPOT	An iron battle-axe and stone spindle-whorl found at Waterloo Pit, Reading.
43	MRD1132 2	471890	171840	Iron tanged arrowhead or spearhead - Whitley, Berkshire	Early medieval	FINDSPOT	An iron tanged arrowhead or spearhead (of Saxon date?) was found at this address on 20/4/1937. Underhill asserts this was a Saxon arrowhead with part of the shaft remaining, total length 14.5cms. Its present whereabouts are unknown

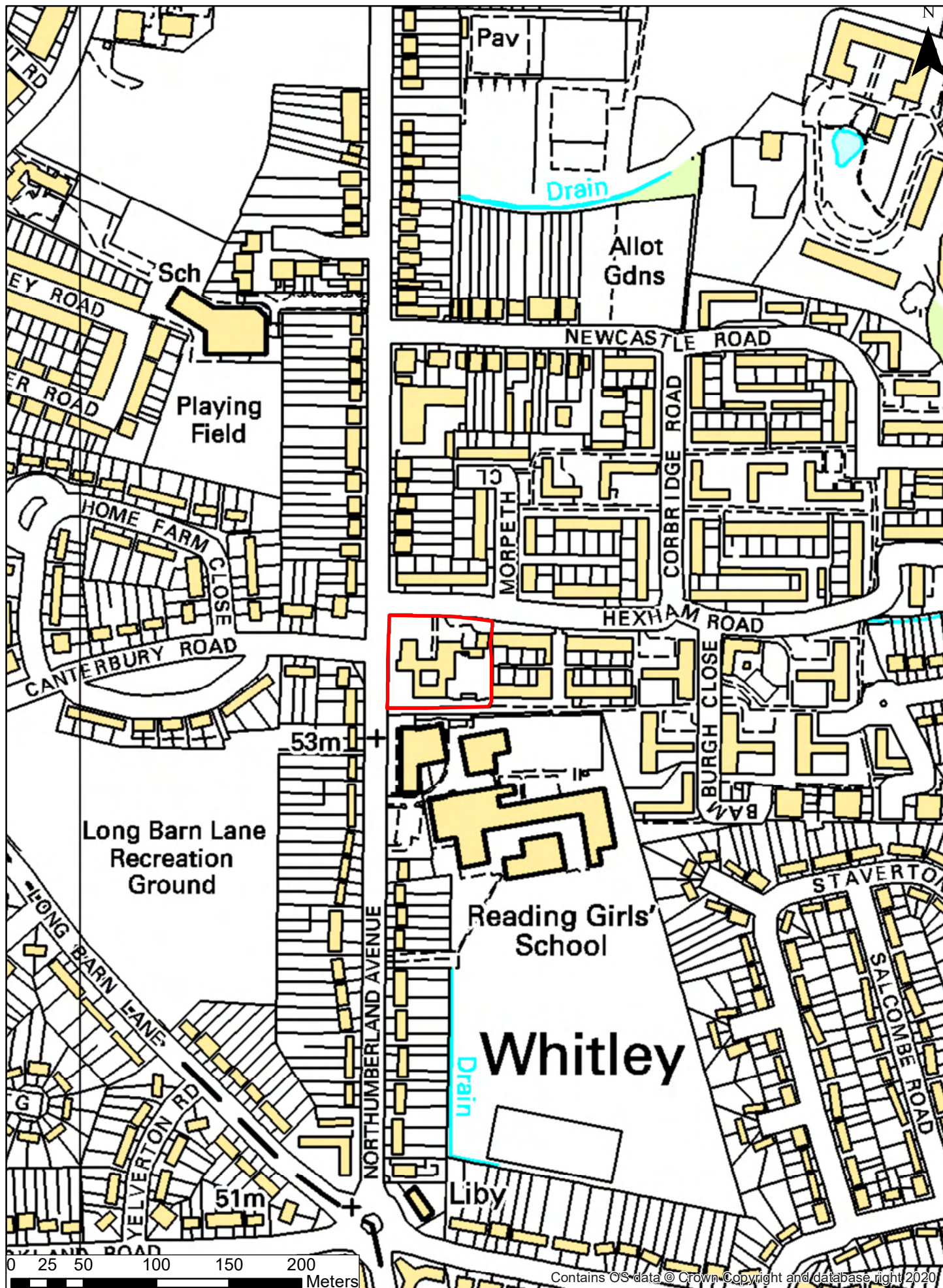
Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
44	MRM161 25	472000	171000	Whitley	Early medieval	SETTLEMENT	Whitley is first mentioned in the 7th century as Witeleia <1> and then as Whytel in the 8th century <2>. The exact location of the early medieval settlement of Whitley is uncertain but it is likely to have grown up on or in the vicinity of the later hamlet <3>. The manor is mentioned in Domesday which indicates that prior to the Conquest was owned by an individual named Edward, tenant of King Edward, and was worth 3 hides. After the Conquest the value of the manor fell to 1 hide, although the reason for this is uncertain. There was land for three ploughs, and the inhabitants are described as two villagers and two small holders. Attached to the manor were four slaves, 12 acres of meadow and a fishery <4>. In the 12th century, Peter de Cosham granted all his lands, which included the manor of Whitley, to Reading Abbey. This remained in the hands of the Abbey until the Dissolution. In 1548 a manor and park of Whitley was granted to Edward Duke of Somerset <2>. The manor and park are mentioned up to the mid 19th century. The full extent of the park is not known. It is possible that Leighton Park and Whiteknights Park may form part of a more extensive Whitley Park, or these may have been separate parks. There are place name references including 'Whitley Manor Farm' and 'Whitley Park Farm' <3>. Pride's map of 1790 shows Whitley Park
45	MRD1400	472060	172260	The Conduit - Highgrove Street, Reading, Berkshire	Medieval	CONDUIT HOUSE	A spring known as the conduit lies on the west side of Highgrove Street, approximately 50ft north of Christchurch Road. The site has a long tradition, documentary and oral of supplying water to Reading Abbey. This is strengthened by records of discoveries of lead pipes near the Kennet and Avon Canal leading in this direction

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
46	MRD3998	471600	172200	Cooking pit at Waterloo Pit - Reading, Berkshire	Medieval	PIT	A "cooking" pit was exposed during gravel extraction in Waterloo pit c.1905. Pit was 4ft wide, 5ft diameter, with about 1ft of carbonaceous material in the bottom. (possibly the pits excavated by T Colyer in 1907? See RCHM excavations index)
47	MRD1139 6	471900	171900	Medieval arrowhead found at Whitley, Reading, Berkshire	Medieval	FINDSPOT	A large iron tanged and socketed arrow or bolt head, found at Whitley on 19/05/1937
48	MRD1433 9	471800	171900	Medieval sherds at Elgar Road, Reading, Berkshire	Medieval	FINDSPOT	Three sand-tempered sherds, one with green glaze were found during archaeological evaluation work at Elgar Road, Reading
49	MRD1550 9	472951	171115	Features in Northcourt Avenue, Reading, Berkshire	Medieval	POSTHOLE/PIT/GULLY	Four undated postholes, one medieval pit/linear feature and one post-medieval gully were recorded during an archaeological evaluation
50	MRM166 56	472100	171900	Medieval tile - The Former Avenue School site, Northumberland Avenue, Reading, Berkshire	Medieval	FINDSPOT	Two fragments of medieval roof tile were recovered from a post-medieval ditch. It is believed that they reached the site through agricultural means. No further information is given
51	MRD5128 , MRD5129 , MRD5130	471800	171900	Post-medieval features/ditches/postholes at Elgar Road, Reading, Berkshire	Post-medieval	FEATURE/DITCH/POSTHOLE	Post-medieval features were recorded at Elgar Road during evaluation work. Post-medieval finds associated with these features are not listed in any detail in the evaluation report and therefore the details are not entered on the HER. This included a small ditch, a small ditch/gully containing post-medieval finds, and a very shallow ditch/gully containing post-medieval finds. A number of post holes were found, including a few shallow examples
52	MRD6178	472020	172193	Reading to Basingstoke Turnpike	Post-medieval	TOLL ROAD	The Reading to Basingstoke Turnpike was formed in 1718. It started in Reading at the Crown Inn that once stood at the corner of London Street and Crown Street
53	MRD1564 9	472057	172145	Harrisons Barne	Post-medieval	BUILDING	Harrisons Barne. Large building illustrated on the 1643 Siege of Reading map

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
54	MRM159 02	471610	171490	Whitley Kiln Brick Works, Reading, Berkshire	Post-medieval	BRICK KILN/BRICK WORKS	The Whitley Kiln Brick Works are first shown on the OS 2nd Edition 25" map of 1899, but not on the 1st edition in 1879. It was therefore constructed sometime between 1879 and 1899. In 1899 it comprises of several small buildings/kiln structures. Extraction activities associated with the brick works extend to the south of the works into an area currently occupied by Craddock Road (not then built). On the OS map of 1911 the extraction activities are shown to extend further to the south. Two structures are shown in the newly quarried area. These comprise brick kiln and a more substantial structure. The latter has a trackway leading up to it and may represent offices or a warehouse. By the time of the 1932 OS 25" map the Whitley Kiln is marked as 'disused'. However, although the kilns had fallen into disuse, quarrying appears to have continued thereafter. Between 1962 and 1967 the remnant earthworks of the brickworks were levelled and infilled for new factory buildings
55	MRM164 13	471320	171420	Site of Rose Kilns - brick and tile works, Reading, Berkshire	Post-medieval	BRICKWORKS	The Rose Kilns brick and tile works is shown on the 1st Edition OS Map. The map also shows the location of the kilns <1>. The brick and tiles works is shown again on the 1883 map but is possibly disused by 1889. Now demolished.
56	MRM183 92	472620	172200	Site of former early 19th century houses - 1 to 6 Southern Hill, Reading, Berkshire	Post-medieval	HOUSE	This is the site of three pairs of early 19th century houses at 1-6 Southern Hill, Reading. They were demolished in the mid - 1970's as they were in a poor state of repair.
57	MRM176 63	472692	171721	Pearson's Court, St Patrick's Halls, University of Reading, Northcourt Avenue, Reading (Locally Listed)	Modern	HALL OF RESIDENCE	University halls of residence built in 1913 to designs by C Smith and Sons of Reading. Additions were made in 1926-27 and a warden's house constructed in 1934. Pearson's Court is included on the List of Locally Important Buildings and Structures of local heritage significance.

Map Reference No.	HER No	Easting	Northing	Name	Period	Monument Type	Description
58	MRM182 75	472205	172194	Christ Church War Memorial, Christ Church, Christchurch Road, Reading	Modern	WAR MEMORIAL	Christ Church War Memorial was erected in 1920 to commemorate the men of the parish who died in the Great War.
59	MRM183 18	472230	171060	Whitley Library - 205 Northumberland Avenue, Reading	Modern	PUBLIC LIBRARY/AIR RAID SHELTER	Whitley Library was opened in April 1935 to serve the community. To the rear of the building is a Second World War underground air raid shelter
60	MRM182 82	473030	172010	Undated palaeochannel at Queen's Drive, University of Reading, Reading	Unknown	PALAEOCHA NNEL	An undated palaeochannel was recorded during fieldwork at Queen's Drive, at the University of Reading Whiteknights campus.





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Key



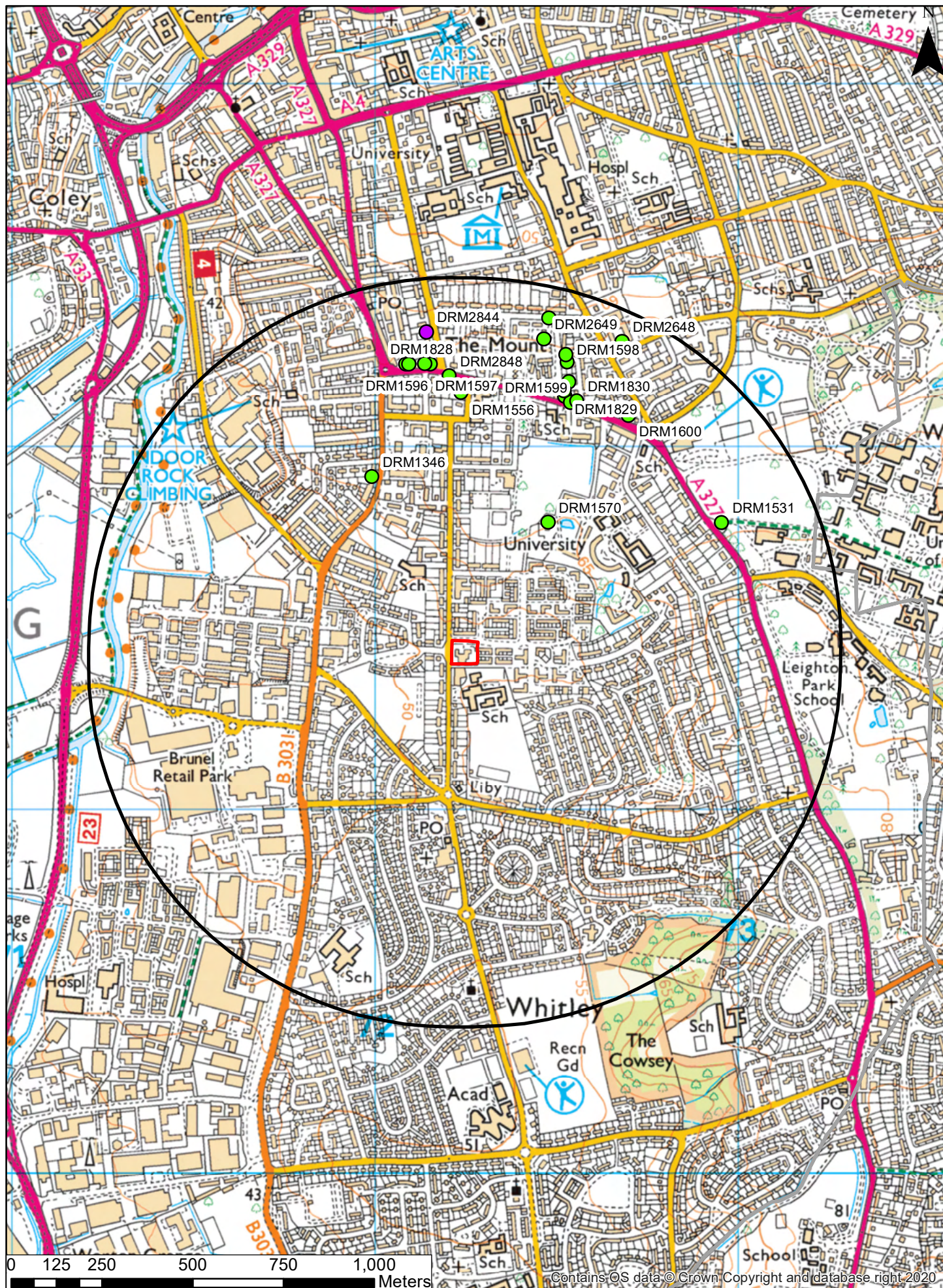
Site Location

Figure 2 Detailed Site Location
TJH
02/09/2021



Figure 3 Proposed Development
Ground Floor TJH
20/02/2022





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Key

- Locally Listed
- II
- II*

- 1km Study Area
- Site Location

Figure 5 Historic Buildings
TJH
02/09/2021





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Figure 7 1900 Ordnance Survey
TJH
02/09/2021

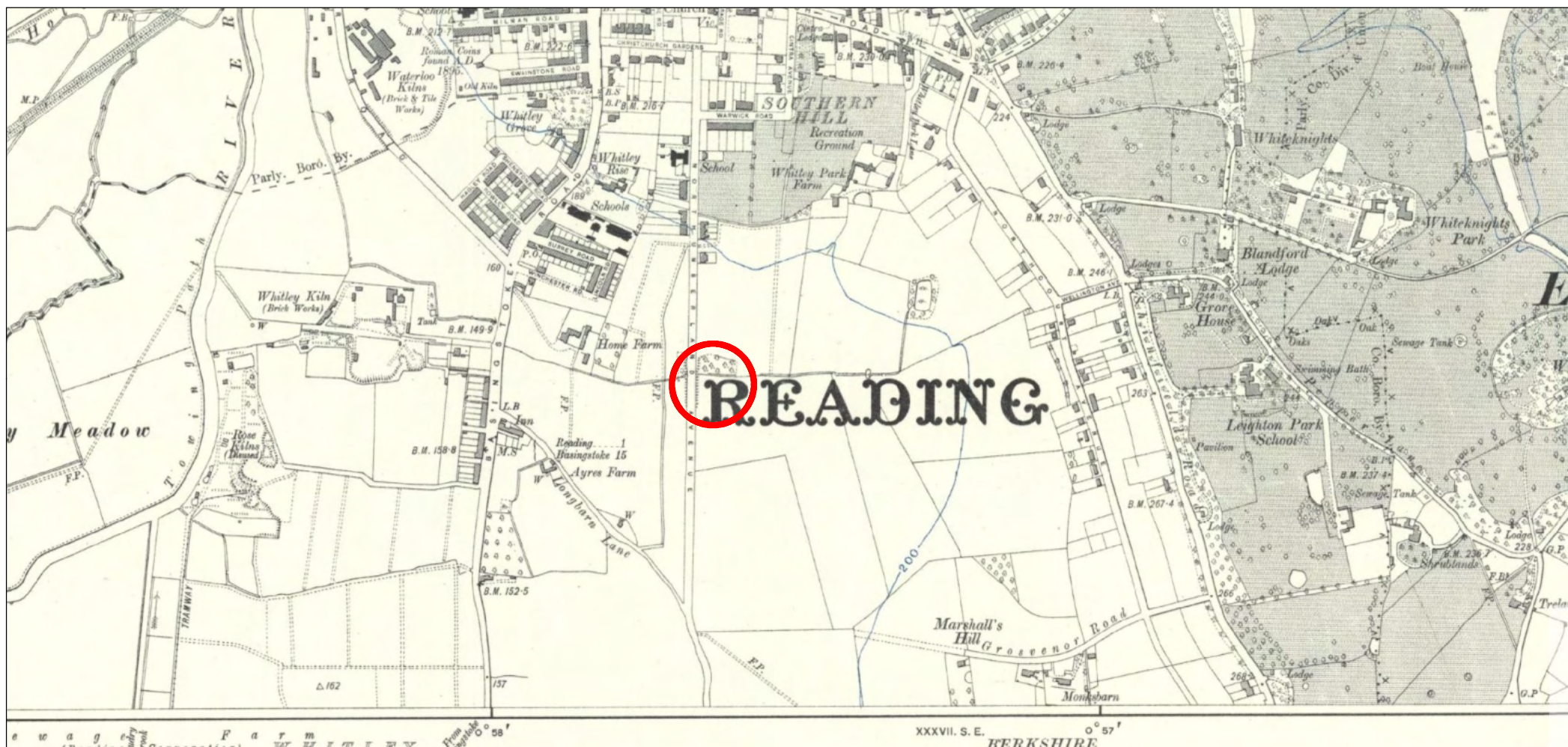




Figure 9 1936 Ordnance Survey
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