

LAND AT THE CENTRAL CLUB, LONDON STREET, READING, BERKSHIRE

HERITAGE IMPACT ASSESSMENT

ON BEHALF OF

colony

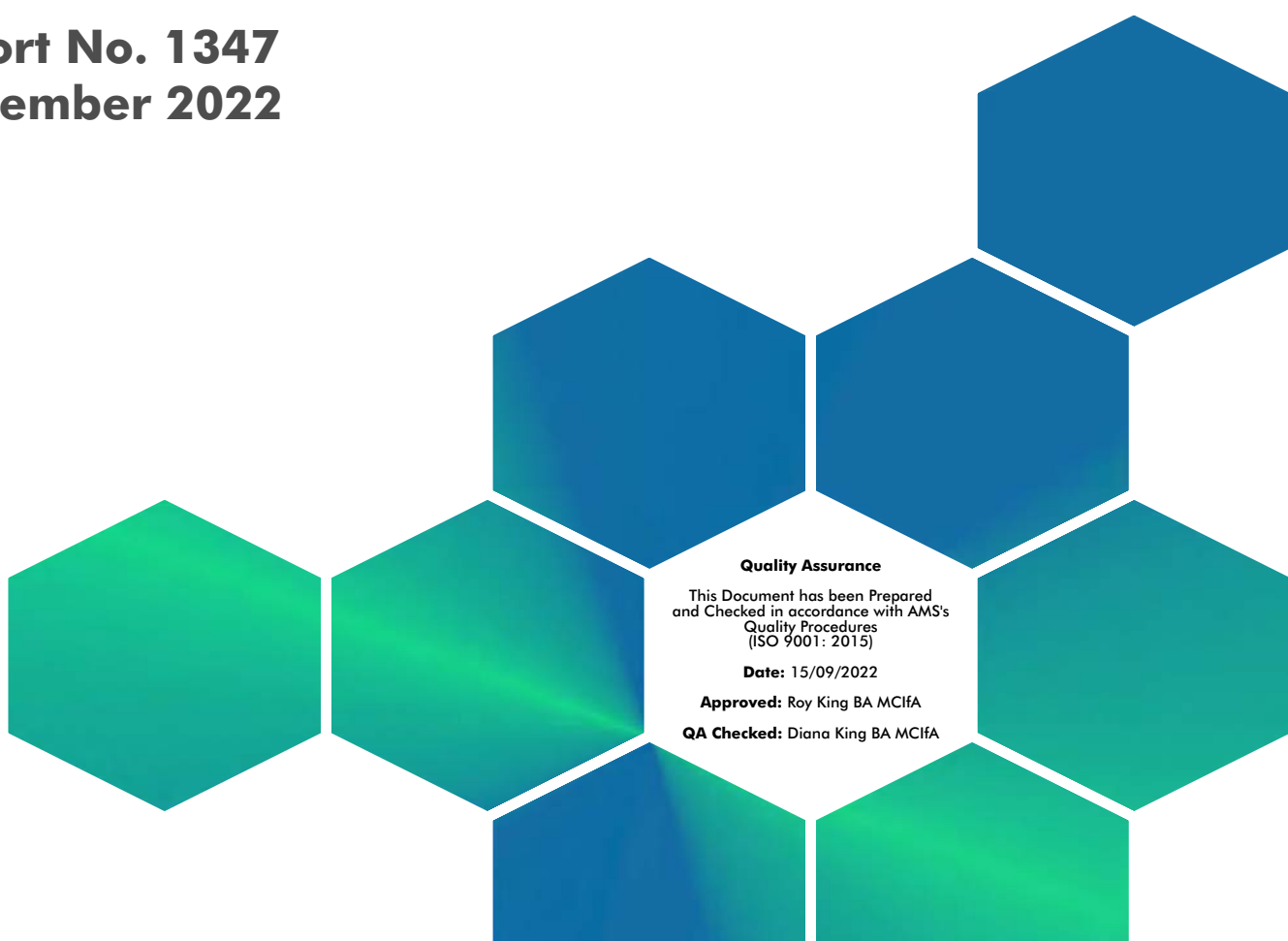


ISO
9001 : 2015
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**Land at The Central Club,
London Street,
Reading, Berkshire**

NGR: SU 7176 7315

**Report No. 1347
September 2022**



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GLOSSARY OF TERMS AND ABBREVIATIONS

Archaeology

For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point.

HER

Historic Environment Record.

HVIA

Heritage and Visual Impact Assessment.

ICOMOS

International Council on Monuments and Sites.

LVIA

Landscape and Visual Impact Assessment.

Modern

There is debate in archaeology about when the modern period commences, but 1900 is a useful start point.

Medieval

The period between the Norman Conquest (AD 1066) and c. AD 1500.

Natural

In archaeological terms this refers to the undisturbed natural geology of a site.

NGR

National Grid Reference from the Ordnance Survey Grid.

NMP

National Mapping Programme whereby possible archaeological features present on aerial photographs were mapped. Undertaken for certain counties, including Cornwall.

OD

Ordnance Datum; used to express a given height above sea level.

OS

Ordnance Survey.

OUV

Outstanding Universal Value.

Post-Medieval

Refers to the period from c. AD 1500 to AD 1900.

Prehistoric

In Britain this term is generally used for any of the traditionally defined periods such as Palaeolithic (c. 480,000-12,000 BC), Mesolithic (c. 12,000-4000 BC), Neolithic (c. 4,000-2,500), Bronze Age (c. 2500-600 BC) and Iron Age (c. 800 BC – AD 43).

Romano-British

Term used to describe the fusion of indigenous late Iron Age traditions with the invasive Roman culture. Traditionally dated between AD 43 and AD 410.

Saxon or Early Medieval

Term used to describe the period between the end of Roman Britain c. AD 410 and the Norman Conquest (AD 1066).

VCH

Victoria County Histories.

WHS

World Heritage Site.

ZTV

Zone of Theoretical Visibility.

SUMMARY

This proportionate heritage impact assessment has considered the potential for the proposed development at the former Central Club, London Street, Reading, Berkshire (SU 7176 7315) to affect known and potential heritage assets, as required by the National Planning Policy Framework (2021) and Local Plan policies.

The report has concluded that there is no potential impact on Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens, with the exception of High Bridge, where a **negligible** adverse effect may apply. A potential adverse effect ranging between **slight** and **moderate** has been identified with regard to the Conservation Area and the listed buildings that form key components of it. The potential impact on the historic and artistic significance of the Central Club itself has been identified as **slight**.

The report therefore concludes that the proposals may result in *less than substantial harm* at the lower end of the scale with regard to the settings of heritage asset and that paragraphs 202-203 of NPPF consequently applies; the LPA should therefore undertake a balancing exercise between the very limited harm that may result from the proposals and the identifiable benefits associated with the provision of much needed accommodation and, more pertinently, in bringing an identified heritage asset back into use and ensuring its preservation.

The assessment has considered the potential for heritage assets with an archaeological interest to be present on the site, based on the known archaeological remains that are presently recorded in the vicinity. Significant Prehistoric and Roman activity is known from the much wider vicinity, although there is little known from the immediate vicinity of the site, which may predominantly be through lack of relevant investigation.

Taken in conjunction with the size of the site, the potential for archaeological activity has been assessed as **low** for all periods up to the Medieval period. From the Medieval to early Post-medieval periods the site is likely to have been occupied and this is certainly the case from 1552 onwards. The potential for these periods is therefore assessed as **moderate-high** but this is mitigated by the possible impact resulting from cellaring and the construction of the existing 1920s building which may have included inspection pits.

The groundworks associated with the proposed development therefore have limited potential to adversely impact on any significant buried archaeological features that may be present, although the potential construction of an internal frame to support the proposed upper stories may involve the excavation of pile caps and insertion of piles. There is, therefore, a general potential for groundworks of this type to cause between a **minor** and **medium** adverse effect to surviving features if unmitigated. Mitigation works would potentially reduce all impact effects to negligible through design strategies and preservation by record or *in situ*. At the discretion of the Local Planning Authority a suitable programme of archaeological monitoring and recording may be required. Any such works may result in the requirement for further archaeological mitigation; suitable mitigation strategies including preservation by record and/or preservation *in situ* should result in a **negligible** impact effect.

1 INTRODUCTION AND PROJECT BACKGROUND

Purpose of the report

- 1.1 This proportionate Heritage Impact Assessment (HIA) has been prepared by Roy King BA, MCIfA of Foundations Heritage to accompany a Planning Application in relation to land adjacent to the Central Club, London Street, Reading (SU 7176 7315, Figure 1). It represents an update of a report originally prepared in 2021 in order to reflect a redesign of the proposed scheme.
- 1.2 Roy King has over 30 years' experience in heritage matters with particular regard to the preparation of archaeological desk-based assessment and heritage impact assessment. Heritage data was jointly assessed with Diana King BA, MCIfA, IHBC (Affil) who has over 20 years' experience in heritage matters with particular regard to historic buildings and building recording.
- 1.3 This report presents an assessment of the predicted effects on the significance of heritage assets which could be caused by the conversion of the existing building into a ground-floor community space and the addition of a number of residential units above (hereafter referred to as the Site). The project was commissioned by Colony Architects Ltd.
- 1.4 This Heritage Impact Assessment has been prepared in accordance with the requirements of the National Planning Policy Framework, policies in the Reading Borough Council Local Plan and other relevant legislation, standards and guidance. This approach allows the assessment to study the potential of the site and the significance of the unknown archaeological resource in relation to the likely impact of the proposed development on it and on any associated monuments. This study also considers the impact of the proposed development on any heritage assets within 500m of the site centre.
- 1.5 A heritage asset is defined in the National Planning Policy Framework (Annex 2) as '*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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)*'.
- 1.6 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets include sites held on the County Historic Environment Record, elements of the historic landscape and sites where there is the potential to encounter unrecorded archaeological remains.
- 1.7 Formal pre-application advice has issued by the planning, archaeological and conservation officers of Reading Borough Council with regard to the project, both for the previous scheme and for the current scheme.

Site Description

- 1.8 The site is limited to the existing building known as the Central Club and the curtilage of the existing landholding. The building was probably constructed during the 1920s and replaced earlier 18th/19th century structures. The building is a single-storey

structure to the front rising to two-storeys at the rear. It does not comprise a designated asset (through being individually listed) and does not qualify as a locally-listed asset. It is, however, situated within a designated Conservation Area and also falls within the Reading High Street Heritage Action Zone (run in conjunction with Historic England).

- 1.9 The building at 36-42 London Street comprises a one and part two storey building covering an area of approximately 0.055ha. The building fronts onto London Street and backs onto Crossland Street to the west. The plot includes a small area of land between the north wall and the IDR/Mill Lane; this wall was decorated in 1987-88 with a large mural dedicated to the positive role that black people have played throughout history. The north wall and the mural were listed under the Localism Act 2011 as an Asset of Community Value and remains under this protection until 5th December 2022; it is noted that an application for listing of the mural is currently under consideration by Historic England.
- 1.10 The building is constructed in traditional brick with a dual level flat roof and several skylights. Internally, the ground floor comprises a large open area formerly used as a police garage as well as a number of other uses prior to becoming the Central Club. The ground floor appears to be solid concrete but the potential for inspection pits and earlier cellars cannot be entirely ruled out. The ground floor includes a raised stage with a number of offices, stores, meeting rooms, kitchens and toilets. It is linked to the first floor by a steep staircase with a second staircase for emergency escape. The first floor appears to be a suspended timber floor and contains further office-type rooms. The building is dilapidated throughout and does not seem to have been altered since its closure in 2008.

The proposed development

- 1.11 The proposed development intends preservation of the existing structure with the construction of new blocks of accommodation to the front and rear as per Figures 23). The development will preserve and maintain the mural.

2 LEGISLATION AND PLANNING BACKGROUND

Introduction

- 2.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Planning decisions relating to heritage assets must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, and relevant policies within the National Planning Policy Framework.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to be of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process. The appropriate consideration of these assets within the planning process is reflected in the provisions of NPPF.

- 2.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.
- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*. Section 72 gives local authorities a general duty to pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'*.

Ancient Monuments and Archaeological Areas Act 1979

- 2.5 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which in the opinion of the Secretary of State is of public interest by reason of its historic, architectural, traditional, artistic or archaeological interest. Section 61(12) defines sites that warrant protection due to their national importance.

National Planning Policy Framework

- 2.6 The National Planning Policy Framework was published in July 2021 replacing the earlier version (2019) as part of the Government's streamlining of the planning process.

General

- 2.7 NPPF paragraph 11 states that *"Plans and Decisions should apply a presumption in favour of sustainable development."*

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed".

- 2.8 Footnote 7 states *"the policies referred to are those in this Framework (rather than those in development plans) relating to.....designated heritage assets and other heritage assets of archaeological interest referred to in footnote 68...."*. Footnote 68 states *"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets"*.

- 2.9 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF) entitled *Conserving and Enhancing the Historic Environment* (MHCLG 2021). Paragraphs 189-208 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and specific paragraphs which are relevant to this assessment are summarised below.
- 2.10 Paragraph 189 states that *"heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"*.
- 2.11 Paragraph 190 states that: *"plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place"*.
- 2.12 Paragraph 191 states that: *"when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest"*.
- 2.13 Paragraph 192 states that: *"local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*
- a) assess the significance of heritage assets and the contribution they make to their environment; and*
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future"*.
- 2.14 Paragraph 193 states that: *"local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible"*.
- 2.15 Paragraphs 194-198 relate to proposals affecting heritage assets.

- 2.16 Paragraph 194 addresses planning applications stating that: *“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.”*
- 2.17 Paragraph 195 states that *“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 conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- 2.18 Paragraph 196 states: *“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”.*
- 2.19 Paragraph 197 states that: *“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”.*
- 2.20 Paragraph 198 states that: *“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”.*
- 2.21 Paragraphs 199-208 consider potential impacts.
- 2.22 Paragraph 199 states that: *“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”.*
- 2.23 Paragraph 200 states that *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”.*

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

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

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

2.26 Paragraph 203 states that: “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

2.27 Paragraph 204 states that: “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”.

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

2.29 Paragraph 206 states that: “local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.

- 2.30 Paragraph 207 states that: *“not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”.*
- 2.31 Paragraph 208 states that: *“local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”.*
- 2.32 The above paragraphs make it clear that the effects that proposed developments have on the significance of heritage assets should be assessed within planning applications.
- 2.33 Paragraph 20 of the accompanying Planning Practice Guidance outlines what is meant by public benefits namely: *“public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits” (MHCLG 2019).*
- 2.34 The key test in NPPF is whether a proposed development will result in substantial harm or less than substantial harm. Substantial harm is not defined in the NPPF although paragraph 18 of the accompanying Planning Practice Guidance provides guidance and states *“what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting (MHCLG 2019).”*

Local Planning Policy

- 2.25 The Local Authority for planning is Reading Borough Council. The *Reading Borough Local Plan* was adopted in November 2019.
- 2.26 The Local Plan contains two policies (CS6 and CS17) that are relevant to the Historic environment.
- 2.27 Policy EN1: Protection And Enhancement Of The Historic Environment states: *“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”.

- 2.28 Policy EN2: Areas of Archaeological Significance states: “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”.

- 2.29 Policy EN3: Enhancement of Conservation Areas states: *“The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include:*
- Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture;*
 - Restoring original building features;*
 - Removing inappropriate additions or alterations to buildings;*
 - Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area;*
 - Improving signage and street furniture;*
 - Restoring or re-establishing appropriate paving, railings or walls;*
 - Sympathetic landscaping and planting;*
 - Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area;*
 - Signage that reveals and promotes the Conservation Area and its boundaries;*
 - Interpretation panels to inform the public of the area’s historical significance.*

Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development.

- 2.30 Policy EN4: Locally Important Heritage Assets states: *“Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.*
- Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset’s significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.*

- 2.31 Policy EN5: Protection of Significant Views with Heritage Interest states: *New development should not harm and where possible should make a positive contribution to views of acknowledged historical significance. The following views merit special protection:*
- 1. View from McIlroy Park towards Chazey Barn Farm, the Thames Meadow and the Chilterns escarpment*
 - 2. View northwards down Southampton St from Whitley St towards St Giles Church, St Mary’s Church and Greyfriars Church*
 - 3. View upstream from Caversham Bridge*
 - 4. View northwards down Russell St towards the Church of the Holy Trinity*
 - 5. View over Alexandra Road Conservation Area toward the Chilterns escarpment*

6. View southwards down St Annes Rd towards Downshire Square
7. View of St Annes Church Tower from the west
8. View towards Caversham Park House from the A329(M), railway and surrounding streets
9. View southwards along tree-lined Coley Avenue

- 2.32 Policy EN6: New Development in a Historic Context states: *"In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development. When determining planning applications for new development, the following factors will be taken into consideration:*
- a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space);*
 - b. Sensitivity to historic context;*
 - c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);*
 - d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.*
- 2.33 The site area is located within a Conservation Area. The *Market Place/London Street Conservation Area Appraisal* was prepared in 2007 and is therefore somewhat dated. The appraisal is currently in the process of being updated by the Conservation Area Advisory Committee, part of the Reading Civic Society.

Guidance

- 2.34 Specific heritage guidance utilised for this report includes the Chartered Institute for Archaeologist's *Standard and Guidance for Historic Environment Desk Based Assessments* (2017); *The Principles of Cultural Heritage Impact Assessment in the UK* (July 2021) collated by IEMA, ClfA and IHBC; Historic England guidance in the form of *Conservation Principles: Policies and Guidance: for the sustainable management of the historic environment* (2008), *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2* (2015), *Preserving Archaeological Remains: Decision-taking for Sites Under Development* (2015), *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3* (2017), *Advice Note 2: Making Changes to Heritage Assets* (2018) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019); finally, the Heritage Statement also utilised guidance set out by the Highways Agency in sections LA106 and LA107 of *Design Manual for Road and Bridges* (2020) and *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* ICOMOS (2011).

3 ASSESSMENT METHODOLOGY

Introduction

- 3.1 This proportionate heritage statement comprises a desktop study of the effects of the proposed development on known and potential heritage assets in accordance with the Written Scheme of Investigation (2019). It also forms the basis for any further works, which may be required to mitigate any adverse effects of the proposals. The report will allow all parties associated with the project to consider the need for design mitigation to counteract the potential effects and to ensure compliance with national and local heritage planning policies.
- 3.2 Given the nature of heritage assets, this assessment process involves a degree of subjective interpretation based on existing data sources and professional judgement. This is particularly the case when assessing the potential presence and likely significance of buried archaeological deposits that may be present within a site. The assessment of the significance of heritage assets and the impact of the proposed development on that significance involves a degree of interpretation and professional judgement because different elements of a heritage asset or its setting contribute differentially to its significance. How the significance of a heritage asset is likely to be affected by a set of development proposals will be contingent upon the nature of those proposals and professional judgement is required in order to gauge likely effects.
- 3.3 The assessments of potential and significance in regard to the buried archaeological resource are extrapolations from known data both within and around the study area.
- 3.4 In assessing the archaeological potential and significance of the site and heritage assets, the criteria specified in Tables 3.1-3.4 were used to provide a framework although it is the position of Foundations Heritage that tabulated data lacks the flexibility required to accurately assess heritage assets and these tables are therefore subject to professional judgement. Tables 3.2-3.4 are broadly based upon DMRB (2020) and ICOMOS (2011), which constitute the most widely accepted form of tabulated data used for heritage assessment.

Table 3.1: Table of Archaeological Potential and Assessment Criteria

Potential	Criterion
Negligible	Archaeological features and finds are unlikely to be present.
Low	Archaeological features and finds may be present but are likely to be infrequent or rare.
Low-Moderate	Archaeological features and finds may be present but are likely to occur only infrequently and may have poor coherence.
Moderate	Archaeological features and finds are likely to be present and may include coherent groupings. .
Moderate-High	Archaeological features and finds are probable, with likely coherent groupings and possibly structures.
High	Archaeological features and finds are likely to be present, with features occurring frequently and having high coherence.
Very High	Archaeological features and finds are to be expected with finds predicted in quantity and with features that have very high coherence, highly likely. Structures are likely.

- 3.5 Where archaeological features are statutorily or non-statutorily designated, this can assist in the grading of their significance. For example, Scheduled Monuments are of a national importance, whilst locally designated archaeological sites are of local importance. However, not all archaeological features are designated. To assist in

assessing the significance of these features, the relevant criteria, as set out in Scheduled Monuments guidance (DCMS 2013), referring to determining the suitability of a site for scheduling, provide useful guidance. These criteria include:

- Period
- Rarity
- Documentations/finds
- Group value
- Survival/condition
- Fragility/Vulnerability
- Diversity
- Survival/potential

Definition of significance

- 3.6 In accordance with the NPPF, this report aims to assess the effects of the proposed development on the significance of heritage assets. Significance' is defined in the NPPF (Annex 2) as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

Establishing significance

- 3.7 The significance of above ground heritage is derived from the DCMS criteria for listing and the guidance offered in NPPF. According to DCMS criteria, buildings are listed because they are of "special" architectural or historical interest and that this warrants their preservation. Grade I and Grade II* Listed Buildings are of the highest significance because they are of exceptional interest (Grade I) or are more than of special interest (Grade II*). Grade II Listed Buildings are of special interest. Undesignated assets, which are not statutorily designated, but are documented in the Local Authority Historic Environment Record, are nevertheless still of heritage interest.
- 3.8 Assessing the impact of the development proposals on the significance of heritage assets employs a two-step process:
- Identification of the importance of known and potential heritage features; and
 - Identification of the magnitude of the effect.
- 3.9 Historic England guidance for establishing the significance or value of heritage assets is based on four criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008). These criteria are evidential, historical, aesthetic and communal.
- 3.10 The values used to establish the significance of heritage assets have been replaced by archaeological, architectural & artistic and historic in the NPPF Glossary and in the consultation draft of *Conservation principles for the sustainable management of the historic environment* (2017), which will replace the 2008 document in due course. These values are also utilised in the Historic England Publication *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and are detailed below:

- **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.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.11 For the purposes of this assessment the combined evidential, historical, aesthetic and communal values of identified heritage assets have been considered in conjunction with archaeological, architectural and artistic, and historic values to result in an overall heritage significance rating as per Table 3.2 below:

Table 3.2 Significance Ratings

Value/Significance	Descriptors		
	Archaeological Remains	Historic Buildings	Historic Landscapes/Areas
Very High	World Heritage Sites & assets that are of acknowledged international importance. Scheduled Monuments and currently undesignated assets of schedulable quality and importance. Protected wreck sites	Structures that are inscribed as World Heritage Sites & other buildings of recognised international importance. Grade I and II* listed buildings	World Heritage Sites inscribed for their historic landscape qualities & historic landscapes of international importance, whether designated or not. Registered battlefields. Grade I and II* Registered Parks and Gardens. Extremely well-preserved historic landscapes with exceptional coherence, time depth or other critical factor(s).
High	Assets with the potential to provide a significant contribution to nationally identified research objectives.	Grade II listed buildings. Undesignated buildings with	Registered historic landscapes. Grade II Registered Parks and Gardens.

		clear national importance.	
Medium	Local authority designated sites including Areas of Archaeological Importance and/or Areas of High Archaeological Potential. Non-designated sites or other assets of regional importance.	Non-designated buildings that may be of listable quality.	Local authority designated areas (Conservation Areas). Unregistered historic landscapes that might be of sufficient quality to allow designation. Unregistered historic landscapes with moderate preservation and time depth.
Low	Non-designated assets of local importance. Non-designated sites or assets with low coherence and poor preservation.	Historic buildings on 'local list'.	Unregistered historic landscapes with interest to local groups. Unregistered historic landscapes of poor coherence or preservation.
Negligible	Non-designated assets with very little surviving coherence and very poor preservation.	Historic buildings that do not qualify for the local list but retain some heritage significance	Unregistered historic landscapes of very poor coherence or preservation, so as to be all but unrecognisable.
Unknown	Non-designated assets that have not been adequately assessed.	Buildings with possible, but inaccessible historic interest.	Unassessed landscapes with possible heritage significance.

3.12 The baseline significance of heritage assets must, however, also be viewed through the lens of susceptibility to change. Very few heritage receptors of the highest significance will have any significant ability to accommodate change and may have no at all without resulting in a substantial adverse or beneficial impact. Other heritage assets may have varying degrees of susceptibility to change; generally, the lower value of the asset the greater its ability to absorb change is likely to be but this is not in itself a given and some higher value assets may have greater resilience to change than some lower value assets. DRMB tabulated data regarding sensitivity, for example, is inclusive of value and sensitivity but is aimed specifically at the impact of road schemes on significant landscapes, rather than individual heritage assets. It is the opinion of Foundations Heritage that this broad-brush approach is insufficiently flexible when dealing with heritage assets; for example direct physical impact may less likely to be accommodated than a change to setting. Consequently, susceptibility is discussed separately and is not included in Table 3.2.

3.13 Having determined the significance of any known or potential heritage asset, the assessment of likely potential and effects of the development upon heritage assets can

be undertaken using the following eight-level scale of significance as a guidance. Effects can either be **beneficial** or **adverse**, see Table 3.3.

Table 3.3: Table of Impacts Criteria

Impact	Archaeological Resource	Historic Buildings	Landscape and Settings
Major Beneficial	Cessation or reversal of physical damage to an archaeological site that is would otherwise result in complete or near complete loss of the asset.	Cessation or reversal of physical decline or on-going harm that would otherwise result in complete or near complete loss of historic fabric.	Large scale improvement to existing historic character, features or elements and/or removal of significant uncharacteristic and actively harmful elements. The setting of any asset is substantially enhanced.
Moderate Beneficial	Cessation or reversal of physical damage to an archaeological site that would result in significant harm to an asset.	Cessation or reversal of physical decline or on-going harm that would otherwise result in significant loss of historic fabric. Substantial restoration of original features and patterns of circulation and removal of inappropriate alterations.	Partial improvement/enhancement of existing historic character, features or elements and/or removal of noticeable harmful and/or uncharacteristic elements. The setting of any asset is noticeably enhanced.
Minor Beneficial	A limited change in land use or management to enhance the preservation of the identified archaeological resource.	The historic fabric of the building is slightly enhanced to restore original features or patterns of circulation.	Slight improvement to historic character, features or elements through removal of harmful and/or uncharacteristic elements. The setting of any asset is slightly enhanced.
Neutral	No effects on known or predicted archaeological resources or their settings. No mitigation required.	No change to historic building elements.	No change to key historic landscape elements, parcels or components. No effect on the setting of any asset.
Negligible	<i>De minimis</i> effects on known or predicted archaeological resources or their settings. Mitigation protects the resource from adverse effects.	Slight change to historic building elements that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects. No appreciable effect on the setting of any asset.
Slight Adverse	Effects small areas of known or potential resources at a local level or where the archaeological resource is very truncated or fragmented. The removal of	Change to key historic building elements, such that the asset is slightly different.	Change to few historic landscape elements, parcels or components; slight visual changes to a few key aspects of

	the resource would not affect future investigation and would increase archaeological knowledge.		historic landscape and the settings of any asset.
Moderate Adverse	Adverse effects would occur on archaeological resources at a local level by groundworks that would have a detrimental impact on archaeological deposits but would leave some of the resource <i>in situ</i> .	Changes to many key historic building elements, such that the resource is significantly modified.	Change to some key historic landscape elements, parcels or visual components; visual change to key aspects of the historic landscape; resulting in moderate changes to historic landscape character and the setting of any asset.
Major Adverse	Adverse effects caused to areas of high archaeological potential, Archaeological Priority Areas, Scheduled Monuments and to other archaeological sites of importance in breach of relevant planning policies, or where the level of impact would result in total destruction.	Change to key historic building elements such that the resource is totally altered.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects resulting in complete change to historic landscape character and the setting of any asset.

Table 3.4 Significance of Effects Matrix

Value/Significance		Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
		High	Neutral	Slight	Slight/Moderate	Moderate/ Large	Large/ Very Large
		Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
		Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
		Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
			No Change	Negligible	Slight	Moderate	Major
Magnitude of Impact							

- 3.14 As archaeology is a finite and irreplaceable resource, for which the preferred option is preservation *in situ*, it is generally considered that there can rarely be **moderate** or **major** beneficial effects to archaeological resources. For built heritage, the conservation and restoration of building can have **moderate** or **substantial beneficial** effects, but redevelopment of buildings for uses for which they were not originally intended, limits any beneficial effects.

- 3.15 NPPF (2021) identifies only three classes of harm to the heritage value of assets, which are “substantial”, “less than substantial” and “no harm”. No guidance is offered in the NPPF as to the threshold between the two. However, in the case of *Bedford Borough Council v. the Secretary of State for Communities and Local Government and NUON UK Ltd [2012] (EWHC 4344 (admin) CD5.11)*, the High Court supported a Planning Inspectorate finding that for harm to be **substantial**, the impact on the significance of a designated heritage asset must be so serious that very much, if not all, of that significance is drained away. This ruling provides a useful benchmark for assessing impacts on all heritage assets whether designated or non-designated and has been used to compile Table 3.2. The International Council on Monuments and Sites (ICOMOS) has produced a similar scheme in which substantial impacts affect assets to such a degree that they are ‘totally altered’.
- 3.16 No guidance is given in NPPF or the practice guide as to how to assess levels of harm to non-designated assets, however, in light of the fact that no other levels of harm are identified throughout it seems prudent to judge harm to this asset class using the same criteria. The bottom end of the scale of ‘less than substantial harm’ has been confirmed as including ‘negligible’ harm by the High Court in *R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited [2019] EWHC 2899 (Admin)*. Her Honour Judge Belcher ruled:
- “In my judgment the three categories of harm recognised in the NPPF are clear. There is substantial harm, less than substantial harm and no harm. There are no other grades or categories of harm, and it is inevitable that each of the categories of substantial harm, and less than substantial harm will cover a broad range of harm. It will be a matter of planning judgement as to the point at which a particular degree of harm moves from substantial to less than substantial, but it is equally the case that there will be a number of types of harm that will fall into less than substantial, including harm which might otherwise be described as very much less than substantial. There is no intermediate bracket at the bottom end of the less than substantial category of harm for something which is limited, or even negligible, but nevertheless has a harmful impact. The fact that the harm may be limited or negligible will plainly go to the weight to be given to it as recognised in Paragraph 193 NPPF. However, in my judgment, minimal harm must fall to be considered within the category of less than substantial harm”.*
- 3.17 A decision in *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EW Civ 137 R* related to the impact of a proposed windfarm on numerous heritage assets. The Court of Appeal held that in enacting Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 an LPA shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Similar requirements with respect to buildings or land in a conservation area are detailed in Section 72 of the Act. In this context ‘preserving’ has been taken to mean doing “no harm”. In this case the Court of Appeal held that Section 66(i) intended not just that the desirability of preserving Listed Buildings and their settings should be given careful consideration as per NPPF paragraph 134, but that “great weight and consideration” should be applied as per paragraph 132. In *Jane Mordue v Secretary of State for Communities and Local Government and others [2015] EWHC 539 (Admin)* judged ‘that the correct interpretation of paragraph 134 and the first part of paragraph 132 requires them to be read together’.

- 3.18 In *Forge Field Society & Others v Sevenoaks DC & Interested Parties* [2014] EWHC 1895 (Admin)] it was concluded that “It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognize, as the Court of Appeal emphasized in *Barnwell*, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so”.
- 3.19 A High Court judgement on *Boden Vs East Staffordshire BC and Another* in 2016 the judge ruled that “Even though both the case law and the NPPF make plain that considerable weight has to be given to the harm done to heritage assets, however minimal/minor, there is still a balancing exercise to be undertaken”.
- 3.20 Although great weight and consideration should therefore be given to the preservation of setting, the Secretary of State confirmed in relation to *Crudance Strategic Ltd v Basingstoke and Dean DC* (APP/H1705/A/13/2205929) that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.
- 3.21 It should be noted that these judgements predominantly relate to Listed Buildings and Conservation Areas as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 but may be extrapolated to relate to any designated heritage asset.

Effects on significance brought about by a change in setting

- 3.22 Setting is defined in the NPPF (Annex 2) as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ Historic England guidance (2017) further notes that all heritage assets have a setting irrespective of whatever form they survive and whether they are designated or not. It also notes that the availability of access is not a contributor to significance; for example, quiet and tranquillity may be an attribute of the setting. It is important to clarify, however, that settings have no intrinsic value in themselves and are only relevant in the way they contribute to the significance of a heritage asset.
- 3.23 The setting of a heritage asset includes its physical surroundings (e.g. topography, aspect, definition and scale, historic materials, green space, openness/enclosure, functional relationships and history of change over time) and experience (e.g. landscape character, views, intentional inter-visibility with other assets, noise or other nuisances, tranquillity, odours, sense of enclosure, accessibility, land use, degree of interpretation, rarity of comparable settings, cultural associations and traditions).
- 3.24 However, the visual aspect of a setting will often be the most prominent and easiest element of setting to recognise and appreciate. Historic England guidance defines views as “a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset”. Visibility does not, in itself, necessarily affect significance and it is possible for a development to be sited immediately adjacent to an asset and in full view without affecting its setting. Conversely a development does not need to be visible at all to affect significance.

- 3.25 Buried heritage assets also require some assessment; despite the fact that such features may retain no obvious legibility or ability to be appreciated by a non-professional. The 2017 guidance notes, however, that such assets retain a presence in the landscape and “*may have a setting*”.
- 3.26 A number of other considerations need to be recognised. For example, the settings of heritage assets which closely resemble the setting at the time that the asset was constructed or formed are likely to contribute particularly strongly to significance (HE 2017). Cumulative change is also examined in order to consider whether additional change will further detract from the significance of any heritage asset.
- 3.27 The process of assessment also needs to take account of the fact that setting does not equate to general amenity. HE guidance notes that *views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting*.
- 3.28 This guidance states that the importance of setting ‘*lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*’. It goes on to note that “*all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.*”
- 3.29 On a practical level, the Historic England guidance identifies an approach which is based on a five-step procedure as follows:

Step 1: identify which heritage assets and their settings are affected. This has been achieved through both desk-based assessment and a walkover of the Site and its environs.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. As far as this step is concerned the guidance makes the following observations: “*the second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution*” and goes on to state that “*this assessment should first address the key attributes of the heritage asset itself and then consider*

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the asset’s intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc. to significance, and*
- *the way views allow the significance of the asset to be appreciated”.*

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it. In respect of this step the guidance notes that “*the assessment should address the attributes of the proposed development in terms of its:*

- *location and siting;*
- *form and appearance;*
- *wider effects; and*
- *permanence”.*

Step 4: explore ways of maximising enhancement and avoid or minimise harm.

Step 5: make and document the decision and monitor outcomes.

4 SOURCES

- 4.1 The information available in the Berkshire Historic Environment Record has been consulted within a 500m search radius of NGR: SU 7176 7315. Information relating to Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields has been acquired from Historic England and assessed for a 1km radius around the site. Information with regard to Conservation Areas and Local Buildings of Special Architectural or Historic Interest has been acquired from Reading Borough Council.
- 4.2 Information held by the Berkshire Record Office has been consulted for cartographic and other historical data. Regional and national journals, where available/relevant, have been examined for relevant information, as well as unpublished reports of previous archaeological activity within the region, as appropriate.
- 4.3 No aerial photographic assessment was undertaken in regard to this site.
- 4.4 Appropriate on-line resources, such as Pastscape, the DEFRA MAGIC website and the British Geological Viewer, were consulted.

5 SITE WALKOVER SURVEY

- 5.1 The walkover survey was undertaken on 12th December 2019. The Site is described in section 1.8 to 1.10 and comprises the existing building known as the former Central Club.
- 5.2 No access to the building was possible within the time constraints associated with the project and details have been taken from existing sources. The building is known to have been constructed on the site of an earlier 18th-19th century building; itself probably on the site of an earlier structure with occupation of the site likely to stretch back to the medieval period. The potential for earlier cellaring and/or inspection pits associated with the police garage cannot be entirely ruled out.
- 5.3 According to the British Geology Viewer (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) the bedrock geology across the site area comprises *Seaford Chalk Formation And Newhaven Chalk Formation (undifferentiated) - Chalk. Sedimentary Bedrock formed approximately 72 to 90 million years ago in the Cretaceous Period.* No superficial deposits are recorded from within the site area, although there is alluvium along the river sides and Taplow sands and gravels to the south.

- 5.4 There are no recorded boreholes from within the site area. The nearest borehole lies to the southwest, west of Crosslands Road and south of the IDR. It dates to 1914 and records 4' of drift over 46' of chalk. A hand-written comment notes that this seems "an impossibly thin layer of drift".
- 5.5 No further observations were made during the site walkover survey that were considered germane to this study.

6 ARCHAEOLOGICAL AND HISTORICAL BASELINE

- 6.1 The purpose of this section of the report is to provide background information to place the site in its broader landscape and historical contexts. It is not meant to provide a comprehensive discussion of the historic landscape within and around the site, but to provide sufficient information to allow the significance of any heritage assets, likely to be affected by the proposed development, to be described, as stipulated in the NPPF.

- 6.2 The Berkshire Historic Environment Record contains numerous monument and event entries within the 500m search buffer, as detailed in the HER Table (Appendix 1) and Figure 2. There are two Scheduled Monuments within the study area, in the form of the Abbey and High Bridge. There are numerous Listed Buildings within the search area and the site itself is located in the Market Place/London Street Conservation Area. There is a single Registered Park and Garden (the grade II listed Forbury Gardens) within 500m of the site. There are no applicable Registered Battlefields.

6.4 Evidence for Prehistoric activity

- 6.4.1 Limited evidence for Prehistoric activity is recorded within the study area. The earliest activity comprises 12 Mesolithic struck flints recovered from an evaluation at Bridge Street (MRD7373). Neolithic activity including wood fragments has been identified at Crane Wharf (MRD7395/MRD7396), while a Neolithic flint knife has been recovered from the River Kennet by High Bridge (MRD11168). A single Neolithic-Bronze Age flint flake has also been recovered from Kendrick School in East Street (MRD16181). However, more extensive Prehistoric activity is known from the wider vicinity and the paucity of evidence from the study area should be treated with a degree of caution. There is no clear Iron Age activity, although a number of features at Crane Wharf are not precisely dated and are recorded on the HER as 'Late Iron Age to Roman' or 'Late Iron Age to Saxon'. These include human remains (MRD15597), a clay bank (MRD7399), two hazel stakes (MRD7400) and alluvial silts containing human remains (MRD 7402).

6.5 Evidence for Roman activity

- 6.5.1 The HER records four Roman entries; these comprise an earthenware bottle recovered from the River Kennet near High Bridge (MDR11260), Roman pottery found in the Kennet "in or near Reading" (MDR11261), a quern stone found in the garden of the Queen's Hotel (MDR11310) and a Roman bowl found in the Holybrook in or near Reading (MDR11311). There is no other evidence for possible Roman period activity within the study area beyond the human remains noted above.

6.6 Evidence for Early Medieval activity

- 6.6.1 The site area lay outwith the Saxon town which was focused around St. Mary's Butts. There are five Saxon entries recorded on the HER within the study area; these comprise part of the presumed road system in Gun Street/Minster Street (MDR3921), an iron dagger from Queen's Road (MDR11317) and a Saxon spear and axe recovered from the River Kennet (MDR11339). An 11th century watercourse has been recorded in Bridge Street (MDR3948) and 10th-12th century plough soils have been recovered at the Abbey Stables site (MDR1392).

6.7 Evidence for Medieval activity

- 6.7.1 The HER records numerous monuments dating to this period; the site area falling within the bounds of the Medieval town. A single scheduled monument in the form of Reading Abbey (UID 19019) is present to the northeast of the site area, north of King's Road. The Abbey represents the most significant heritage asset within the town.
- 6.7.2 Ditches and a pit were identified during works at 24-26 East Street (MRD15903), while pottery sherds have been recovered at the junction of Southampton Street and Mill Lane (MRD11376). In London Street itself four pits have been identified at No. 76 (MRD15789, MRM16766), postholes and a complete pot at No. 72 (MRD11368), a pit at Nos. 67-73 (MRD15615) and three pits with associated finds at Nos. 96-102 (MRD15706). The 12th century Abbey Stables (MRD1391/1393) are recorded, along with the stable floor (MRD1394), a clay dump and post pads (MRD1395/1396). A precinct wall to the Abbey itself (MRD1383) is also recorded. A Medieval rubbish pit at 52-53 Minster Street contained a number of contemporary finds including a knife handle (MRD3922).
- 6.7.3 A cobbled road and a bridge over the Holy Brook have been recorded in Duke Street (MRD3945/3946), while archaeological work in Bridge Street has identified a leat, revetment, bank and channel (MRD3949-3952), a revetment, bank, hardstanding and walls (MRD3953-3956) and two intercutting features at the junction with the IDR (MRD7369); various waterfronts belong partly to this period and partly to the early Post-medieval period (MRD3947). The Holy Brook is itself recorded on the HER (MRD4249), along with two revetments (MRD4250 and 4252), with further revetments and land reclamation at the Library site (MRD4251 and 15592). A gully is recorded at Crane Wharf (MRD3962), along with a pit and further gullies (MRD7406-7407). A number of finds and features have been made at the various sites comprising the Oracle development including a drain, boardwalk, revetments and possible fish holding tank at the Back Brook (Oracle Site 101/ MRDM18222), timber structures and associated finds (MRD15638) and palaeoenvironmental evidence and a channel (MRD15640) and a possible building or revetment and palaeochannels at the Oracle Yield Hall Site (MRD15646, 15648). A Medieval or Post-medieval revetment or platform (MRD15639) may be connected to the above, while Medieval deposits and two buildings are also recorded (MRD15643/15644).
- 6.7.4 Revetments have also been identified at Bear Wharf (MRD7386); a record of waterlogged wood from the wharf may relate to this structure (MRD7391). More generally, the HER includes a coin found in 1927 (MRD11392) and a bill, arrowhead and battleaxe recovered from the River Kennet (MRD11372); neither of which are well located. Residual Medieval sherds have been recovered from Post-medieval features at

Gun Street (MRD6970) and 96-102 London Street (MRD15707) and two or three Medieval hearths are known from the rear of 7-9 Gun Street.

- 6.7.5 Six mills are recorded at Reading in the Domesday Book, located on the Kennet, Holy Brook and Minster Mill stream (MRD3916). Three mills of 13th-14th century date have been identified, comprising St. Giles' Mill (MRD15635/15636), the Minster Mill (MRD3941) and the Mill Lane Mill (MRD3942) and associated mill stream (MRD6323).
- 6.7.6 The HER also includes a number of records defined as 'Medieval to Post-medieval', 'Medieval to Modern' and 'Medieval to Unknown'; where possible these have been assigned to the appropriate period with the remainder discussed below. A late Medieval to early Post-medieval gully at the First Church of Christ Scientist in King's Road (MRM16012). An old alignment of the River Kennet has been identified at Highbridge Wharf and may be of Medieval or Post-Medieval date (MRD3974). A building on the site of the George Hotel in King's Street is first mentioned in 1423 but the site is now occupied by a grade II listed building; the listing text states "built at various times". The church of St. Giles in Southampton Street was comprehensively rebuilt in the 19th century with only the aisle walls and part of the west tower surviving from the original medieval church. Finds of burnt bone at 107 London Street may also be of Medieval or Post-medieval date.
- 6.8 [Evidence for Post-medieval activity](#)
- 6.8.1 The earliest map of Reading is the 1610 plan of John Speed, which shows London Street as a main thoroughfare into the town from the south. The Post-medieval town of Reading is recorded on the HER as a monument entry (MDR3963).
- 6.8.2 The scheduled monument of High Bridge (UID1005388; MDR5765) is located to the north of the site area and comprises a stone arch substantially rebuilt in 1788 on the site of an earlier bridge. St. Giles Mill, which stood to the west of the site, is recorded as having two phases of rebuilding in the 17th and 18/19th centuries (MDR15637).
- 6.8.3 Within London Street itself the HER records a 16th century building at Nos. 17-19, which was demolished to make way for the IDR (MDR6986) and a further 16th century building at No. 69 which collapsed in 1998 (MRD15736). Eleven Post-medieval pits, a ditch and a gully at Nos. 96-102 (MDR15707-15709). No. 94 is recorded as a grade II listed 18th century townhouse with a 19th century shopfront (MDR17620), although none of the other listed buildings in the street are noted as monuments. Post-medieval features and a probable quarry were recorded at Nos. 67-72 (MDR15614), along with two late Post-medieval or early modern wells to the rear of Nos. 74-76 (MRD16817).
- 6.8.4 Two Post medieval pottery sherds (MDR15753 and 15617) and a 17th century revetment at Nos. 25-27 (MDR3995) have been identified at Crane Wharf, along with an oak revetment and associated deposits, eleven alder stakes and a brick well (MDR7409-7411) and another well (MDR3996). Two hardstandings, along with redeposited material and silty clay layers are recorded at Bear Wharf (MDR7379-7381, 7383-7384), along with brick, clay pipe and tile recovered from river deposits (MDR7382). Several phases of Post-medieval activity were recorded at the Oracle 101 site (Back Brook) in the form of brick floor and wall, revetments, a wooden platform and a wooden structure (MDR18223). The 16-17th century bank of the Minster Mill stream, capped in the 19th century (MRD15645) was also identified as part of the Oracle project, along with the 17th century Oracle building and 17th century capping

and revetment of Holy Brook (MRD15643). Seventeen gold coins are recorded from the Yield Hall area in 1934 (MDR11386) and traces of the former Yield hall including wall stubs and floors were recovered during the Oracle excavations (MRD15647).

- 6.8.5 Three phases of revetment dating between 1720-c.1800 are recorded at Bridge Street (MDR3990), along with a number of tanning pits (MDR3991), an 18-19th century wharfside (MDR3992) and demolition debris on the corner of Bridge Street and the IDR (MDR6310). A 17th century pit and ditch are recorded at 24-26 East Street (MDR15991) along with a brick well or cesspit at Kendrick School (MDR15775). A section of revetment on the Holy Brook, built by 1600, was identified at the Reading Library site (MRD4285) and a section of revetment is recorded at Highbridge Wharf (MDR3975). The grade II Friends Meeting House in Church Street is recorded (MDR17697), along with Bellamine jug sherds from the grounds (MDR16028) and a burial ground dating from the early 18th century (MRD16018). The 19th century Jackson's Department Store with an 18th century stable block and 1930s warehouse is recorded in King's Road (MDR16665), along with the site of the 19th century buildings at Nos. 2 and 2b which have been demolished (MDR18332).
- 6.8.6 A Post-medieval wall is recorded at 15 Gun Street (MRD6970), a 19th century well in Letcome Street (MRD16011) and an 18th-19th century culvert at Highbridge Wharf (MDR3976). A door is recorded as being added to earlier walls at Abbey Stables in c.1600, along with a raised floor and a double row of central pillars (MRD1397). The site of the Crown Inn, which stood from at least 1877 in Crown Street until demolished is also recorded (MDR15743).
- 6.9 [Evidence for Modern activity](#)
- 6.9.1 Four modern features are recorded on the HER; these comprise possible postholes and a modern wall at Bear Wharf (MDR7377-7378), a former tramway at Duke Street (16403) and the grade II listed St. Giles War Shrine (MDR18258).
- 6.10 [Evidence for Undated activity](#)
- 6.10.1 The HER records four entries of unknown date. These comprise a well at Kendrick School in East Street (MDR16201), a brick wall at Jackson's Corner (MDR6376), dumped deposits, brick walls and destruction rubble associated with 19th century buildings and a brick well at the Oracle site (MDR15641) and part of a human cranium found in Minster Street (MDR3967). The first three of these are likely to be of Post-medieval/modern origin.
- 6.11 [Listed Buildings](#)
- 6.11.1 There are a number of listed buildings within the study area, predominantly of Post-medieval origin. These are discussed in the Settings section.
- 6.12 [Events](#)
- 6.12.1 The HER records numerous events within the study area. The relevant results of these pieces of work are discussed in the individual period sections above.

7 [HISTORIC MAP ANALYSIS](#)

- 7.1 A series of historic maps has been analysed to place the site in its broader historic and landscape contexts. Both 1:10560/1:10000 and 1:2500 scales were examined, but no significant levels of additional detail were noted on the 1:10000 plans and these are not re-produced in this report.
- 7.2 The earliest available cartographic evidence which shows the site is dated to 1552 and titled 'The Inner Parish'. This shows a number of houses, which front onto London Street, at the eastern edge of the site. Each building is associated with a linear rear garden or back-land plot. The site is bounded to the north by a further house with a relatively large garden, to the west by enclosed land and to the south by a lane or track.
- 7.3 Speed's Map of 1610 similarly shows houses fronting onto London Street, with open ground to their rear; although no individual garden or back-land boundaries are shown. A complex of buildings associated with a courtyard are located to the south of St Giles' Mill and Mill Lane in what was previously enclosed land, immediately to the west of the site.
- 7.4 Charles Tomkins' map of 1802 shows a fair degree of change, both within and around the site. Properties continue to be shown fronting onto London Street, however the western part of the site is now bounded by a lane or track, with buildings within the site fronting onto it. The central part of the site is shown as gardens or yards of variable dimensions, with one possible ancillary building at the south.
- 7.5 The 1807, 1813 and 1840 maps, as well as the 1840 Tithe Map do not show the site in any useful detail; although the Tithe Map shows a brewery and associated yards to the west of the site.
- 7.6 The 1853 map shows the site containing numerous buildings. The open space within the site is significantly less than that shown on the 1802 map, although, there are still a number of small yards. Some of the buildings are numerically labelled, although the meaning of the labels is not clear. The lane to the south has been partially in-filled by a building labelled '31.8', which fronts onto London Street.
- 7.7 The 1861 map does not show the site in any useful detail, whilst the 1879 Ordnance Survey map shows very little change from 1853.
- 7.8 The 1900 Ordnance Survey map is essentially identical to the 1879 Ordnance Survey map, showing the site occupied by numerous buildings associated with a number of small yards. The 1912 Ordnance Survey map shows no significant change to this.
- 7.9 The 1929 Fire Insurance Plan of Reading shows the complete site area occupied by a building, the western part of which, on the basis of the associated labels, had two floors. The roof across the greater part of the building to the east is shown as having three skylights. The map labels suggest that the building was given over to multiple uses, with reference to a 'W'HSE' (warehouse) at the west end, with 'W. Kingham & Sons Garage' and 'W.G. Skylights and Windows' shown to the east. The part of the building that fronts onto London Street is labelled '36 to 42'. The buildings immediately to the north of the site are labelled 'Printer' and '(E.M.) BK. & Timber'.

- 7.10 The 1931 Ordnance Survey map shows the site area occupied by a single building. No other detail is shown. The 1957-1958 and 1959-1961 Ordnance Survey maps show no significant change.
- 7.11 The 1968-1971 Ordnance Survey map indicates that the building was utilised as a police garage at this time. This map also shows that the buildings to the north of the site, immediately south of Mill Lane, had been cleared and re-developed as an ambulance station. The 1979 Ordnance Survey map shows no significant change within the site, although, the ambulance station to the north is no longer shown.
- 7.12 The 1988-1993 Ordnance Survey Map indicates that the building was being utilised as a youth centre at this time. The printing works to the north have been cleared and the road junction between London Street, Mill Lane and Queen's Road has been significantly widened, so that the site is now bounded at the north by the A4155. The 2003 Ordnance Survey map shows no significant change, other than a minor change to the road layout immediately to the north of the site.

8 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 8.1 Using an analysis of the data described in Sections 7 and 8, this section of the report will offer an assessment of likely potential for archaeological remains to be present within the site for each of the archaeological periods. The assessment of potential is based upon the known archaeological resource of an area, coupled with any known landuse which may have affected the archaeological resource. A lack of archaeological assets in an area may, of course, be due to a lack of previous suitable investigation in the area, rather than a true absence.
- 8.2 On the basis of the available evidence the potential of the site to contain archaeological deposits relating to the **Prehistoric to Early Medieval** (Saxon) periods is assessed as **low**. The apparent absence of any archaeological features dating to these periods within the site on the HER may be due to the level of later disturbance, rather than an absence of investigations. The base potential for **Medieval and Post-medieval** activity is considered **moderate-high** given the location of the site on a major route from the south into the town and previous finds of features and artefacts in the immediate vicinity. The present building appears to have been constructed at some point after 1912 and before 1929 and has seen no significant change up to the present day. The earlier use of the site may have included cellaring, although there is little clear evidence in the archaeological record for such features in London Street. The use of the later building as a garage to repair vehicles may have involved the excavation of one or more inspection pits, which would potentially have resulted in localised damage to underlying archaeological deposits. No evidence for cellars or inspection pits is currently known.
- 8.3 The significance of archaeological remains within the site area would be dependent on their nature; but are likely to be of **low-medium** significance if relating to settlement activity, given that any such features are likely to have suffered some damage and/or loss of coherence. Nonetheless, although it is highly likely that some surface damage has occurred during Post-medieval and modern use of the site, this may be relatively superficial and there is potential for preservation beneath the existing structure.

9 SETTINGS APPRAISAL

- 9.1 During the site walkover survey, the intervisibility and other relevant interactions between the site and nearby designated assets was appraised and this section of the report will detail the findings of the settings appraisal.
- 9.2 The size of the proposed development is small in area at approximately 0.055ha, although it is proportionate within an urban context and not dissimilar to the building plots in its vicinity. The height of the proposed development is four stories. The buildings of London Street are generally three to four stories in height, although Central Point, the building opposite the site, is five stories, and the building adjoined to the Central Club to the south is three stories. The modern buildings on the opposite side of the IDR, namely The Oracle and Queens Street Car Park, are four stories high. The proposed height of the new building will, therefore, be in keeping with the height of the historical buildings of London Street. In addition, London Street slopes down to the north, towards the river, which also acts to mitigate the height of the proposed development. For reasons of distance, topography, built environment and/or screening no appreciable impact on settings beyond the locality of the site have been identified. This report therefore only details relevant assets within the identified area of impact. A number of viewpoints have been utilised for this report, which include key views set out in the Conservation Area Appraisal and photomontages of the proposed development.
- 9.3 This section considers the existing significance of designated and non-designated assets, the change to existing settings which will be brought about by the proposed development, the resulting effect(s) on significance and the overall level of harm.
- 9.4 The NPPF states that *"the significance of heritage assets can be harmed through alteration caused by development, including development within their setting"*. Using the Historic England guidelines, where the proposed development is considered to result in harm in accordance with paragraphs 194-6 of the NPPF, the level of harm is assessed as being either less than substantial (some harm) or substantial (very harmful).
- 9.5 **Significance rating**
- 9.5.1 In accordance with the significance ratings shown in Table 3.2 the significance of the Listed buildings can be classified as **high** as they represent heritage assets of national importance, while Conservation Area(s) may be considered of **medium** significance as they are normally of regional significance. For the purposes of this report unlisted buildings of importance are considered of **low** significance, other than where they contribute to the significance of the Conservation Area. Significance is measured through the criteria set out in paragraph 3.10 above.
- 9.6 **Change to existing setting**
- 9.6.1 Historic England guidance (2017) identifies the four attributes of a proposed development that should be assessed with regard to a change in setting (Step 3). These comprise location and siting, form and appearance, wider effects, and permanence.
- 9.7 **Location and siting**

- 9.7.1 The proposed development is located within the historic core of Reading, a short distance to the south of the River Kennet, which runs through the centre of the town. The site fronts onto London Street to its east and adjoins the adjacent building to its south, No 44-46 London Street (Listed Grade II). It is bounded by the modern A329 dual carriageway, known as the IDR, to its north and by Crosslands Road and the modern John Lewis depot to its west. The site lies within the Market Place/London Street Conservation Area which is bisected by the IDR; the two parts of the conservation area may be separated into two CAs in the future. London Street is part of the Medieval planned town and was a main southern entrance into Reading crossing the river to the site of the Medieval marketplace outside the gates of Reading Abbey. London Street was a location of high-end residences in the Georgian period, from which many of the buildings that front onto the road date, although Georgian frontages hide a few earlier timber-framed buildings and many of the buildings have 19th century shop frontages on the ground floor; a number of buildings along the frontage are of modern origin but these do not act to significantly harm the overall character of the street. The buildings on the street today are mainly in commercial usage, either offices or retail.
- 9.7.2 There are four Scheduled Monuments and one Registered Park and Garden within the assessment radius, although only one of the Scheduled Monuments has intervisibility with the site. Many of the buildings of London Street are Grade II Listed and the Central Club itself is automatically of local interest due to its inclusion in the Conservation Area and its cultural significance, which has led to the listing of the north wall and mural as an Asset of Community Value under the Localism Act 2011. Such assets are not necessarily of heritage importance but may provide a connection with heritage definitions of 'significance' through architectural, artistic or historic values.
- 9.7.3 The site is located partially on a gravel terrace which slopes gently down to the north, towards the river and London Street slopes gradually up to the south. No Zone of Theoretical Visibility plan was available in relation to the development and the screening effect provided by topography and existing built environment has been assessed without the benefit of this tool. Appropriate site visits were consequently undertaken in conjunction with a number of photomontages/visualisations to attempt to assess the levels of intervisibility and how such views may potentially impact on the setting of relevant heritage assets.
- 9.8 **Form and appearance**
- 9.8.1 The proposed development would result in the introduction of a new four-storey building set above the existing buildings on the site, set back from the road frontage as well as slightly set back from the adjacent listed building (Nos 44-46 London Street) and from the decorated wall. The proposals also include a courtyard at ground level positioned centrally at the south side of the site. Prior to the construction of the IDR in the 1980s the site was bounded by buildings to its north and London Street was crossed by Mill Lane marginally further to the north. Historical photographs indicate that the building on the site prior to the existing structure was a three-storey construction dating to at least the early 1900s. The existing Central Club is housed in a building constructed after 1912 and before 1929.
- 9.8.2 The proposals will increase the height of the existing buildings, although the increased height will not appear significantly out-of-character in relation to the three and four storey height of many of the historic buildings of London Street. The height of the proposed build at the frontage is not out of character with regard to the modern

buildings around it, particularly Central Point and The Oracle. The rear element of the Central Club is a two storey structure, although of greater height than a standard two-storey building, which will act to reduce the impact of the new build. As seen from the south, only the top storey of the proposed build is likely to be visible above the buildings of London Street as the built environment and topography act to provide screening and the Vue Cinema building beyond would appear of a height with the new building; although it is possible that the western half of the new build would be largely obscured.

- 9.8.3 The proposed build uses sensitive design which reduces its impact on the Conservation Area and enables it to blend more into the background. It is considered that the proposals will not therefore appear as a dominant element within the historic character of the CA and would not detract from the brick, stone and stucco of the historical buildings in a particularly appreciable way. The proposals will also enhance the existing building by preserving it and returning it closer to its original form by removing later additions and brickwork, and by maintaining its original openings and fittings.
- 9.8.4 Existing modern development, particularly the IDR, The Oracle, Queens Street Car Park, Central Point and the John Lewis depot has significantly affected the character of the northern end of London Street, which is effectively cut-off from the historic core of Reading. This has had the effect that London Street has become somewhat isolated and inward-looking. The key historical view of the street now begins at this northern end outside the front door of the Central Club and looks up London Street from this point rather than from High Bridge, as indicated by the Conservation Area Appraisal. From this point the Georgian-fronted buildings line the wide street and the Club seems to belong to a separate vista which lies behind the observer, rather than being an integral part of it; the CAA notes that 'Development at the "top" and "bottom" of the street...is modern.' Within this modern interruption of the Market Place/London Street CA the proposed development would not be out of place and its position, set back from London Street, would further reduce its impact on the historical character of the street. In addition, the increased height will act to provide a sense of enclosure at the northern end of the street.
- 9.8.5 The northern end of London Street has been significantly disrupted by the construction of the IDR, which destroyed the historic line of Mill Lane, which linked London Street to St. Giles's Mill, and required the removal of historic buildings to the north of the Central Club. The removal of these buildings has resulted in the current building becoming the most northerly structure on the western side of London Street and acting as the closing element, to which it is entirely unsuited given its existing height; indeed this lack of enclosure is specified as having a negative impact on the conservation area in the CAA.
- 9.9 **Wider effects**
- 9.9.1 The proposed scheme is well screened by modern built environment which almost entirely obscures views into Reading town centre. The unusual width of London Street and its high building line coupled with a rise in the land 'up' the street acts to screen views into and out of the site; the southern end of London Street has no intervisibility with the site and views of the site from half way along the street are highly filtered. The frontage of the Central Club is visible looking south from High Bridge, although only from the east side of the bridge (Figure 24, Plate 1). To the north of the River Kennet the site is obscured from view by built environment, particularly The Oracle, and a mature tree. As a result, the zone of intervisibility around the site is remarkably restricted.

9.10 Permanence

- 9.10.1 The proposed new development is anticipated to remain in place for the foreseeable future; as such it should be considered permanent and non-reversible.

9.11 Resulting effect on the significance of heritage assets

- 9.11.1 No significant changes to non-visual elements (such as noise or odours) is anticipated outside the construction phase and the potential long-term impact on heritage significance is therefore generally limited only to a visual effect, which may impact on the architectural, artistic and historic significance of the both the designated heritage assets, Conservation Area and the club itself which is perceived as the spiritual home of the black community. Reintroduction of a community space as part of the proposals along with the preservation of the historic core to the structure and the mural will act to restrict the effects of the development on any heritage significance that is not predominantly conveyed visually. It is also important to note, however, that visual effects do not automatically equate to harm.

9.12 Level of harm

- 9.12.1 The level of harm will be assessed using the criteria set out in Table 3.3. The proposed development will have no impact on any surviving historic boundaries and consequently will have no appreciable impact on the physical historic streetscape or any of its elements. The development will, however, result in a **slight-moderate** visual change to the setting of a number of heritage assets which are detailed below.
- 9.12.2 Table 3.4 allows the cross-referencing of the significance of an asset with the potential harm to arrive at a magnitude of effect. However, an overreliance on tabulated data is something to be viewed with caution when addressing heritage assets, particularly when applied to settings, which by their very nature can be open to a significant degree of subjective interpretation. The resulting effect given by tabulated data will be subject to review through professional expertise and judgement which may alter the overall magnitude of effect accordingly.
- 9.12.3 In accordance with the NPPF if a level of harm will be caused to the significance of heritage assets, this has to be assessed as being either *less than substantial* or *substantial*. As per paragraph 202, the local planning authority should weigh any less than substantial harm against the public benefits of the proposal.

9.13 Other designated heritage assets

- 9.13.1 No other relevant designated heritage assets beyond those examined in this report have been identified.

9.14 Mitigation

- 9.14.1 Mitigation measures currently agreed are the restoration and preservation of the mural and the retention of the existing Central Club building. Further mitigation in the form of the enhancement of the existing building through the removal of modern elements and the maintenance of the existing original elements is also proposed, while creating new elements that are designed to be sympathetic without attempting to construct an

inappropriate faux-traditional facade. Some consideration to street furniture appropriate to the Conservation Area could be considered, as well as the retention of existing trees and possibly the introduction of further young street trees. The key community element of the Club will also be revived and maintained and a building that is currently predominantly disused will no longer be vacant space.

9.15 Settings Assessments

- 9.15.1 The detailed assessment is set out in this section. No private property was accessed as part of this project and in some cases the settings assessment has been made using a combination of professional judgement, views from within the site, and views from points close to the asset.

9.16 Scheduled Monuments

- 9.16.1 There are two scheduled monuments in the immediate vicinity of the site, of which four blocks are related to the Medieval Reading Abbey and the Civil War earthwork. There is no intervisibility between the site and these monuments, therefore they are not discussed further in this report.
- 9.16.2 High Bridge (DBF90, SM 1005388) lies 126m north of the site and bridges over the Kennet. Until the mid-19th century and the arrival of the railway London Street was the main route in and out of Reading town centre and traffic headed for London crossed the river at High Bridge. The existing Portland stone bridge was designed by Robert Brettingham and built in 1788 and is the oldest surviving bridge over the River Kennet. It replaced a wooden bridge of 1707, although there was clearly a bridge at this point from much earlier. Speed's map of 1610 shows a bridge here and it is likely there was such a construction leading to the gates of the Medieval abbey earlier still.
- 9.16.3 There is partial intervisibility between High Bridge and the site. From the eastern side of the bridge the frontage of the Central Club and a small section of the mural is visible, just behind the dominant form of The Oracle and a mature tree which stands outside the latter (Figure 24, Plate 1). A young street tree on the pavement to the north of the Club also acts to partially obscure the mural from the bridge. The eastern edge of the proposed development would be visible behind The Oracle but would appear visually less significant than the modern Oracle structure and the ridgeline is likely to be lower than that of The Oracle due to the angled sightline. The brick and glass design of the proposed build would mimic that of the Central Point building opposite, somewhat reducing its potential impact. As a result, the key view from High Bridge up London Street would be little impacted upon by the proposed development; the existing intervening modern development would act to draw the eye from the proposed development, while any views towards it are likely to be focused on the eye-catching bright colours of the mural. It is consequently considered that the introduction of the new built would have little effect on the way in which High Bridge is experienced as a heritage asset.
- 9.16.4 The proposed development is therefore assessed as having a **negligible** effect on High Bridge.

9.17 Conservation Area, Listed Buildings and Notable Buildings

- 9.17.1 This section describes the designated and non-designated heritage assets around the Site which could have their settings and consequently their heritage significance affected by the proposed development. This includes a brief description of the heritage assets, a significance rating and a general assessment of their intervisibility with the Site.
- 9.17.2 Existing built environment in the vicinity of the site is generally restricted to relatively low-level structures, rarely exceeding 4-storeys in height. Given the parameters of the project, assessment has been restricted to assets located within 500m of the site.
- 9.17.3 The Market Place/London Street Conservation Area was designated in 1972 and extended in 1982 and the Appraisal was adopted in 2010. The site lies within the London Street area of the designation and is categorised as Area 1 in the CAA. The boundary to the CA is aligned with the rear of the Central Club building before it heads south around the rear of the properties which front London Street to the west and encompasses the north side of the Club plus a small area of pavement to its north. It is important to note that the purpose of Conservation Area legislation is not to fossilise settlements or prevent all change, but to manage change in a manner that preserves special interest. It is important for towns and villages to maintain the occupancy and use of buildings within their historic cores in order to preserve and enhance their significant buildings. London Street, as noted in the CAA, has numerous vacant properties and 'neglect of routine building maintenance, repair and upkeep' can be the greatest threat to historical structures. Sensitive, good design including the retention of original features, fittings and fixtures is, however, required and can enhance a Conservation Area through adding to the evolution of a place. Change in this context does not equate to harm, particularly since the club has been vacant for more than 10 years.
- 9.17.4 The development of sites within the CA must take into consideration the group value of the buildings of the CA as well as the significance of individual buildings. The site stands at the northern end of London Street, which has been largely given over to modern development. The Central Club itself, which is probably of late 1920s date, is somewhat out of character amongst the two to four storey Georgian buildings, although there are a number of other modern buildings along the line of the street. It is, however, a good example of a building of its date and therefore does contribute to the group value of the CA, while only peripherally being representative of it. Changes to the building do, therefore, have the potential to affect the significance of the CA. Although a large number of designated buildings overlook the site, it is considered that the significance of the group as a whole holds holistically greater importance than the individual assets that contribute towards its significance. The buildings on the west side of the street do not overlook the site and there is little scope for an adverse impact on their individual character, rather than the significance deriving from their group value. The east side of the street, which figures more heavily within historical photos, contains buildings that do overlook the site. Consequently, the building adjoining the south side of the Central Club (44-46 London Street, DRM1477) and the Great Expectations Hotel building (33 London Street, DRM1470) opposite the site as well as the buildings on the east side of the street up to Nos 73 and 75 (DRM1632) will be given individual consideration. It is also noted that significant views of the street are predominantly derived from the frontage and views from the rear of these historic assets are not appreciable.

- 9.17.5 **Numbers 44 and 46** (DRM1477) are mid-18th century Grade II Listed buildings with a mansard roof and modern shop fronts. Due to its designation, this structure has high architectural significance. These buildings are adjoined to the south side of the Central Club at storey level, and the Club building cuts into the first floor that bridges over a passageway which runs between the two buildings.
- 9.17.6 The new build will be set back behind the north gable end of the Listed building which acts to maintain visibility of the historic roof-line. The position of the new build away from the street frontage acts to sever it from the historical landscape of the street and it appears not as an obstruction to Nos 44 and 46, but as a separate entity related to the modern build around it.
- 9.17.7 Viewed from the south, the top storey of the new build would be visible above the roof line of Nos 44 and 46, although it would be significantly lower than the Oracle roof in the background; it is beneficial that the new build would act to partially obscure the Oracle building. The top storey of the new build would also be visible above the roof of the adjacent building (Nos 48-52, DRM1756). This has a minor impact on the setting of Nos 44 and 46 from this angle, although it would not exceed the roof heights of the buildings further to the south.
- 9.17.8 The potential impact of the proposals on the setting of Nos 44 and 46 is therefore assessed as [slight adverse](#).
- 9.17.9 The **Great Expectations Hotel** (DRM1470) is No 38 London Street and is Grade II Listed. It is cited as a 'landmark building' in the CAA. It was built in 1843 as the Literary, Scientific and Mechanics' Institute and was designed by architect William Brown. In its original iteration Charles Dickens undertook a reading of his novel the Pickwick Papers. In the 1860s it became the Primitive Methodist Chapel and later the Everyman Theatre. It is an eye-catching stucco-fronted building of Greek Ionic design with fluted columns, entablature, pediment, frieze and cornice. It has high architectural, artistic and historical significance. The building is opposite the site.
- 9.17.10 The new build will be clearly visible from the front elevation of the Hotel, although this view is of low significance in comparison to the view of the frontage of the building and the building in its London Street context. The approach from the west allows a view of the frontage of the building, however, this would be along the IDR and encompasses the Central Point building which is adjacent to the Hotel. This view, therefore, is already highly compromised and the new build would not significantly affect its setting from this angle. The view from the north affords a good view of the frontage of the Hotel from some angles (Figure 24, Plate 4). The new build will detract little from the Hotel from this vantage point as it will be set back and the ridge height will not exceed that of the Hotel or Central Point. This view also includes the IDR, modern street furniture and Central Point. The classic view of the Hotel building, as shown on a number of historic photographs, is looking obliquely up London Street with the Hotel in the foreground, although there is also an excellent photograph of it and the surrounding buildings from the west side of the street looking southwards. Neither of these views encompass the site; indeed the former were probably taken from the frontage of the building on the site. As such, the main views of the Hotel will not be affected by the proposed development.
- 9.17.11 The potential impact of the proposals on the setting of the Great Expectations Hotel building is therefore assessed as [slight to moderate adverse](#).

- 9.17.12 **Number 35** (DRM1702) is a Grade II Listed building is a mid-19th century four-storey building of bath stone adjacent to the Great Expectations Hotel which may have been built in connection to the Primitive Methodist Chapel. It is a striking building which forms a good partner to the Hotel and it is also featured on historical photographs. As a designated building it is automatically of high significance. It shares a modern shop frontage with adjacent properties which draws the eye with its bright blue and orange colours and extensive width.
- 9.17.13 This building almost directly overlooks the site from the opposite side of London Street, therefore the proposed build would be highly visible from the frontage of the building. The view looking out from the frontage of No 35, however, is not a significant view. The significant views of this building, as with the Great Expectations Hotel, are from the opposite side of London Street at the site frontage and from the south. Neither of these views encompass the new build and No 35 together. The view from the north affords a good view of the frontage of No 35 from some angles (Figure 24, Plate 4). The new build will detract little from the building from this vantage point as it will be set back and the ridge height will not exceed that of No 35, the Hotel nor Central Point. This view also includes the IDR, modern street furniture and Central Point.
- 9.17.14 The potential impact of the proposals on the setting of the Great Expectations Hotel building is therefore assessed as [slight adverse](#).
- 9.17.15 **Numbers 37, 39 and 41** are Grade II Listed and form part of the row of significant buildings along with No 35 and the Great Expectations Hotel. Numbers 37 and 39 are mid-18th century but incorporate part of an earlier house. The blue and orange Global Café/World Shop frontage extends across these buildings as well as No 35. Number 41 is mid-19th century in date. As designated buildings they are automatically of high significance.
- 9.17.16 These buildings also overlook the site and the proposed built would be very evident. However, as with the Great Expectations Hotel building and No 35, the significant views of these buildings do not encompass the site. The potential impact of the proposals on the setting of the Great Expectations Hotel building is therefore assessed as [slight adverse](#).
- 9.17.17 **Numbers 49-53** are Grade II Listed, timber-framed buildings which date to the 16th century or earlier. They are situated on the east side of London Street and have an oblique view of the site (Figure 24, Plate 2) although intervisibility with the site is good. As a designated building it is automatically of high significance and its earlier date increases its archaeological and architectural interest.
- 9.17.18 Views from Nos 49-53 towards the site will encompass the proposed new build. From this angle, however, the height of the new build would barely exceed the height of roof of The Oracle and would also largely obscure it, which is beneficial to the setting of the buildings. The ridge line of the proposed build would probably be visible above the roof of Nos 44 and 46 (adjoined to the Central Club) but they would be visible obliquely and have little overall impact. The height of the new proposed build would barely exceed the roofs of the existing buildings within this view due to the slope of London Street and the height of the historic buildings.

- 9.17.19 Numbers 49-53 are just visible in the view from the north (Figure 24, Plate 4). The new build would detract little from the setting of the building from this angle, as it would be set back and the ridge height would not appreciably exceed that of the Hotel or Central Point. This view also includes the IDR, modern street furniture and Central Point.
- 9.17.20 The proposals consequently have limited potential to affect the heritage significance of these assets and the impact of the proposals on the setting of Nos 49-53 is therefore assessed as [slight-moderate adverse](#).
- 9.17.21 **Numbers 69, 73 and 75** are situated on the east side of London Street just to the south of South Street. Number 69 is a Grade II Listed building of early-mid 19th century. Numbers 73 and 75 are the only Grade II* Listed assets within the study area and are fine examples of Georgian town houses, mentioned by Pevsner. This building also has historical associations in that it belonged to Dr. Addington who was the physician to King George III and the father of a later Prime Minister. As designated buildings they are all automatically of high significance and Nos 73 and 75 also have particular architectural and historical significance.
- 9.17.22 These buildings have intervisibility with the site, although the angle is oblique (Photo Figure 24, Plate 3). From this perspective the new build would be lower than the roof of The Oracle and would partially obscure the latter. The new build would also be largely hidden behind Nos 48-52 and only possibly part of the top storey or ridgeline would be visible. The roof height of the new build would not exceed those of the existing buildings. Key views incorporating these buildings would predominantly look towards them and would not encompass the site.
- 9.17.23 The potential impact of the proposals on the setting of Nos 49-53 is therefore assessed as [slight](#).
- 9.17.24 The **Central Club** is not a Listed building, nor is it locally listed or a building of 'townscape merit' as defined by the CAA. It does, however, have historic significance predominantly recognised by the listing of the north wall and mural as an Asset of Community Value under the Localism Act of 2011. The physical fabric of the building itself is of 1920s industrial style and cartographic sources first depict the existing building on the fire insurance map of 1929. It appears to have been originally built as a garage, one storey in height at the front and two stories at the rear. Skylights in the roof of the one storey element are illustrated on the 1929 plan as well as two large entrances in the frontage which equate to the blocked entrances in the existing building. The structure has had some minor, modern alterations made to it, however much of the outside of the building appears to be as it was built with many of the original windows still *in situ* and some of its original cast iron guttering. The proposals for the building will maintain the current structure and intend to return it closer to its original appearance. The physical/architectural significance of the building *per se* is assessed as [low](#) but its inclusion in the Conservation Area raises this significance to [medium](#).
- 9.17.25 The greater significance of the building, however, lies in its historic value. The structure has variously been a police station garage and furniture depot before becoming the Central Club. It is this latest aspect that retains the highest level of significance which the building projects and which resonates with the local community to this day. The Central Club had a strong connection to the Afro-Caribbean community and was considered the spiritual home of the black community in Reading and its cultural and community significance is enhanced by the mural on the northern side of the building.

The mural, which conveys artistic as well as historic significance, was painted by a team of artists led by Alan Howard in 1988-89 and depicts elements of black history from Pharaohs of the XXV dynasty of ancient Egypt to icons of the Civil Rights struggle as well as including cultural figures, such as Bob Marley. Although the mural may be considered to have the highest cultural heritage value to the Afro-Caribbean community it also represents an eye-catching landmark feature for other residents and visitors to Reading. Restoration and preservation of the mural is a key element within the proposed development. The historic and artistic significance of the building is consequently assessed as **high**.

- 9.17.26 The preservation and enhancement of the existing building and mural will aid in the maintenance of the mixture of architectural styles of the CA. The proposed new development will enable this work and would also bring parts of the disused building back into community usage, helping to maintain this historic asset into the future. The proposed new build will significantly alter the massing and appearance of the existing building, although there is limited scope to appreciate this at ground level. The design and materials proposed will be different enough to indicate that the new build is part of the modern townscape without visually harming the original components of the building and may also act to draw the eye to the small 1920s building which is otherwise somewhat lost amongst the higher Georgian edifices.
- 9.17.27 The potential adverse impact of the proposals on the setting of the Central Club itself is therefore assessed as **slight**.
- 9.17.28 Consideration must, of course, also be given to the **Conservation Area** itself and the group value conveyed by the high number of Listed buildings on London Street. The Conservation Area Appraisal (CAA) bases the significance of London Street in its Medieval origins and in the fact that it became a fashionable part of town in the late 18th and 19th centuries. It was one of the main historical routes into Reading and is of unusual width. There is a high concentration of Listed and historic buildings along London Street and it boasts a mixture of architectural styles and a variety of architectural details such as pediments and balconies. The architecture has a strong vertical rhythm and a predominance of brick interspersed with stone and stucco. The character of London Street has, however, suffered through noise, traffic, the construction of the IDR, vacant buildings, loss of original openings and fittings and roof coverings, modern street furniture, a lack of enclosure at the northern end, unsuitable modern shop fronts and insensitive modern design.
- 9.17.29 The CAA marks two key views in London Street. The first looks north down the street from approximately outside Grade II* Listed Nos 73 and 75 (Figure 24, Plate 3). From this angle the proposed build is almost hidden behind the roofs of the houses on the west side of the street. The top floor of the new build will probably be visible from this point, although the brick and vertical rhythm of the windows would blend into and echo the surrounding structures to a degree, and the proposals would not visually exceed the height of those around it due to topography. As a result, this key view will be little altered by the proposed build. There is a second key view from close to the southern end of London Street, looking south up the street. This view does not include the site and therefore is not affected by the proposals.
- 9.17.30 Views up and down London Street do, however, incorporate the site to varying degrees. The proposed build would be visible in views looking down the street towards the site from South Street. It would, however, be set fairly well back from the street frontage,

would not appear out of character height-wise due to the slope of the street and the high historic buildings and should not appreciably draw the eye due to its subservient design. Views incorporating the row of buildings which include the Great Expectations Hotel from both the south and the north can include the site from certain angles. The proposed build within these views will be highly visible, however it is the opinion of the author that its modern appearance will draw it into being part of the modern build around it and set it apart from the historical character of London Street; as such it will have a limited potential to affect the heritage significance of these assets.

- 9.17.31 The potential impact of the proposals on the setting of the Conservation Area is therefore assessed as **moderate** within views that incorporate the rows of historic buildings and the proposed build, but **slight** impact where the proposed build is largely obscured by existing built heritage.

9.18 Viewpoints

- 9.18.1 A number of indicative viewpoints were taken from relevant areas to provide illustrative views to and from the site area and support the discussions of setting and heritage significance (Figure 24, Plates 1-6).

9.19 Relevance and association with the site area

- 9.19.1 The site area has been physically detached from the historic core of Reading by the IDR and the Oracle development, despite the fact that London Street formed a major route towards the Abbey from the Medieval period onwards. The traditional character of London Street and relevant heritage assets would not be appreciably harmed by the construction of the proposed higher floors on the single-storey building; particularly considering that such development appears in character with other modern developments at the northern end of London Street. The site area did not traditionally form the northern end of London Street, which originally continued further north until severed by the IDR, which also required the demolition of a number of earlier buildings to the north of the site.
- 9.19.2 The presence of existing modern development in this area has already acted to reduce any relevance and association with regard to heritage significance and the relatively small-scale of the proposed development within a pre-defined plot will consequently result in no more than a **negligible** effect on the relevance and association of the site with the town and Conservation Area.

10 IMPACT ASSESSMENT

- 10.1 This section assesses the potential physical and non-physical impacts of the proposed development.

10.2 Above Ground Archaeological Remains

- 10.2.1 The settings assessment has identified that there is no appreciable intervisibility between the site and heritage assets in the form of Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields, with the exception of High Bridge for which a **negligible** adverse effect is anticipated. The proposals have no other appreciable direct

or indirect impact on above-ground archaeological assets (as opposed to listed buildings) that might result in an effect on their heritage significance as conveyed through setting.

10.3 Buried Archaeological Remains

10.3.1 The proposals for the site have the potential to involve disturbance to surface and sub-surface deposits.

10.3.2 No archaeological features are known from within the site area but significant evidence for Medieval and Post-medieval backland activity has been found at various sites within London Street and its surrounds with settlement features known from nearby – particularly at the Oracle site. Many of the identified features in the vicinity relate to water management including riverside revetments, although there is no evidence that earlier channels of the river extended as far south as the site. The current proposals will involve very limited disturbance of the existing ground surface, although it is acknowledged that a frame may need to be constructed to support the proposed upper stories that may involve the excavation of pile caps and the insertion of piles.

10.3.3 The level of existing disturbance within the site area is unknown. A number of earlier buildings are known to have been constructed within the site and the possibility for cellaring in some of these cannot be ruled out. The site was subsequently utilised amongst other things as a garage for the repair of vehicles and inspection pits may have been excavated to facilitate this usage.

10.3.4 Although significant archaeological features are considered unlikely, such features that were present and which survived in a coherent form would have the potential to suffer an impact from groundworks, in some cases potentially so as to be removed entirely; although any applicable buried remains would have potential to be disturbed, altered or truncated. There is, therefore, a general potential for groundworks of this type to cause between a **minor** and **medium** adverse effect to most features if unmitigated. Mitigation works would potentially reduce all impact effects to negligible through design strategies and preservation by record or *in situ*.

10.3.5 It is an accepted precept that buried archaeological features may retain a 'setting; in the case of the current development the relevant buried archaeological features are likely to be in the form of Medieval or Post-medieval building remains associated with earlier use of the site, along with the potential for backland deposits to the rear. The construction of the proposed development would have no appreciable adverse impact on the setting of these assets, which cannot be appreciated given the current landuse.

10.4 Standing Heritage Assets and Settings

10.4.1 The proposals have the potential to affect the Market Place/London Street Conservation Area and a number of the Listed buildings that are incorporated within it. The proposals have been identified as having a fluctuating level of potential adverse impact that is generally **slight** but potentially of **moderate** effect on the Conservation Area itself when viewed holistically.

11 CONCLUSIONS

- 11.1 This proportionate heritage impact assessment has considered the potential for the proposed development at the former Central Club, London Street, Reading to affect known and potential heritage assets, as required by the National Planning Policy Framework (2021) and Local Plan policies.
- 11.2 The report has concluded that there is no potential impact on Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens, with the exception of High Bridge, where a negligible adverse effect may apply. A potential adverse effect ranging between *slight* and *moderate* has been identified with regard to the Conservation Area and the listed buildings that form key components of it. The potential impact on the historic and artistic significance of the Central Club itself has been identified as *slight*.
- 11.3 The report therefore concludes that the proposals may result in *less than substantial harm* at the lower end of the scale with regard to the settings of heritage assets and that paragraphs 202-203 of NPPF consequently applies; the LPA should therefore undertake a balancing exercise between the very limited harm that may result from the proposals and the identifiable benefits associated with the provision of much needed accommodation and, more pertinently, in bringing an identified heritage asset back into use and ensuring its preservation.
- 11.4 The assessment has considered the potential for heritage assets with an archaeological interest to be present on the site, based on the known archaeological remains that are presently recorded in the vicinity. Significant Prehistoric and Roman activity is known from the much wider vicinity, although there is little known from the immediate vicinity of the site, which may predominantly be through lack of relevant investigation.
- 11.5 Taken in conjunction with the size of the site, the potential for archaeological activity has been assessed as *low* for all periods up to the Medieval period. From the Medieval to early Post-medieval periods the site is likely to have been occupied and this is certainly the case from 1552 onwards. The potential for these periods is therefore assessed as *moderate-high* but this is mitigated by the possible impact resulting from cellaring and the construction of the existing 1920s building which may have included inspection pits.
- 11.6 The groundworks associated with the proposed development therefore have limited potential to adversely impact on any significant buried archaeological features that may be present, although the potential construction of an internal frame to support the proposed upper stories may involve the excavation of pile caps and insertion of piles. There is, therefore, a general potential for groundworks of this type to cause between a *minor* and *medium* adverse effect to surviving features if unmitigated. Mitigation works would potentially reduce all impact effects to negligible through design strategies and preservation by record or *in situ*. At the discretion of the Local Planning Authority a suitable programme of archaeological monitoring and recording may be required. Any such works may result in the requirement for further archaeological mitigation; suitable mitigation strategies including preservation by record and/or preservation *in situ* should result in a *negligible* impact effect.

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13 ACKNOWLEDGEMENTS

Foundations Heritage would like to thank Stuart Hall and Edward Mather of Colony Architects for commissioning the project. Thanks also to the staff of Berkshire Archaeology, the Berkshire Record Office and the staff of Historic England (Archives) for their assistance during the course of this project.

APPENDIX 1:

Gazetteer Historic Environment Information

HER Table; Events

EvUID	RecordType	Name	Ref	Job Type	DispDate	FeatureDes
ERM1397	EVP	Market Place/London Street Conservation Area Appraisal		CAA	2007	
ERM1397	EVP	Market Place/London Street Conservation Area Appraisal		CAA	2007	
ERD82	EVT	Cranes Warf, Reading		WB	Undated	
ERM953	EVP	Land at Bridge Street, Reading, Berkshire		DBA BH TP	1993	
ERM608	EVP	Mill Lane/Crossland Road, Reading	2280(A)KOG	DBA	1997	
ERD124	EVT	Land at 67-73 London Street, Reading, Berkshire		EVAL WB	2001	
ERD80	EVS	69 London Street, Reading, Berkshire		ABIR	2001	
ERM1397	EVP	Market Place/London Street Conservation Area Appraisal		DBA	2007	
ERM1567	EVT	The Oracle Shopping Centre site		EX	1996-1998	Site 300 St Giles Mill
ERM1567	EVT	The Oracle Shopping Centre site		EX	1996-1998	Test Pit 78
ERM1567	EVT	The Oracle Shopping Centre site		EX	1996-1998	Site 12 The Yield Hall
ERM1567	EVT	The Oracle Shopping Centre site		EX	1996-1998	Site 101 The Back Brook
ERM1567	EVT	The Oracle Shopping Centre site		EX	1996-1998	Site 150 The Minster Mill
ERM1567	EVT	The Oracle Shopping Centre site		EX	1996-1998	Site 22 The George Hotel
ERM1567	EVT	The Oracle Shopping Centre site		EX	1996-1998	Site 29 The Oracle Site
ERM2103	EVP	112 London Street Reading Heritage Statement		DBA	2017	Centre point of site
ERD68	EVT	Cranes Warf		WB	Undated	
ERM2002	EVP	Heritage Statement Jacksons Corner 1-9 Kings Road	2238	DBA	2016	
ERM1959	EVP	Land at East Street Reading	QU-0271/2	DBA	2016	
ERM1903	EVP	After Dark, 112 London Street, Reading	ADR16/181	DBA	2016	
ERM1823	EVS	Friends Meeting House, Reading		ABIR	2015	
ERM1447	EVT	New Bus Shelter, 107 London Street, Reading, Berkshire	RGLS13	WB	2013	
ERM1397	EVP	Market Place/London Street Conservation Area Appraisal		DBA	2007	

HER Table; Events

ERD112	EVS	The Crown Inn, 23 Crown Street, Reading, Berkshire		ABIR	2001	
ERD63	EVS	2-4 London Street, Reading, Berkshire		ABIR	1998-1999	
ERD126	EVP	First Church of Christ Scientist, 52-54 Kings Road, Reading		DBA	2002	
ERD129	EVP	64-72 Kings Road, Reading		DBA	2001	
ERD142	EVP	Kendrick School, East Street, Reading	ESR 03/52	DBA	2003	
ERD100	EVP	96-102 London Street, Reading, Berkshire	LSR 01/97	DBA	2001	
ERM666	EVT	Signal House, Letcombe Street, Reading, Berkshire	LSR 06/113	EVAL	2006	
ERM666	EVT	Signal House, Letcombe Street, Reading, Berkshire	LSR 06/113	EVAL	2006	
ERM666	EVT	Signal House, Letcombe Street, Reading, Berkshire	LSR 06/113	EVAL	2006	
ERM666	EVT	Signal House, Letcombe Street, Reading, Berkshire	LSR 06/113	EVAL	2006	
ERD55	EVT	Bear Wharf I, Reading	RFS96	EVAL	1996	
ERM898	NVP	Proposed New Sixth Form Block, Kendrick School, East Street, Reading, Berkshire	KSR 08/89A	EVAL	2008	
ERM898	NVP	Proposed New Sixth Form Block, Kendrick School, East Street, Reading, Berkshire	KSR 08/89A	EVAL	2008	
ERM898	NVP	Proposed New Sixth Form Block, Kendrick School, East Street, Reading, Berkshire	KSR 08/89A	EVAL	2008	
ERD131	EVT	43-47 Crown Street, Reading		EVAL	2002	
ERM239	EVT	Kendrick School, East Street, Reading	ESR03/52	EVAL	Aug-04	
ERM286	EVT	68 London Street, Reading, Berkshire	55124	EVAL	2003	
ERM286	EVT	68 London Street, Reading, Berkshire	55124	EVAL	2003	
ERM331	EVT	Rear of 7-9 Gun Street Reading, Berkshire	GSR03/115	EVAL	2003	
ERM331	EVT	Rear of 7-9 Gun Street Reading, Berkshire	GSR03/115	EVAL	2003	
ERD149	EVT	St Giles Close, Reading, Berkshire		EVAL	2003	
ERM407	EVT	24-26 East Street, Reading, Berkshire	ESR05	EVAL	2005	
ERM407	EVT	24-26 East Street, Reading, Berkshire	ESR05	EVAL	2005	
ERM407	EVT	24-26 East Street, Reading, Berkshire	ESR05	EVAL	2005	

HER Table; Events

ERD46	EVT	Bridge Street East, Reading	Site code W135	EVAL	1985	
ERD64	EVT	Land at 67-73 London Street, Reading		EVAL	2001	
ERD65	EVT	Land at 67-73 London Street, Reading		EVAL	2001	
ERD86	EVT	The Oracle Site		EVAL	1997	
ERD90	EVT	Oracle Site, Yield Hall Car Park (Site 12)		EVAL	1996	
ERD122	EVT	96-102 London Street, Reading, Berkshire	LSR01/97	EVAL	2002	
ERM1432	EVT	74-76 London Street, Reading, Berkshire	LOR12/25	EVAL	2012	
ERM1432	EVT	74-76 London Street, Reading, Berkshire	LOR12/25	EVAL	2012	
ERM2035	EVT	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire		EVAL	2017	Test Pit 1
ERM2035	EVT	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire		EVAL	2017	Test Pit 4
ERM2035	EVT	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire		EVAL	2017	Test Pit 3
ERM2035	EVT	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire		EVAL	2017	Test Pit 2
ERM2241	EVT	Land at East Street, Reading - Archaeological Evaluation	ESRE 18	EVAL	2018	Trench 1
ERM2241	EVT	Land at East Street, Reading - Archaeological Evaluation	ESRE 18	EVAL	2018	Trench 2 N part
ERM2241	EVT	Land at East Street, Reading - Archaeological Evaluation	ESRE 18	EVAL	2018	Trench 2 S part
ERM666	EVT	Signal House, Letcombe Street, Reading, Berkshire	LSR 06/113	EVAL	2006	
ERD43	EVT	Crane Wharf, Reading, Berkshire	W112	EX	1985	
ERM471	EVT	Highbridge Wharf, Reading, Berkshire		EX	1990	
ERD45	EVT	27 Kings Road, Reading	W140	EX	1986	
ERD47	EVT	Bridge Street East, Reading	Site code W158	EX	1986	
ERD84	EVT	St Giles' Mill (Site 300)	REORM 98	EX	1998	
ERD89	EVT	The Oracle Site (Site 29)		EX	1996	
ERD44	EVT	The Library Site, Kings Road	W60	EX	1983	
ERM1241	EVT	Site of Reading Abbey Stables		EX	1983	
ERM1567	EVT	The Oracle Shopping Centre site		EX	1996- 1998	The Oracle Shopping Centre Site
ERM760	EVT	Duke Street, Reading		WB	1979	
ERM577	EVT	24-26 East Street, Reading, Berkshire	ESR05/WB	WB	2005 and 2007	

HER Table; Events

ERM577	EVT	24-26 East Street, Reading, Berkshire	ESR05/WB	WB	2005 and 2007	
ERM328	NVP	1 Livery Close, Reading, Berkshire	LCR 04/71	WB	2005	
ERD5	NVP	Heelas Warehouse Mill Lane, Reading	MLR97/86	WB	1997-1998	
ERD10	EVT	Southampton Street/Mill Lane, Reading		WB	1979	
ERD49	EVT	Bridge Street West, Reading	W122	WB	1985	
ERD83	EVT	Forbury House, Forbury Square, Reading	FRH 01	WB	2001	
ERM1065	EVT	15 Gun Street, Reading, Berkshire	GSR96	WB	1996	
ERM1491	EVT	Rear of 74-76 London Street, Reading, Berkshire	LOR12/25	WB	2013	
ERM545	EVT	Bridge Street, Reading, Berkshire	BSR95	WB	1995	
ERM615	EVT	First Church of Christ Scientist, Kings Road, Reading, Berkshire	KRR 05/30	WB	2006	
ERM615	EVT	First Church of Christ Scientist, Kings Road, Reading, Berkshire	KRR 05/30	WB	2006	
ERM615	EVT	First Church of Christ Scientist, Kings Road, Reading, Berkshire	KRR 05/30	WB	2006	

HER Table; Listed Buildings

DesigUID	Name	Grade
DRM1537	26, SOUTHAMPTON STREET	II
DRM1632	73 AND 75, LONDON STREET	II*
DRM1405	6C, CHURCH STREET, READING	II
DRM1791	81, LONDON STREET	II
DRM1602	7 AND 9, CHURCH STREET	II
DRM1472	41, LONDON STREET	II
DRM1633	88, LONDON STREET	II
DRM1757	68 LONDON STREET	II
DRM1756	48-52, LONDON STREET	II
DRM1477	44 AND 46, LONDON STREET	II
DRM1792	95 AND 97, LONDON STREET	II
DRM1481	74 AND 76, LONDON STREET	II
DRM2846	St Giles' War Shrine	II
DRM1474	99, LONDON STREET	II
DRM1842	SEVEN BRIDGES HOUSE	II
DRM1715	6A, CHURCH STREET, READING	II
DRM1473	77 AND 79, LONDON STREET	II
DRM1403	FRIENDS MEETING HOUSE	II
DRM1484	108, LONDON STREET	II
DRM1475	103, LONDON STREET	II
DRM1476	SARGENTS EMBROOK	II
DRM1479	62-66, LONDON STREET	II
DRM1574	80, LONDON STREET	II
DRM1485	110 AND 114, LONDON STREET	II
DRM1758	72, LONDON STREET	II
DRM1799	HIGH BRIDGE	II
DRM1631	Nos 49-53 London Street	II
DRM1404	6B, CHURCH STREET, READING	II
DRM1702	35, LONDON STREET	II
DRM1470	NO 33 (FORMER EVERYMAN THEATRE)	II
DRM1402	ST GILES VICARAGE ST GILES'S VICARAGE	II
DRM1687	72-76, SOUTHAMPTON STREET	II
DRM1483	92, LONDON STREET	II
DRM1793	101, LONDON STREET	II
DRM1538	28, SOUTHAMPTON STREET	II
DRM1760	104, LONDON STREET	II
DRM1634	94 London Street	II
DRM1794	2 AND 4, LONDON STREET	II
DRM1703	89-93, LONDON STREET	II
DRM1534	CHURCH OF ST GILES AND CHURCHYARD TOMBS	II
DRM1480	70, LONDON STREET	II
DRM1797	11, CHURCH STREET	II
DRM1457	3 AND 5, LONDON ROAD	II
DRM1478	54-58, LONDON STREET	II
DRM1469	CORONER'S COURT	II
DRM1759	90, LONDON STREET	II

HER Table; Listed Buildings

DRM1651	43-49, SOUTH STREET	II
DRM1622	THE GEORGE HOTEL	II
DRM1450	17 AND 18 KING STREET	II
DRM1620	7, HIGH STREET	II
DRM1698	TELEPHONE EXCHANGE	II
DRM1535	63, SOUTHAMPTON STREET, 50, CROWN STREET	II
DRM1638	1 and 2, MARKET PLACE	II
DRM1495	50 AND 51, MARKET PLACE	II
DRM1445	THE HIGH	II
DRM1779	HOUSE AT REAR OF NOS 18 AND 20 KINGS ROAD	II
DRM1446	52, MARKET PLACE, 10, HIGH STREET	II
DRM1640	48 AND 49, MARKET PLACE	II
DRM1449	BARCLAYS BANK	II
DRM1681	BUILDING ON SOUTH EAST CORNER	II
DRM1714	WALL ENCLOSING ST GILES'S VICARAGE GARDEN	II
DRM1471	37 AND 39, LONDON STREET	II
DRM1482	86, LONDON STREET	II
DRM1666	69, LONDON STREET	II
DRM1518	QUEEN'S CRESCENT	II

HER Table; Monuments

MonUID	RecordType	Name	Summary	MonType	Period
MRD7396	MON	Phase 1a - Crane Wharf, Reading, Berkshire	A number of fragments of wood were found in alluvial gravels at Crane Wharf, including some evidence of working.	FEATURE	Early Neolithic
MRM16181	FS	Flint flake - Proposed New Sixth Form Block, Kendrick School, East Street, Reading, Berkshire.	A single residual flint flake was recovered from a pit feature dated to the late post-medieval period.	FINDSPOT	Early Neolithic to Late Bronze Age
MRD11168	FS	Flint knife - River Kennet by High Bridge, Reading, Berkshire	A leaf shaped flint knife was recovered from the River Kennet by High Bridge, Reading.	FINDSPOT	Early Neolithic to Late Neolithic
MRD7395	MON	Prehistoric to post-medieval activity at Crane Wharf, Reading, Berkshire	Excavations at Crane Wharf identified a number of phases of activity from Prehistoric to post-medieval.	SITE	Early Neolithic to Post Medieval
MRD15597	FS	Human remains at Reading Waterfront- Crane Wharf, Reading, Berkshire	Skeletal remains of three individuals were found at the Crane Wharf site.	FINDSPOT; CEMETERY?	Late Iron Age to Roman
MRD7399	MON	Phase 1b Crane Wharf, Reading, Berkshire	A Saxon or earlier shallow clay bank was revealed during archaeological excavations at Crane Wharf, Reading	FLOOD DEFENCES	Late Iron Age to Saxon
MRD7400	MON	Stakes at Crane Wharf, Reading, Berkshire	Two hazel stakes were found projecting from the clay bank, during an archaeological excavation.	STAKE HOLE	Late Iron Age to Saxon
MRD7402	MON	Phase 2 Crane Wharf, Reading, Berkshire	Overlying the bank and channel were a series of alluvial silts. Human remains were found in the upper levels.	FINDSPOT; FINDSPOT	Late Iron Age to Saxon
MRM15903	MON	Medieval ditches, undated ditches and a pit at 24-26 East Street, Reading, Berkshire	Medieval ditches, a pit and undated ditch features were revealed during archaeological investigations at 24-26 East Street, Reading.	BOUNDARY DITCH?; DITCH; PIT; DITCH	Medieval

HER Table; Monuments

MRM15903	MON	Medieval ditches, undated ditches and a pit at 24-26 East Street, Reading, Berkshire	Medieval ditches, a pit and undated ditch features were revealed during archaeological investigations at 24-26 East Street, Reading.	BOUNDARY DITCH?; DITCH; PIT; DITCH	Medieval
MRD11376	FS	Medieval sherd at Southampton Street/Mill Street, Reading, Berkshire	A sherd of medieval pottery was found during a watching brief at the corner of Mill Lane-Southampton Street.	FINDSPOT	Medieval
MRM15789	MON	Medieval pit at 68 London Street, Reading, Berkshire	A medieval refuse pit containing animal bone and 12th-14th century pottery was revealed during an archaeological evaluation.	PIT	Medieval
MRD1395	MON	Clay dump - Abbey Stables, Reading Abbey, Berkshire	A clay dump along the floor against the inside southern wall is incorporated in the floor to act as a damp proofing.	FLOOR	Medieval
MRD1396	MON	Stone post pads - Abbey Stables, Reading Abbey, Berkshire	A central row of stone post pads were found 3m intervals during excavations at the Abbey Stables.	POST HOLE	Medieval
MRD3945	MON	Road at Duke Street, Reading, Berkshire	A cobbled road surface was revealed during a watching brief at Duke Street, Reading.	ROAD	Medieval
MRD3946	MON	13th-15th century bridge over the Holybrook, Duke Street, Reading, Berkshire	During the re-laying of a road surface at Duke Street a bridge was revealed over the Holybrook.	BRIDGE	Medieval
MRD3949	MON	Medieval leat at Bridge Street, Reading, Berkshire	The 11th century channel is joined by a leat at an oblique angle.	LEAT	Medieval
MRD3950	MON	Revetment at Bridge Street, Reading, Berkshire	A revetment of oak posts and planks associated with a leat at Bridge Street, Reading.	REVETMENT	Medieval
MRD3951	MON	Clay bank at Bridge Street, Reading, Berkshire	A clay bank held back by post and plank revetments on a leat.	FLOOD DEFENCES	Medieval
MRD3952	MON	Late 12th or early 13th century channel, Bridge Street, Reading, Berkshire	A late 12th or early 13th century timber revetted channel at Bridge Street, Reading.	WATERCOURSE	Medieval
MRD11368	FS	Medieval features and a find - 72 London Street, Reading, Berkshire	A small complete medieval pot and two lines of post holes were discovered behind 72 London Street.	FINDSPOT; POST HOLE	Medieval

HER Table; Monuments

MRD11372	FS	Finds from the River Kennet at Reading	A bill, an arrowhead and a double edged battle axe, from the River Kennet.	FINDSPOT	Medieval
MRD11392	FS	Medieval coin - Reading, Berkshire	A silver penny of Stephen was found in Reading in 1927.	FINDSPOT	Medieval
MRD1383	MON	Precinct Wall - Reading Abbey, Reading, Berkshire	Sections of the outer precinct wall of Reading Abbey were exposed in 1965.	WALL	Medieval
MRD1393	MON	Abbey Stables - Reading Abbey, Reading	The Abbey Stables were built sometime between 1170 and 1220.	WALL	Medieval
MRD1394	MON	Stable floor - Abbey Stables, Reading Abbey, Berkshire	The floor of the stable included a clay dump as a form of damp proofing, and post pads to hold pillars from the roof.	FLOOR	Medieval
MRD7369	MON	Two features - Bridge Street junction with IDR, Reading, Berkshire	Two intercutting features, the earlier being c.12th/13th century, containing pottery, animal bone and residual prehistoric flint.	PIT; PIT	Medieval
MRD7386	MON	Revetments at Bear Wharf, Fobney Street, Reading, Berkshire	A series of worked vertical timber stakes interpreted as revetments for river consolidation.	REVETMENT	Medieval
MRD3953	MON	A late 12th or early 13th century timber revetment, Bridge Street, Reading, Berkshire	A late 12th or early 13th century birch stake revetment supporting a chalk and gravel bank.	REVETMENT	Medieval
MRD3954	MON	Chalk and gravel bank at Bridge Street, Reading, Berkshire	A chalk and gravel bank supported by a late 12th or early 13th century birch stake revetment.	BANK (EARTHWORK)	Medieval
MRD3955	MON	13th century chalk hard standing at Bridge Street, Reading, Berkshire	A 13th century chalk hard standing, possibly associated with a flint and mortar wall was revealed during archaeological investigations.	FLOOR	Medieval
MRD3956	MON	Flint and mortar walls at Bridge Street, Reading, Berkshire	13th century flint and mortar walls revealed during an archaeological excavation.	WALL	Medieval
MRD3962	MON	Medieval gully at Crane Wharf, Reading, Berkshire	A medieval gully was revealed during an archaeological excavation at Crane Wharf, Reading.	GULLY	Medieval

HER Table; Monuments

MRD4249	MON	The Holy Brook - Abbey Stables, Reading Abbey	In the 12th century the Holy Brook became the southern boundary to the Abbey precinct.	BOUNDARY	Medieval
MRD4250	MON	Revetments of AD 1130 to 1150 date - Holy Brook, Reading Library site, Reading	River revetments, dated to between 1130 and 1150 and constructed with oak posts and planks nailed behind.	REVETMENT	Medieval
MRD4251	MON	Revetments dating between AD 1170 and 1220 - Reading Library site, Reading	Revetments constructed of oak posts with planks nailed behind dating to between 1170 and 1220, and contemporary with the building of the Abbey stables.	REVETMENT	Medieval
MRD4252	MON	Revetments on Holybrook dated from 1380 - 1420 at Reading Library site, Reading, Berkshire	Revetments on the Holy Brook, constructed between 1380 and 1420 and constructed of oak posts with planks nailed behind.	REVETMENT	Medieval
MRM16766	MON	11th-14th century pits at 74-76 London Street, Reading, Berkshire	Three medieval pits containing pottery of 11th-14th century date were identified during an archaeological evaluation.	PIT	Medieval
MRM18222	MON	The Back Brook (Oracle Site 101) – Medieval activity	Several phases of medieval activity were identified from the mid 12th century to the 15th century at the Oracle Site 101 (Back Brook) comprising a drain, boardwalks, revetments and a possible fish holding tank.	DRAIN; STRUCTURE; WATER CHANNEL; STRUCTURE; REVETMENT; REVETMENT; RUBBISH PIT; FISHPOND?	Medieval

HER Table; Monuments

MRM18222	MON	The Back Brook (Oracle Site 101) – Medieval activity	Several phases of medieval activity were identified from the mid 12th century to the 15th century at the Oracle Site 101 (Back Brook) comprising a drain, boardwalks, revetments and a possible fish holding tank.	DRAIN; STRUCTURE; WATER CHANNEL; STRUCTURE; REVETMENT; REVETMENT; RUBBISH PIT; FISHPOND?	Medieval
MRD15638	MON	Medieval revetment -The Oracle Site, Reading, Berkshire	Medieval (probably late medieval) timber structures associated with revetting. Finds include pottery, well preserved leather finds and palaeoenvironmental evidence.	REVETMENT	Medieval
MRD15640	MON	Medieval finds - Oracle Site, Reading, Berkshire	Well-preserved palaeoenvironmental evidence which indicated the dumping of rubbish into a palaeochannel in the Medieval period - some of this activity dates to the late 14th/early 15th Centuries.	FINDSPOT; FINDSPOT	Medieval
MRD15646	MON	Possible medieval building/revetment - Oracle site, Yield Hall Car Park, Reading, Berkshire	A possibly medieval building/revetment to the north of the Holy Brook which had been superseded by a Victorian brick capping and revetment.	REVETMENT	Medieval
MRD15648	MON	Water channels at Oracle Site, Yield Hall Car Park, Reading, Berkshire	Water channels that had been infilled by the later medieval period .	FINDSPOT	Medieval
MRD7406	MON	Phase 3- pit at Crane Wharf, Reading, Berkshire	A ovid pit cut by a gully was revealed at Crane Wharf, Reading	PIT	Medieval
MRD7407	MON	Phase 3 - gully at at Crane Wharf, Reading, Berkshire	A flat bottomed gully of late 14th - early 15th century date revealed during archaeological excavations at Crane Wharf, Reading.	GULLY	Medieval

HER Table; Monuments

MRD15592	MON	Reading Waterfront - Reading Library site	Three stages of revetment found on the northern bank of the Holy Brook immediately south of the abbey stables. A dump of consolidated chalk fronted by a row of birch stakes were found dating from the late 12th century - early 13th century. The next pha	REVTMENT; LAND RECLAMATION	Medieval
MRD15615	MON	Medieval pit - Land at 67-73 London Street, Reading, Berkshire	A medieval pit which appears to have originated as a cess pit and subsequently was used for rubbish disposal.	PIT	Medieval
MRM15903	MON	Medieval ditches, undated ditches and a pit at 24-26 East Street, Reading, Berkshire	Medieval ditches, a pit and undated ditch features were revealed during archaeological investigations at 24-26 East Street, Reading.	BOUNDARY DITCH?; DITCH; PIT; DITCH	Medieval
MRM16752	LB	The George Hotel - 8 and 9 King Street, Reading, Berkshire	A Grade II listed building first mentioned in 1423 and now a hotel.	HOUSE; HOUSE; HOUSE; HOTEL; COBBLED ROAD	Medieval to Modern
MRD15635	MON	St. Giles' Mill, Reading, Berkshire	A mill has existed on the site since at least the beginning of the 14th century to the early 20th century.	MILL; WATER CHANNEL	Medieval to Modern
MRM16012	MON	Gully and finds at First Church of Christ Scientist, Kings Road, Reading, Berkshire	A possible late medieval-early post-medieval gully revealed during an archaeological watching brief.	GULLY; WATER CHANNEL	Medieval to Post Medieval
MRD6970	MON	Post-medieval wall and sherd of medieval pottery - 15 Gun Street, Reading, Berkshire	A post-medieval wall and a single sherd of medieval pottery were revealed during a watching brief at the rear of 15 Gun Street.	FINDSPOT; WALL	Medieval to Post Medieval
MRD3937	LB	Church of St Giles, Southampton Street, Reading, Berkshire	A Grade II listed medieval church rebuilt in 1872.	CHURCH; ANGLICAN CHURCH	Medieval to Post Medieval

HER Table; Monuments

MRD15706	MON	Medieval pits and finds at 96-102 London Street, Reading, Berkshire	Three medieval pits were revealed during an archaeological evaluation at 96-102 London Street, Reading.	PIT; PIT; PIT; FINDSPOT	Medieval to Post Medieval
MRD15707	MON	Medieval/post-medieval pits at 96-102 London Street, Reading, Berkshire	Two pits produced 12th century pottery along with artefacts from the 19th century, and three pits produced material dating to the 19th century.	PIT; PIT	Medieval to Post Medieval
MRD3974	MON	Highbridge Wharf, Reading, Berkshire	An old alignment of the River Kennet 15m north of the current channel was discovered during an archaeological evaluation at Highbridge Wharf, Reading.	WATERCOURSE	Medieval to Post Medieval
MRD1397	MON	Abbey Stables - Reading Abbey, Reading, Berkshire	Door added to the northern of the two existing walls during rebuild that occurred by 1600 AD. This re-used the existing walls, but raised the floor by 0.9m with sand. Also there is a new internal arrangement of a double row of central pillars.	STABLE; REVTMENT	Medieval to Post Medieval
MRD3916	MON	Medieval mills at Reading, Berkshire	Six mills are recorded in Reading in Domesday powered by the Kennet, the Holybrook and the Minister Mill stream.	WATERMILL; FULLING MILL; CORN MILL	Medieval to Post Medieval
MRD3941	MON	Minster Mill, Reading, Berkshire	The 13th century Minster Mill probably stood on a channel of the Kennet called Minster Mill Stream.	WATERMILL	Medieval to Post Medieval
MRD3942	MON	Mills at Mill Lane, Reading, Berkshire	Mills have been sited at Mill Lane since the early 13th century, if not as early as Domesday.	WATERMILL	Medieval to Post Medieval
MRD3947	MON	Waterfronts - Bridge Street, Reading, Berkshire	A series of water fronts were found during archaeological investigation at Bridge Street, Reading.	WATER CHANNEL	Medieval to Post Medieval

HER Table; Monuments

MRD1391	MON	Building - Abbey Stables at Reading Library, Reading	In the mid-late 12th century a building of unknown function was built which continued, with repairs, etc. until it was gutted in the mid 16th/17th century.	BUILDING; STABLE?	Medieval to Post Medieval
MRD6323	MON	Medieval mill stream - Reading Bus Depot, Mill Lane, Reading, Berkshire	A medieval mill stream identified during a bore hole survey at Mill Lane.	WATERCOURSE	Medieval to Post Medieval
MRD7382	MON	River deposits at Bear Wharf, Fobney Street, Reading, Berkshire	Clay/silty-clay deposits Bear Wharf, Fobney Street, Reading at which contained brick, tile and clay pipe fragments.	FEATURE	Medieval to Post Medieval
MRD7390	MON	Silty deposits at Bear Wharf, Fobney Street Reading, Berkshire	A series of silty deposits, some containing organic material, were discovered at Bear Wharf, Fobney Street, Reading.	NATURAL FEATURE	Medieval to Post Medieval
MRD7391	FS	Bear Wharf, Fobney Street, Reading, Berkshire	The waterlogged wood from the timber structures at Bear Wharf, Fobney Street, Reading is Salix sp (willow).	FINDSPOT	Medieval to Post Medieval
MRD4285	MON	Holy Brook revetment - Reading Library site, Reading, Berkshire	A revetment on the Holy Brook of post and plank construction built by 1600 and associated with a rise in the water level.	REVTMENT	Medieval to Post Medieval
MRM16780	FS	Burnt Animal Bone - 107 London Street, Reading, Berkshire	Burnt animal bone of possible Medieval or early Post-Medieval date was recovered during building works.	FINDSPOT	Medieval to Post Medieval
MRD15636	MON	Phase 2 - St Giles' Mill, Reading, Berkshire	A medieval mill dating from 1300 - c.1600 was revealed during archaeological excavations.	REVTMENT; FULLING MILL	Medieval to Post Medieval

HER Table; Monuments

MRD15639	MON	Medieval and post medieval timber structures - Oracle Site, Reading, Berkshire	Medieval and post medieval timber structures associated either with revetting or with a possible platform.	REVTMENT; PLATFORM	Medieval to Post Medieval
MRD15643	MON	Medieval and post-medieval structures - The Oracle Site, Reading, Berkshire	Medieval deposits and evidence for at least two well preserved medieval buildings. Overlying the medieval levels was the west range of the 17th C Oracle building with its courtyard and the 17th C brick capping and revetment of the Holy Brook.	BUILDING; REVTMENT	Medieval to Post Medieval
MRD15644	MON	Medieval buildings and deposits - The Oracle Site, Reading, Berkshire	Medieval deposits and evidence for at least two well preserved medieval buildings.	BUILDING	Medieval to Post Medieval
MRD15645	MON	16th-17th century bank of the Minster Mill stream -The Oracle Site, Reading, Berkshire	16th-17th century bank of the Minster Mill stream which had been partially removed by 19th century brick capping and revetment of the water way.	LEAT	Medieval to Post Medieval
MRD15614	MON	Post-medieval features - Land at 67-73 London St, Reading, Berkshire	Post-medieval features and a large cut feature probably for gravel quarrying were revealed during an archaeological evaluation.	FINDSPOT; RUBBISH PIT; DITCH; PIT; QUARRY	Medieval to Post Medieval
MRD15614	MON	Post-medieval features - Land at 67-73 London St, Reading, Berkshire	Post-medieval features and a large cut feature probably for gravel quarrying were revealed during an archaeological evaluation.	FINDSPOT; RUBBISH PIT; DITCH; PIT; QUARRY	Medieval to Post Medieval
MRD3922	MON	Rubbish pit feature at 52-53 Minster Street, Reading, Berkshire	A depression filled with black soil and containing 12th-13th century sherds, chicken bones and the bone handle of a knife.	RUBBISH PIT	Medieval to Unknown
MRD7373	FS	Lithic finds - Bridge Street, Reading, Berkshire	Twelve prehistoric struck flints were recovered during an archaeological watching brief at Bridge Street, Reading.	FINDSPOT	Mesolithic

HER Table; Monuments

MRM16403	MON	Remains of street tramway - Duke Street, Reading, Berkshire	The remains of tramlines were revealed during carriageway repairs in Duke Street, Reading.	STREET TRAMWAY	Modern
MRD7378	MON	Possible postholes at Bear Wharf, Fobney Street, Reading, Berkshire	An archaeological evaluation at Bear Wharf, Fobney Street, Reading, Berkshire revealed four possible modern postholes.	POST HOLE	Modern
MRM18258	MON	St Giles' War Shrine - Church of St Giles' Churchyard, Southampton Street, Reading	Grade II listed St Giles' war shrine was erected in 1917 and is located in the churchyard outside the Church of St Giles to the south of the porch.	WAR MEMORIAL	Modern
MRD7377	MON	Modern wall at Bear Wharf, Fobney Street, Reading, Berkshire	A modern robbed out east to west running structure, probably a wall was revealed during an archaeological evaluation at Bear Wharf, Fobney Street, Reading.	WALL	Modern to Unknown
MRM15991	MON	17th century features at 24-26 East Street, Reading, Berkshire	A 17th century refuse pit and a ditch possibly associated with the Civil War defences at Reading.	PIT; DITCH	Post Medieval
MRM16011	MON	19th century well - Letcombe Street, Reading, Berkshire	A late 19th century well was revealed during an archaeological evaluation at Letcombe Street, Reading.	WELL	Post Medieval
MRM16028	FS	Bellamine jug sherds - Quaker Meeting House, Church Street, Reading, Berkshire	Several Bellamine sherds have been found in the grounds of the Quaker Meeting House.	FINDSPOT	Post Medieval
MRD6986	MON	17-19 London Street, Reading, Berkshire	16th century house, demolished for the new Inner Distribution Road (IDR) in the 1980's.	HOUSE	Post Medieval
MRD15708	MON	Pits and a gully at 96-102 London Street, Reading, Berkshire	Two pits containing pottery dating between 16th-18th century and 16th century gully.	PIT; GULLY	Post Medieval
MRD15709	MON	Pits, ditch? and well or soak away - 96-102 London Street, Reading, Berkshire	Four pits, a ditch or large pit and an unmortared brick lined well or a soakaway were revealed.	WELL; PIT	Post Medieval

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MRD15753	FS	Post-medieval pottery sherd at 25-27 Cranes Wharf, Reading, Berkshire	One sherd of Surrey Border ware of 18th century date was observed on the spoil heap during ground works at 25-27 Cranes Wharf, Reading, Berkshire.	FINDSPOT	Post Medieval
MRM15775	MON	Kendrick School, East Street, Reading, Berkshire	Possible brick lined well or cesspit containing late post medieval pottery.	WELL	Post Medieval
MRD3995	MON	17th century timber revetment-Crane Wharf, Reading, Berkshire	A 17th century timber revetment related to the canalisation of the River Kennet.	REVETMENT	Post Medieval
MRD11386	FS	Post-medieval coin hoard - Yield Hall, Reading	A hoard of 17 gold coins dating from 1604 to 1632, all struck at the Tower Mint, London, found northwest of Yield Hall in April 1934.	FINDSPOT	Post Medieval
MRD7379	MON	Hard standing at Bear Wharf, Fobney Street, Reading, Berkshire	A hard standing surface constructed from large subangular limestone blocks at Bear Wharf, Fobney Street, Reading.	HARD	Post Medieval
MRD7380	MON	Re-deposited material at Bear Wharf, Fobney Street, Reading, Berkshire	Re-deposited material, probably riverine was found during an archaeological evaluation.	NATURAL FEATURE	Post Medieval
MRD7381	MON	Silty clay layers-Bear Wharf, Fobney Street, Reading, Berkshire	Silty clay layers (probably river sediment layers) at Bear Wharf, Fobney Street, Reading.	CANAL	Post Medieval
MRD7383	MON	Silty deposits at Bear Wharf, Fobney Street, Reading, Berkshire	A series of silty deposits were revealed at Bear Wharf, Fobney Street, Reading during an archaeological evaluation.	NATURAL FEATURE?	Post Medieval
MRD3990	MON	Post-medieval revetments at Bridge Street, Reading, Berkshire	At least three phases of revetment spanning the period C.1720-c.1800 were revealed during an archaeological excavation.	REVETMENT	Post Medieval
MRD3991	MON	Tanning pits - Bridge Street, Reading, Berkshire	Several clay lined brick tanning pits were revealed during an archaeological excavation.	TANNING PIT	Post Medieval
MRM17620	LB	94 London Street, Reading	A Grade II listed late C18 townhouse with a C19 shop front to the ground floor.	HOUSE; SHOP	Post Medieval

HER Table; Monuments

MRM17697	LB	Friends Meeting House, 2 Church Street, Reading	The Grade II listed Friends Meeting House was constructed in 1835 and replaces an 18th century Meeting House constructed on the site.	FRIENDS MEETING HOUSE; FRIENDS MEETING HOUSE	Post Medieval
MRM18223	MON	The Back Brook (Oracle Site 101) – Post-medieval activity	Several phases of post-medieval activity were identified at the Oracle Site 101 (Back Brook) comprising revetments, a wooden platform, a wooden structure, a brick floor and walls.	WATER CHANNEL; REVETMENT; WALL; FLOOR; FLOOR; REVETMENT; STRUCTURE; WALL	Post Medieval
MRD15617	FS	18th century pottery sherd - Cranes Warf, Reading, Berkshire	One sherd of 18th century pottery was observed by Steve Ford during re-development of the site.	FINDSPOT	Post Medieval
MRD7409	MON	Phase 4 Crane Wharf, Reading, Berkshire	During archaeological excavation an oak revetment and deposits were found relating to a phase of the Kennet canalisation.	REVETMENT	Post Medieval
MRD7410	MON	Phase 4 - Alder posts at Crane Wharf, Reading, Berkshire	Eight alder posts were found extending from the top of the Kennet and Avon canal bank to the centre of the channel silts.	PILE?	Post Medieval
MRD7411	MON	Post-medieval well at Crane Wharf, Reading, Berkshire	A post-medieval brick lined well was found in the north of the Crane Wharf site.	WELL	Post Medieval
MRD5765	MON	Scheduled Monument 1005388 - High Bridge, Reading, Berkshire	A stone bridge of one arch over River Kennet which was substantially rebuilt by the Corporation inc. 1788.	CANAL BRIDGE	Post Medieval
MRD3976	MON	Post-medieval culvert at Highbridge Wharf, Reading, Berkshire	An 18th or 19th century culvert or drain at Highbridge Wharf, Reading	CULVERT	Post Medieval

HER Table; Monuments

MRM16018	MON	Quaker burial ground - Church Street, Reading, Berkshire	A burial ground is shown on the 1879 map located to the rear of The Friend's Meeting House. The present meeting house was built in 1835 and replaced a 1716 building on the site. The burial ground formed part of this site acquired in 1715.	FRIENDS BURIAL GROUND	Post Medieval to Modern
MRD15736	MON	69 London Street, Reading, Berkshire	A house dating to the 16th century, which collapsed in 1998.	BUILDING	Post Medieval to Modern
MRD15743	MON	The Crown Inn, 23 Crown Street, Reading, Berkshire	The Crown Inn (now demolished) was standing since at least 1877, and a survey of the building showed that the building complex had altered in structure and layout several times since 1877.	INN	Post Medieval to Modern
MRD6310	MON	Post medieval demolition debris, corner of Bridge Street and IDR	An evaluation on the proposed site of "Anchorage" development revealed areas of post medieval demolition debris.	DEMOLITION DEBRIS	Post Medieval to Modern
MRD7384	MON	Bear Wharf, Fobney Street, Reading, Berkshire	A limestone surface, possibly the floor of a bunker for loading or a dry dock revealed at Bear Wharf, Fobney Street, Reading during an archaeological evaluation.	FLOOR	Post Medieval to Modern
MRD3963	MON	Post-medieval Reading, Berkshire	The post-medieval to modern town of Reading.	TOWN	Post Medieval to Modern
MRD3992	MON	18th -19th century wharf side - Bridge Street East Reading, Berkshire	Floors and foundations associated with the development of wharf side industries in the 18th-19th century were revealed during archaeological excavation.	FLOOR	Post Medieval to Modern

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MRD3996	MON	A post-medieval brick lined well at Crane Wharf? Reading, Berkshire	A post-medieval brick lined well at Crane Wharf? Reading.	WELL	Post Medieval to Modern
MRM16665	BLD	Jackson's Department Store, 1-6 King's Road, Reading, Berkshire	An early-mid Victorian department store with an 18th century stable block and 1930s warehouse behind.	STABLE; DEPARTMENT STORE	Post Medieval to Modern
MRM16817	MON	Two late post-medieval or modern wells at rear of 74-76 London Street, Reading	Two late post-medieval or modern wells were revealed during an archaeological watching brief on land at the rear of 74-76 London Street, Reading.	WELL	Post Medieval to Modern
MRM16817	MON	Two late post-medieval or modern wells at rear of 74-76 London Street, Reading	Two late post-medieval or modern wells were revealed during an archaeological watching brief on land at the rear of 74-76 London Street, Reading.	WELL	Post Medieval to Modern
MRM16665	BLD	Jackson's Department Store, 1-6 King's Road, Reading, Berkshire	An early-mid Victorian department store with an 18th century stable block and 1930s warehouse behind.	STABLE; DEPARTMENT STORE	Post Medieval to Modern
MRM16665	BLD	Jackson's Department Store, 1-6 King's Road, Reading, Berkshire	An early-mid Victorian department store with an 18th century stable block and 1930s warehouse behind.	STABLE; DEPARTMENT STORE	Post Medieval to Modern
MRM18332	BLD	Site of former late 19th century building – 2 and 2B, Kings Road, Reading	This is the site of a former three storey building at 2 and 2B Kings Road, Reading. Built in the 1880's, the building was demolished sometime after July 1981. The site is now occupied by a modern building.	HOUSE; SHOP	Post Medieval to Modern
MRD15637	MON	Post-medieval St Giles' Mill, Reading, Berkshire	There were two phases of re-building of the mill, at the turn of the 17th century and sometime in the 18th-19th century.	FULLING MILL	Post Medieval to Modern

HER Table; Monuments

MRD3975	MON	Revetment at Highbridge Wharf, Reading, Berkshire	Three oak posts set into later stages of silting sequence at Highbridge Wharf, Reading.	REVETMENT	Post Medieval to Unknown
MRD15647	MON	Oracle Site, Yield Hall Car Park, Reading, Berkshire	17th century Yield Hall. Low wall stubs were present together with some floors and details of later construction phases.	GUILDHALL	Post Medieval to Unknown
MRD15647	MON	Oracle Site, Yield Hall Car Park, Reading, Berkshire	17th century Yield Hall. Low wall stubs were present together with some floors and details of later construction phases.	GUILDHALL	Post Medieval to Unknown
MRD15647	MON	Oracle Site, Yield Hall Car Park, Reading, Berkshire	17th century Yield Hall. Low wall stubs were present together with some floors and details of later construction phases.	GUILDHALL	Post Medieval to Unknown
MRD11260	FS	Earthenware bottle - River Kennet near High Bridge, Reading, Berkshire	A Roman earthenware bottle was recovered from the River Kennet near High Bridge, Reading.	FINDSPOT	Roman
MRD11261	FS	Roman pottery - River Kennet, Reading, Berkshire	Roman pottery dredged from the River Kennet at or near Reading.	FINDSPOT	Roman
MRD11310	FS	Roman quern stone - Queen's Hotel, Reading, Berkshire	The lower stone of a Roman quern was found in the garden of The Queen's Hotel Reading.	FINDSPOT	Roman
MRD11311	FS	Roman bowl in the Holybrook, Reading	A Roman bowl found in the Holybrook near Reading?	FINDSPOT	Roman
MRD15710	MON	Medieval foundry at 67-73 London Street, Reading, Berkshire	Foundry waste and pits suggest there was a medieval foundry in the vicinity of the site.	FINDSPOT; FINDSPOT; FOUNDRY; FINDSPOT	Roman to Post Medieval

HER Table; Monuments

MRD3921	MON	Minster Street/Gun Street, Reading	Part of the presumed road system of the late Saxon town which continued with minor changes of alignment (e.g. diversion around St Mary's graveyard) in the medieval town.	ROAD	Saxon
MRD11317	FS	Early medieval dagger at 3-7 Queens Road, Reading, Berkshire	An early medieval iron dagger was dug up in Queens Road, Reading in 1937.	FINDSPOT	Saxon
MRD11339	FS	Saxon axe and spearhead- River Kennet, Reading, Berkshire	A Saxon iron axe and a spearhead from the River Kennet in Reading.	FINDSPOT	Saxon
MRM15804	MON	Medieval hearths at rear of 7-9 Gun Street, Reading, Berkshire	Two or possibly three medieval hearths revealed during an archaeological evaluation at the rear of 7-9 Gun Street, Reading.	FINDSPOT; HEARTH; HEARTH; HEARTH?	Saxon to Medieval
MRM15804	MON	Medieval hearths at rear of 7-9 Gun Street, Reading, Berkshire	Two or possibly three medieval hearths revealed during an archaeological evaluation at the rear of 7-9 Gun Street, Reading.	FINDSPOT; HEARTH; HEARTH; HEARTH?	Saxon to Medieval
MRM15804	MON	Medieval hearths at rear of 7-9 Gun Street, Reading, Berkshire	Two or possibly three medieval hearths revealed during an archaeological evaluation at the rear of 7-9 Gun Street, Reading.	FINDSPOT; HEARTH; HEARTH; HEARTH?	Saxon to Medieval
MRD3948	MON	11th century watercourse at Bridge Street, Reading, Berkshire	An 11th century channel was identified during archaeological investigations at Bridge Street, Reading.	WATERCOURSE	Saxon to Medieval
MRD1392	MON	Saxon-medieval plough soil - Abbey stables/Reading Library, Reading, Berkshire	Excavation in 1983 revealed a plough soil dating from the 10th to the early 12th century.	FIELD?	Saxon to Medieval
MRM16201	MON	Undated well, Kendrick School, East Street, Reading, Berkshire	A well was located at Kendrick School, East Street, Reading.	WELL	Unknown
MRD6376	MON	Undated wall at Jacksons Corner, Reading	A 250mm thick brick wall running out from Jacksons shop frontage on north side of King's Road angled at 90 degrees to the Holy Brook.	WALL	Unknown

HER Table; Monuments

MRD3967	FS	Human cranium - back of Minster Street, Reading, Berkshire	Part of a human cranium was found at the back of Minster Street in Reading.	FINDSPOT	Unknown
MRD15641	MON	Dumped deposits - Oracle Site, Reading, Berkshire	Dumped deposits, brick walls and destruction rubble associated with 19th century brick buildings. A well, partially lined with a wooden barrel was cut through these deposits.	FINDSPOT	Unknown
MRM15774	MON	Post-medieval pits at Kendrick School, Reading, Berkshire	Three post-medieval pits discovered during an archaeological evaluation.	RUBBISH PIT	Post Medieval
MRM16766	MON	11th-14th century pits at 74-76 London Street, Reading, Berkshire	Three medieval pits containing pottery of 11th-14th century date were identified during an archaeological evaluation.	PIT	Medieval
MRM16766	MON	11th-14th century pits at 74-76 London Street, Reading, Berkshire	Three medieval pits containing pottery of 11th-14th century date were identified during an archaeological evaluation.	PIT	Medieval
MRD15601	MON	Reading Waterfront - Bridge Street East, Reading, Berkshire	The confluence of a narrow stream 3m wide and a larger channel, which probably flowed into the Kennet, had 4 phases of revetment and bank consolidation.	REVTMENT; REVTMENT; LAND RECLAMATION	Saxon to Medieval
MRM18222	MON	The Back Brook (Oracle Site 101) – Medieval activity	Several phases of medieval activity were identified from the mid 12th century to the 15th century at the Oracle Site 101 (Back Brook) comprising a drain, boardwalks, revetments and a possible fish holding tank.	DRAIN; STRUCTURE; WATER CHANNEL; STRUCTURE; REVTMENT; REVTMENT; RUBBISH PIT; FISHPOND?	Medieval

HER Table; Monuments

MRM18223	MON	The Back Brook (Oracle Site 101) – Post-medieval activity	Several phases of post-medieval activity were identified at the Oracle Site 101 (Back Brook) comprising revetments, a wooden platform, a wooden structure, a brick floor and walls.	WATER CHANNEL; REVETMENT; WALL; FLOOR; FLOOR; REVETMENT; STRUCTURE; WALL	Post Medieval
MRM16761	MON	Site of Reading Tin Works, Church Street, Reading, Berkshire	The Reading Tin Works manufactured the tins for Huntley and Palmer's Biscuits.	BOUNDARY WALL; FACTORY	Post Medieval to Modern
MRM16761	MON	Site of Reading Tin Works, Church Street, Reading, Berkshire	The Reading Tin Works manufactured the tins for Huntley and Palmer's Biscuits.	BOUNDARY WALL; FACTORY	Post Medieval to Modern
MRM18353	MON	The Minster Mill (Oracle Site 150) – Medieval activity	Several phases of medieval activity were identified from the mid-11th century to the 15th century at the Oracle Site 150 (The Minster Mill). This comprised the construction of the mill stream, mill, revetments and road surfaces.	WATERMILL?; LEAT; REVETMENT; ROAD; PIT; REVETMENT; ROAD	Medieval

HER Table; Monuments

MRM18354	MON	The Minster Mill (Oracle Site 150) – Post-medieval activity	Several phases of post-medieval activity were identified from the late 16th century onwards at the Oracle Site 150 (The Minster Mill) including the revetting of the mill stream in the late 16th century and the rebuilding of the Minster Mill in timber and	LEAT; REVETMENT; WATERMILL; WATERMILL; SLUICE; WHEEL PIT; HEAD RACE; PENSTOCK; HEAD RACE; WATERMILL; CULVERT; WATERMILL; WAREHOUSE	Post Medieval
MRM18355	MON	Activity during the mid-12th to mid-13th century -The Yield Hall (Oracle Site 12)	Evidence was revealed during archaeological investigations for the management and development of the flood plain for industrial use during the mid-12th to mid-13th century.	ROAD?; REVETMENT; WATER CHANNEL; RETAINING WALL; STORAGE TANK?; BUILDING; LAND RECLAMATION; HARD STANDING	Medieval

HER Table; Monuments

MRM18356	MON	Activity during the mid-13th to 15th century -The Yield Hall Lane frontages (Oracle Site 12)	Evidence for a tanning complex, continued channel management and land reclamation during the mid-13th to 15th century was revealed during archaeological investigations at this site.	TAWING WORKS; TANNING PIT; WATER CHANNEL; LAND RECLAMATION; REVETMENT; RETAINING WALL; BUILDING; REVETMENT; FISH TRAP; STORAGE TANK?	Medieval
MRD15596	MON	Romano-British and Saxon activity - Reading Waterfront - Abbey Wharf and Crane Wharf, Reading, Berkshire	Evidence for Romano-British and Saxon activity on the waterfront sites comprised a series of small finds and human skeletons.	FINDSPOT; FINDSPOT	Roman to Saxon
MRD15600	MON	Reading Waterfront - Bridge Street East, Reading, Berkshire	A series of medieval revetments and post medieval land reclamation areas associated with 2 tributaries of the Kennet.	REVETMENT; LAND RECLAMATION; NATURAL FEATURE	Saxon to Post Medieval
MRD15600	MON	Reading Waterfront - Bridge Street East, Reading, Berkshire	A series of medieval revetments and post medieval land reclamation areas associated with 2 tributaries of the Kennet.	REVETMENT; LAND RECLAMATION; NATURAL FEATURE	Saxon to Post Medieval

HER Table; Monuments

MRD15600	MON	Reading Waterfront - Bridge Street East, Reading, Berkshire	A series of medieval revetments and post medieval land reclamation areas associated with 2 tributaries of the Kennet.	REVETMENT; LAND RECLAMATION; NATURAL FEATURE	Saxon to Post Medieval
MRD15600	MON	Reading Waterfront - Bridge Street East, Reading, Berkshire	A series of medieval revetments and post medieval land reclamation areas associated with 2 tributaries of the Kennet.	REVETMENT; LAND RECLAMATION; NATURAL FEATURE	Saxon to Post Medieval
MRD15600	MON	Reading Waterfront - Bridge Street East, Reading, Berkshire	A series of medieval revetments and post medieval land reclamation areas associated with 2 tributaries of the Kennet.	REVETMENT; LAND RECLAMATION; NATURAL FEATURE	Saxon to Post Medieval
MRD15602	MON	Reading Waterfront - Bridge Street East, Reading, Berkshire	In the Post-medieval period the two subsidiary channels of the Kennet continued to narrow.	LAND RECLAMATION	Post Medieval
MRD15613	LB	2-4 London Street, Reading, Berkshire	Grade II listed building probably constructed between 1816 and 1840 on the footprint of an older building.	HOUSE; SHOP	Post Medieval to Modern
MRD15632	MON	Civil War Defences, Reading, Berkshire	The possible line of Civil War defences as taken from Map of 1643 Defences.	DITCH	Post Medieval
MRD15733	MON	Post-medieval cellars at St Giles Close, Reading, Berkshire	Extensive post-medieval cellars consistent with terraced back to back houses were revealed during an archaeological evaluation.	CELLAR	Post Medieval to Modern
MRD15733	MON	Post-medieval cellars at St Giles Close, Reading, Berkshire	Extensive post-medieval cellars consistent with terraced back to back houses were revealed during an archaeological evaluation.	CELLAR	Post Medieval to Modern

HER Table; Monuments

MRD7376	MON	Bear Wharf, Fobney Street, Reading, Berkshire	A medieval revetment and a post-medieval revetment and dock were revealed during an archaeological evaluation at Bear Wharf, Fobney Street, Reading.	REVTMENT; DOCK	Medieval to Post Medieval
MRD7376	MON	Bear Wharf, Fobney Street, Reading, Berkshire	A medieval revetment and a post-medieval revetment and dock were revealed during an archaeological evaluation at Bear Wharf, Fobney Street, Reading.	REVTMENT; DOCK	Medieval to Post Medieval
MRD7376	MON	Bear Wharf, Fobney Street, Reading, Berkshire	A medieval revetment and a post-medieval revetment and dock were revealed during an archaeological evaluation at Bear Wharf, Fobney Street, Reading.	REVTMENT; DOCK	Medieval to Post Medieval
MRD7376	MON	Bear Wharf, Fobney Street, Reading, Berkshire	A medieval revetment and a post-medieval revetment and dock were revealed during an archaeological evaluation at Bear Wharf, Fobney Street, Reading.	REVTMENT; DOCK	Medieval to Post Medieval
MRD7376	MON	Bear Wharf, Fobney Street, Reading, Berkshire	A medieval revetment and a post-medieval revetment and dock were revealed during an archaeological evaluation at Bear Wharf, Fobney Street, Reading.	REVTMENT; DOCK	Medieval to Post Medieval
MRD1412	MON	Scheduled Monument 1005388 - High Bridge, Reading, Berkshire	High Bridge is a stone bridge of one arch over River Kennet, which was rebuilt by the Corporation in c. 1788.	BRIDGE	Medieval
MRD15584	MON	Reading Waterfront - Crane Wharf	A gully containing late 14th or early 15th century pottery at Crane Wharf, Reading.	DRAINAGE DITCH	Medieval
MRD15594	MON	Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf	Evidence from the Kennet waterfront and subsidiary channels spans from the middle Iron Age to the canalisation in the 18th and 19th centuries.	FLOOD DEFENCES	Middle Iron Age to Post Medieval

HER Table; Monuments

MRD15594	MON	Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf	Evidence from the Kennet waterfront and subsidiary channels spans from the middle Iron Age to the canalisation in the 18th and 19th centuries.	FLOOD DEFENCES	Middle Iron Age to Post Medieval
MRD15594	MON	Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf	Evidence from the Kennet waterfront and subsidiary channels spans from the middle Iron Age to the canalisation in the 18th and 19th centuries.	FLOOD DEFENCES	Middle Iron Age to Post Medieval
MRD15594	MON	Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf	Evidence from the Kennet waterfront and subsidiary channels spans from the middle Iron Age to the canalisation in the 18th and 19th centuries.	FLOOD DEFENCES	Middle Iron Age to Post Medieval
MRD15594	MON	Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf	Evidence from the Kennet waterfront and subsidiary channels spans from the middle Iron Age to the canalisation in the 18th and 19th centuries.	FLOOD DEFENCES	Middle Iron Age to Post Medieval
MRD15594	MON	Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf	Evidence from the Kennet waterfront and subsidiary channels spans from the middle Iron Age to the canalisation in the 18th and 19th centuries.	FLOOD DEFENCES	Middle Iron Age to Post Medieval
MRD15594	MON	Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf	Evidence from the Kennet waterfront and subsidiary channels spans from the middle Iron Age to the canalisation in the 18th and 19th centuries.	FLOOD DEFENCES	Middle Iron Age to Post Medieval

HER Table; Monuments

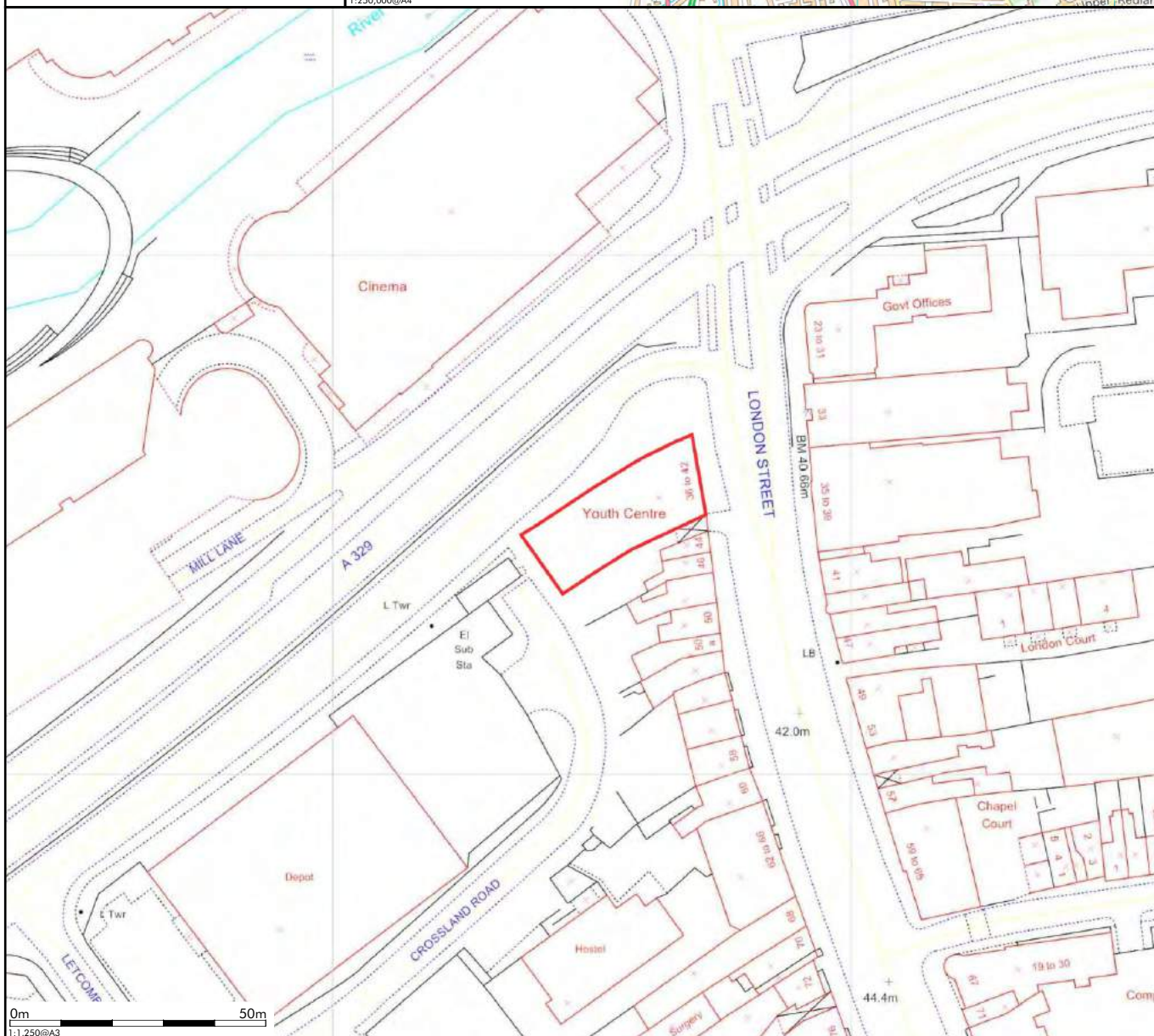
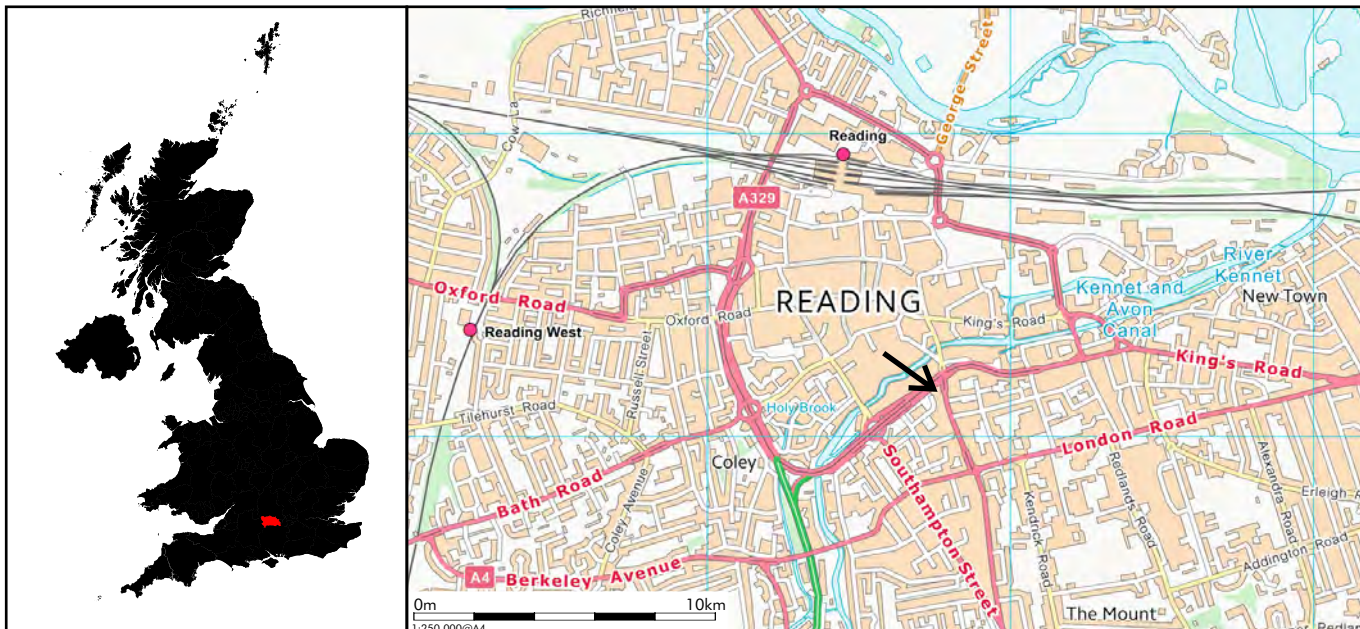
MRD15594	MON	Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf	Evidence from the Kennet waterfront and subsidiary channels spans from the middle Iron Age to the canalisation in the 18th and 19th centuries.	FLOOD DEFENCES	Middle Iron Age to Post Medieval
MRD15595	MON	Prehistoric activity - Abbey Wharf and Crane Wharf, Reading Waterfront - Reading, Berkshire	The earliest evidence from Crane Wharf site is Neolithic. A middle Iron Age burnished angular bowl was also found in a river meander channel on the abbey wharf site and a single sherd of possible Iron Age or Saxon date was found in the bank of a slow-mov	FINDSPOT; FINDSPOT; FINDSPOT	Prehistori c
MRD15595	MON	Prehistoric activity - Abbey Wharf and Crane Wharf, Reading Waterfront - Reading, Berkshire	The earliest evidence from Crane Wharf site is Neolithic. A middle Iron Age burnished angular bowl was also found in a river meander channel on the abbey wharf site and a single sherd of possible Iron Age or Saxon date was found in the bank of a slow-mov	FINDSPOT; FINDSPOT; FINDSPOT	Prehistori c
MRD15595	MON	Prehistoric activity - Abbey Wharf and Crane Wharf, Reading Waterfront - Reading, Berkshire	The earliest evidence from Crane Wharf site is Neolithic. A middle Iron Age burnished angular bowl was also found in a river meander channel on the abbey wharf site and a single sherd of possible Iron Age or Saxon date was found in the bank of a slow-mov	FINDSPOT; FINDSPOT; FINDSPOT	Prehistori c
MRD15596	MON	Romano-British and Saxon activity - Reading Waterfront - Abbey Wharf and Crane Wharf, Reading, Berkshire	Evidence for Romano-British and Saxon activity on the waterfront sites comprised a series of small finds and human skeletons.	FINDSPOT; FINDSPOT	Roman to Saxon
MRD15596	MON	Romano-British and Saxon activity - Reading Waterfront - Abbey Wharf and Crane Wharf, Reading, Berkshire	Evidence for Romano-British and Saxon activity on the waterfront sites comprised a series of small finds and human skeletons.	FINDSPOT; FINDSPOT	Roman to Saxon

HER Table; Monuments

MRD15596	MON	Romano-British and Saxon activity - Reading Waterfront - Abbey Wharf and Crane Wharf, Reading, Berkshire	Evidence for Romano-British and Saxon activity on the waterfront sites comprised a series of small finds and human skeletons.	FINDSPOT; FINDSPOT	Roman to Saxon
MRD7376	MON	Bear Wharf, Fobney Street, Reading, Berkshire	A medieval revetment and a post-medieval revetment and dock were revealed during an archaeological evaluation at Bear Wharf, Fobney Street, Reading.	REVTMENT; DOCK	Medieval to Post Medieval
MRD1374	MON	Reading Abbey, Reading, Berkshire	Benedictine monastery founded in 1121 and consecrated as Cluniac monastery in 1164 by Henry I.	BENEDICTINE MONASTERY; CLUNIAN MONASTERY	Medieval
MRD15634	MON	Saxon Reading	Possible extent of Saxon town is shown in G.G. Astill's 'Historic Towns in Berkshire'.	TOWN	Saxon
MRD15633	MON	Danish Defences? Reading, Berkshire	The possible line of Danish Defences.	DEFENCE WORK	Saxon
MRM16751	MON	London Street - Reading, Berkshire	London Street is located to the south of the town centre and has medieval origins.	ROAD	Medieval to Modern

HER Table; Scheduled Monuments

DesigUID	RecordType	Name	PrefRef	NationalRe
DBF97	SAM	Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.	1007932	1007932
DBF97	SAM	Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.	1007932	1007932
DBF90	SAM	High Bridge	1005388	1005388
DBF97	SAM	Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.	1007932	1007932
DBF97	SAM	Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.	1007932	1007932



Site Outline

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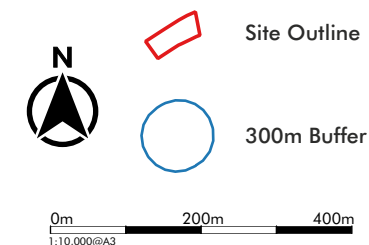
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Approved By: RK
Date: 08/01/2020

Figure 1:
Site Location

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Figure 2.1:
Map of Historic Environment Data,
Non-intrusive Archaeological Events



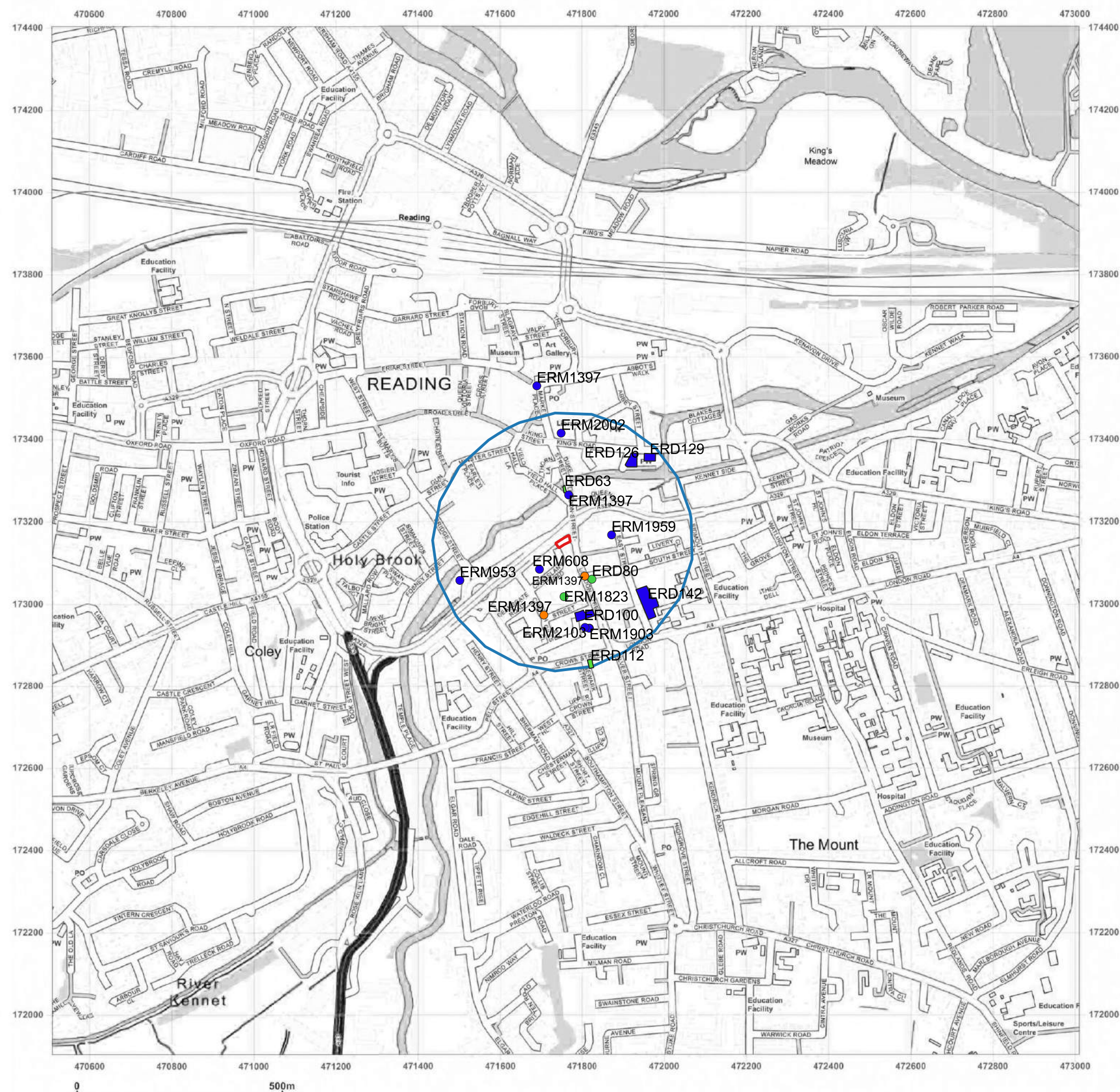
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- ABIR
- CAA

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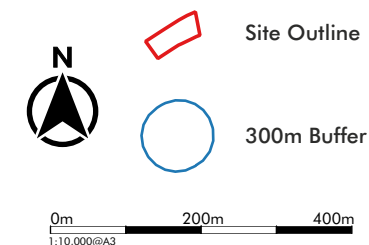
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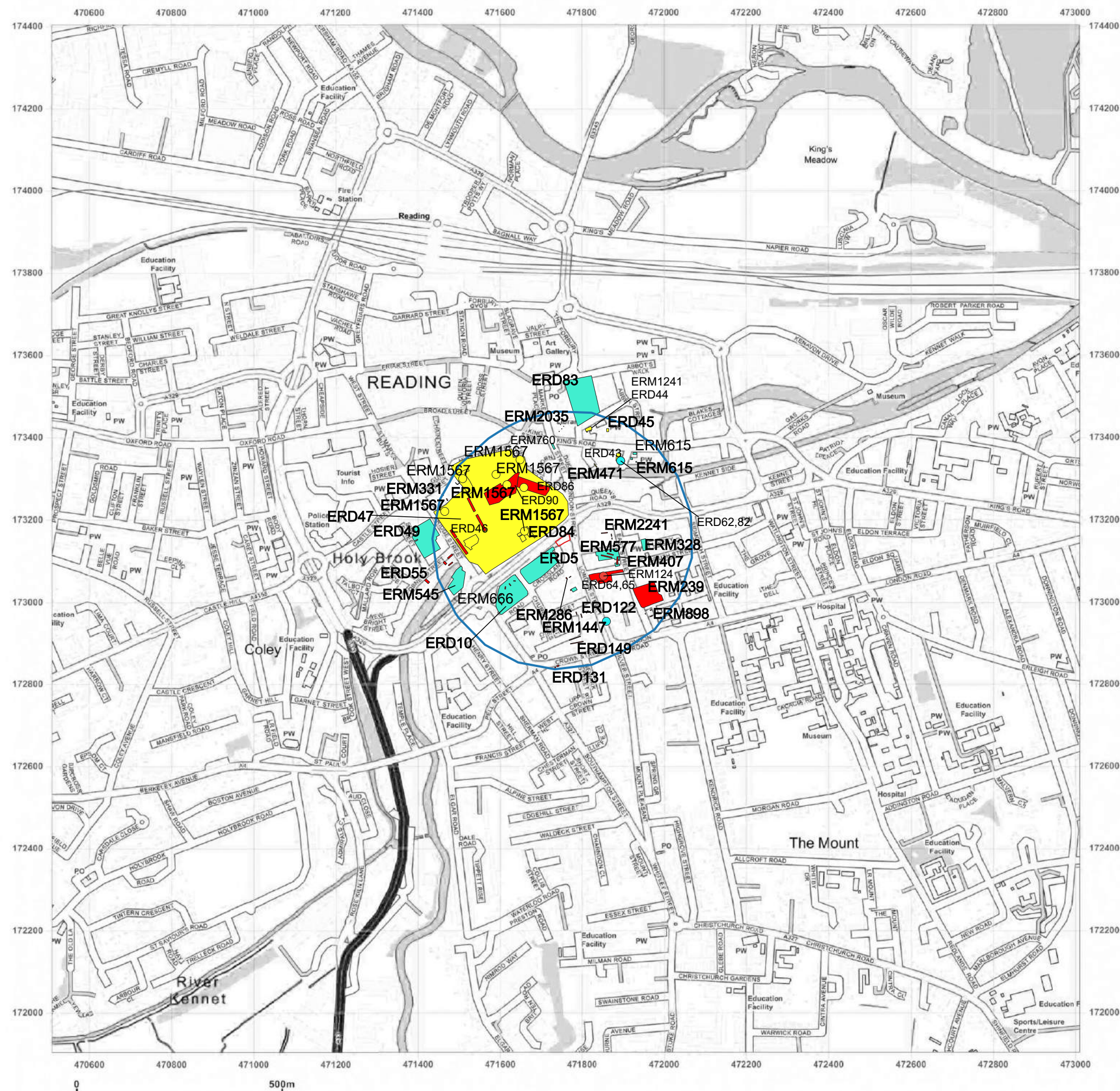


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Figure 2.2:
Map of Historic Environment Data,
Intrusive Archaeological Events



KEY

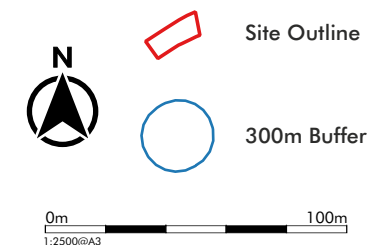


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Figure 2.3:
Map of Historic Environment Data,
Listed Buildings



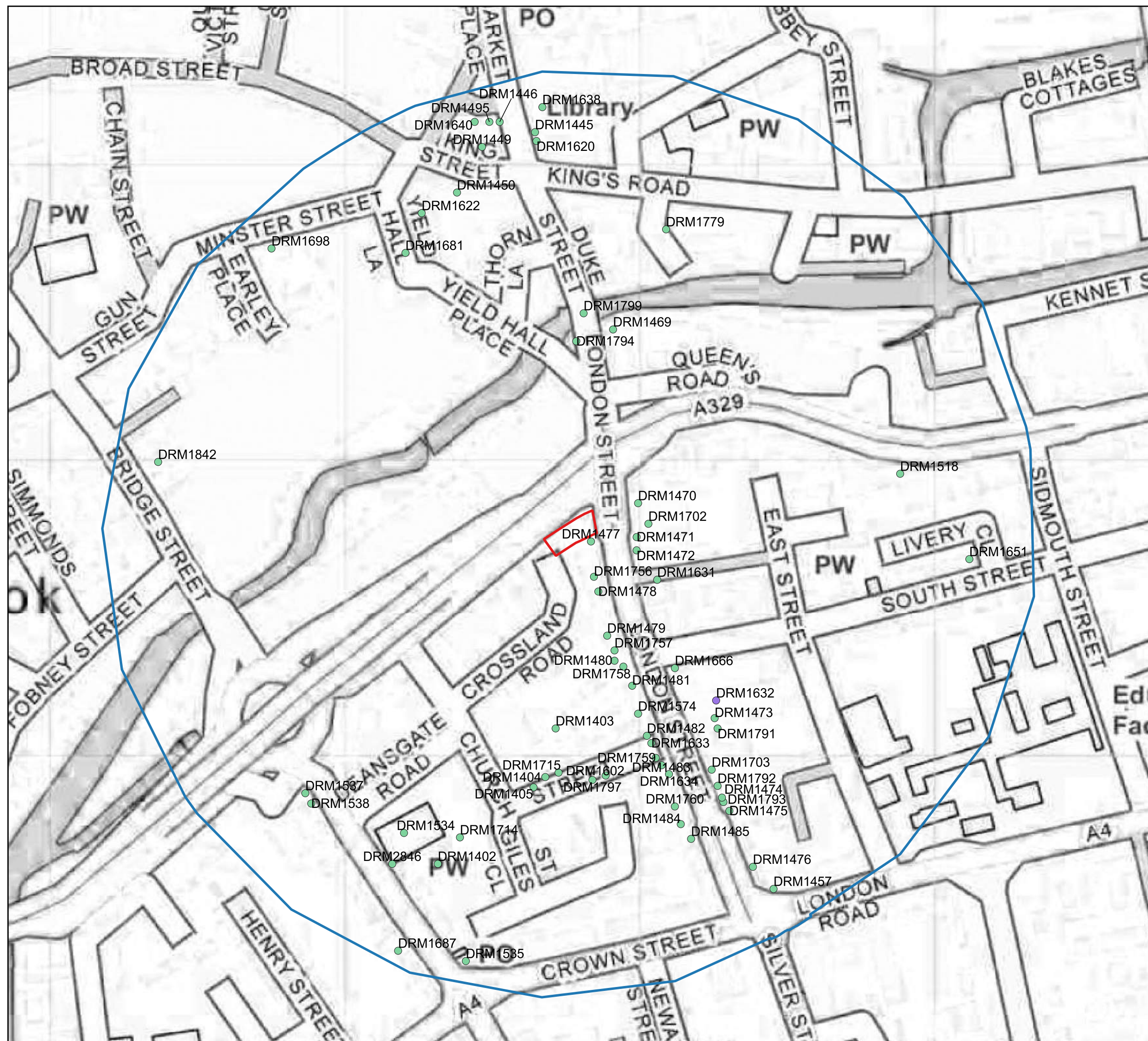
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- GRADE II
- GRADE II*

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Figure 2.5:
Map of Historic Environment Data,
Monuments Dated Saxon and Medieval

N

Site Outline

300m Buffer

0m 200m
1:5000@A3

KEY

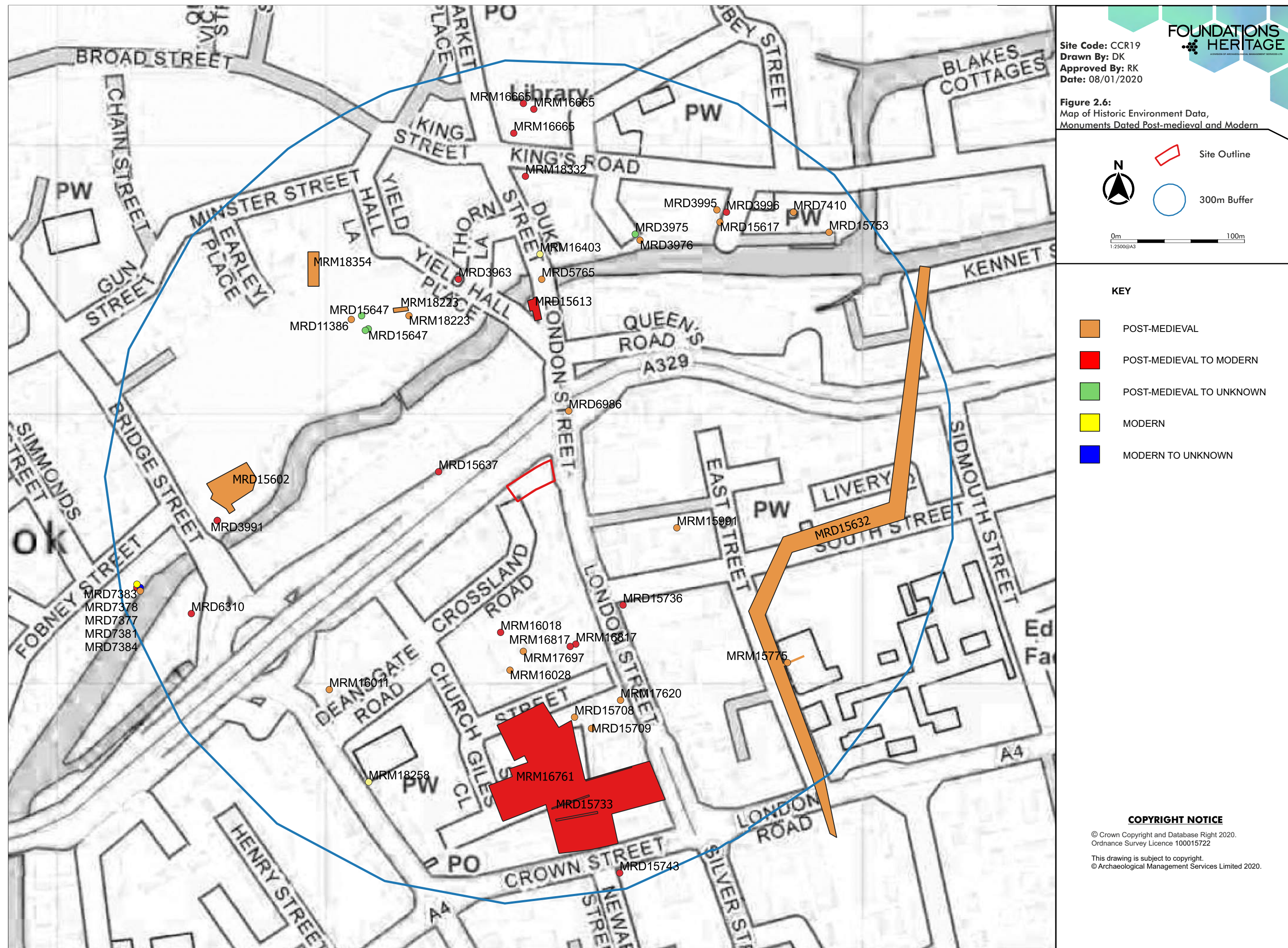
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	SAXON TO MEDIEVAL
	SAXON TO POST-MEDIEVAL
	MEDIEVAL
	MEDIEVAL TO POST-MEDIEVAL
	MEDIEVAL TO MODERN
	MEDIEVAL TO UNKNOWN

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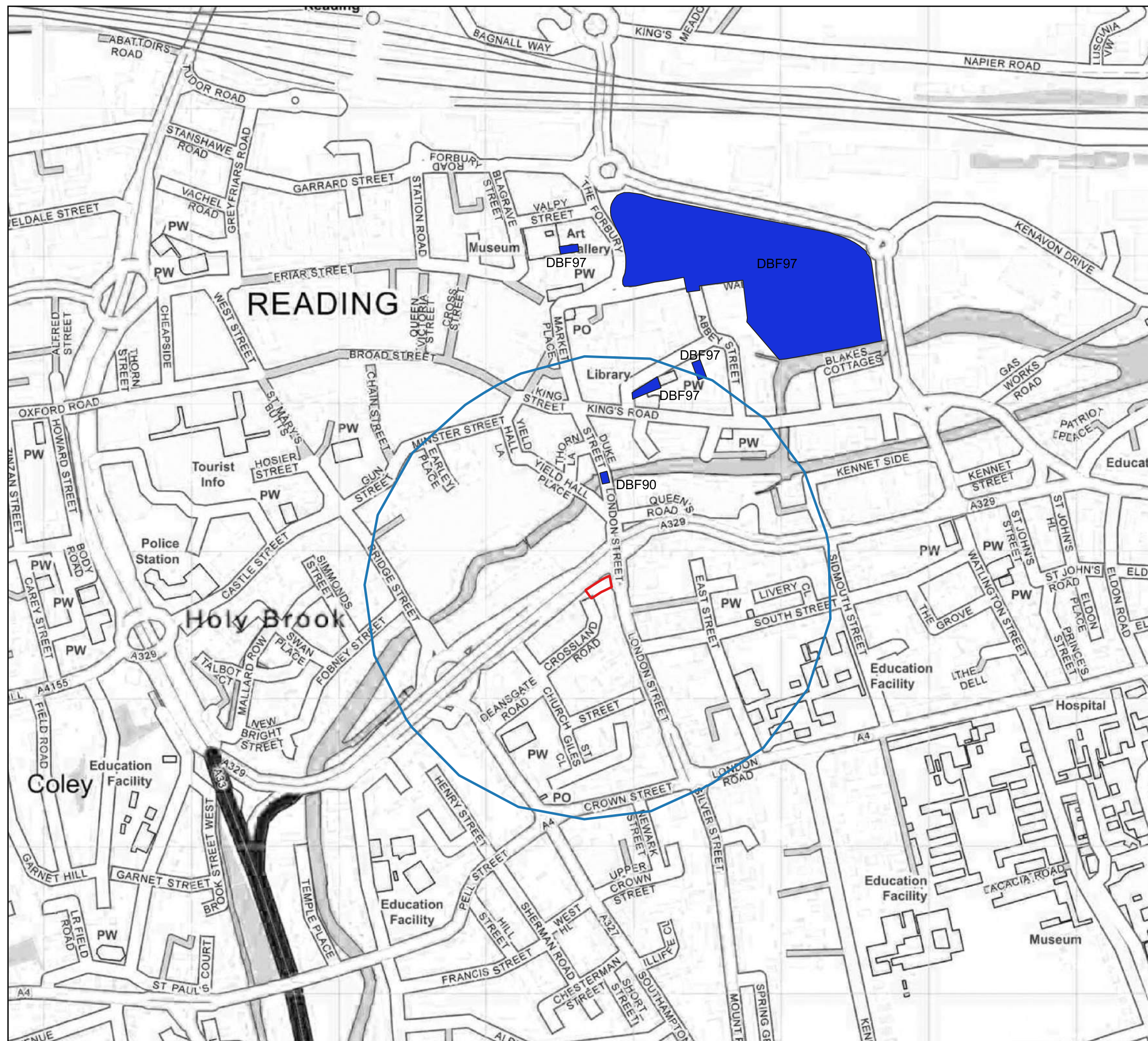
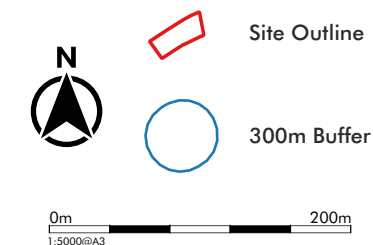
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Figure 2.6:
Map of Historic Environment Data,
Monuments Dated Post-medieval and Modern



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Figure 2.7:
Map of Historic Environment Data,
Scheduled Ancient Monuments



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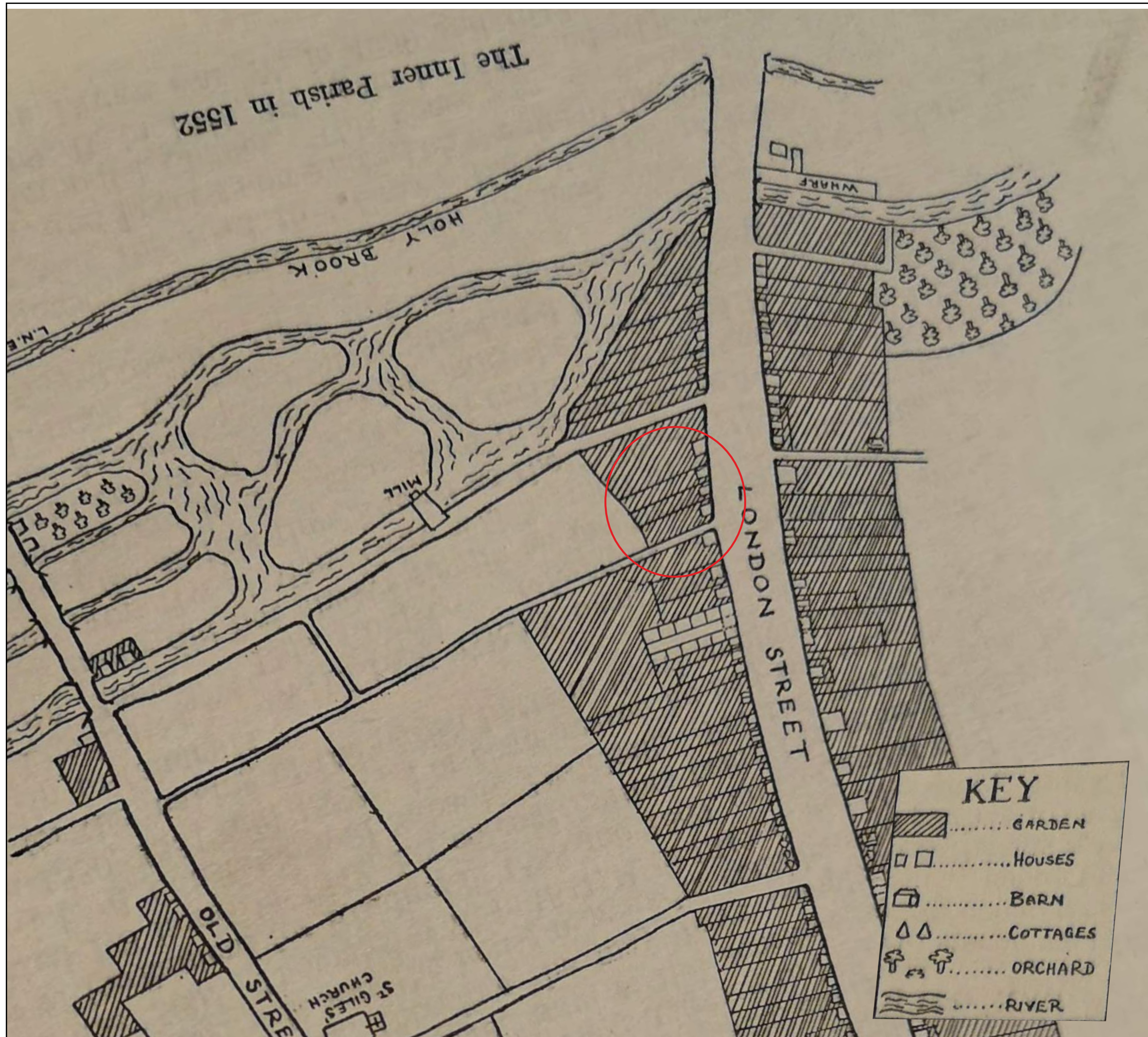
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Figure 3: 1552 Map

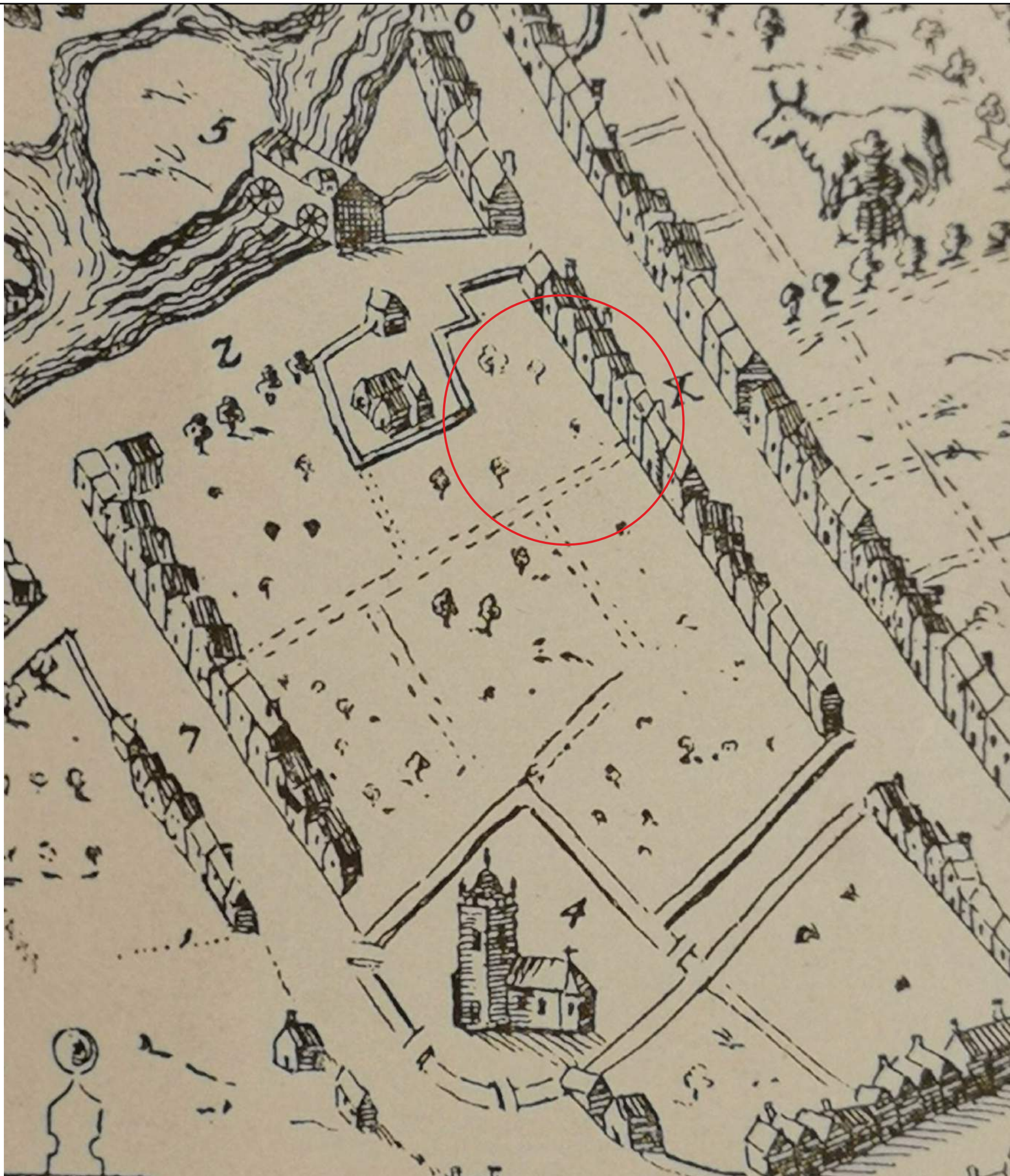


General Site Location



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Figure 4: Speed's 1610 Map

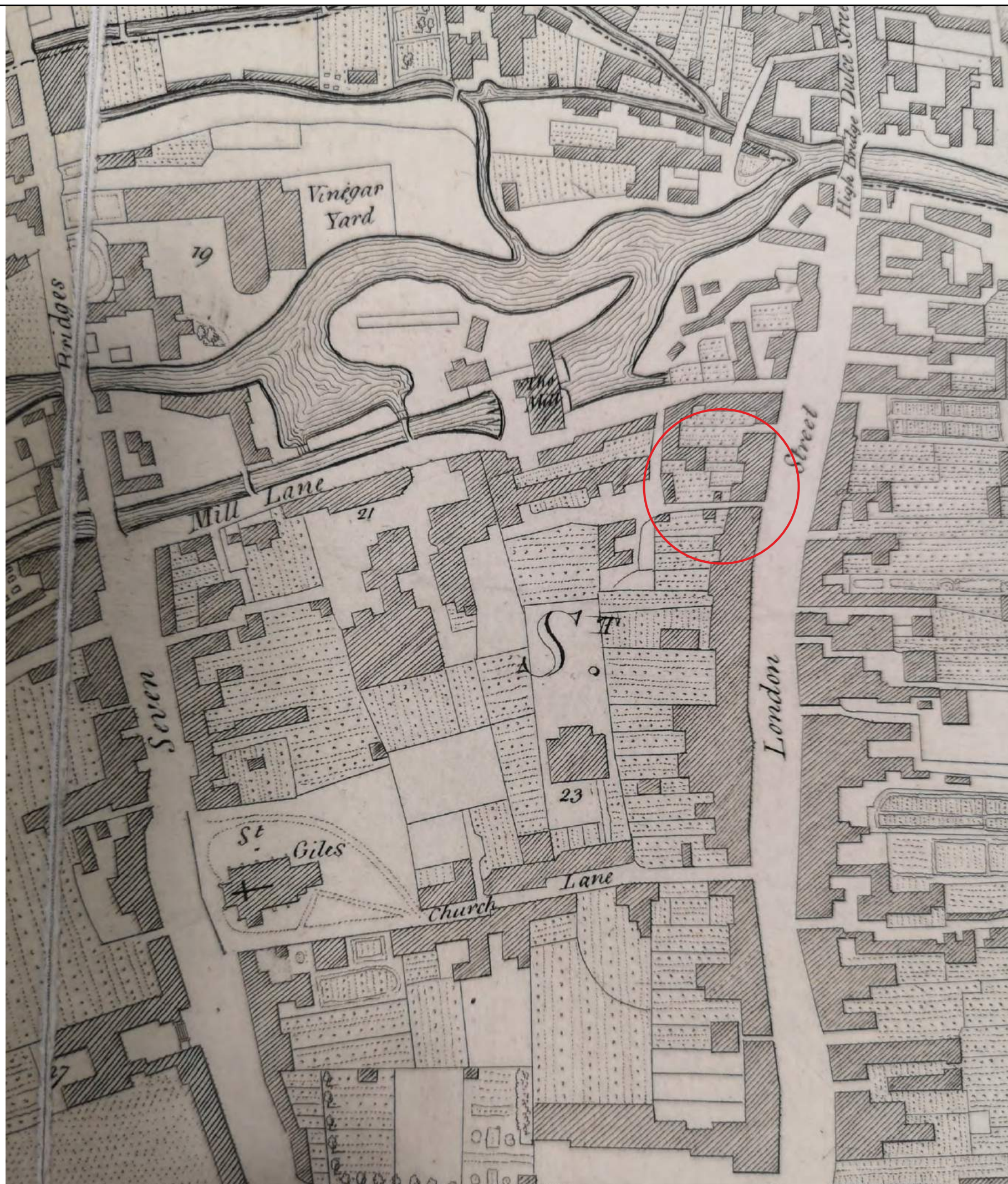


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Figure 5: Tomkins' 1802 Map



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Figure 6: 1807 Map



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Figure 7: 1813 Map



General Site Location



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Figure 8: 1840 Tithe Map



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Figure 9: 1840 Map



General Site Location



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Figure 10: 1853 Map



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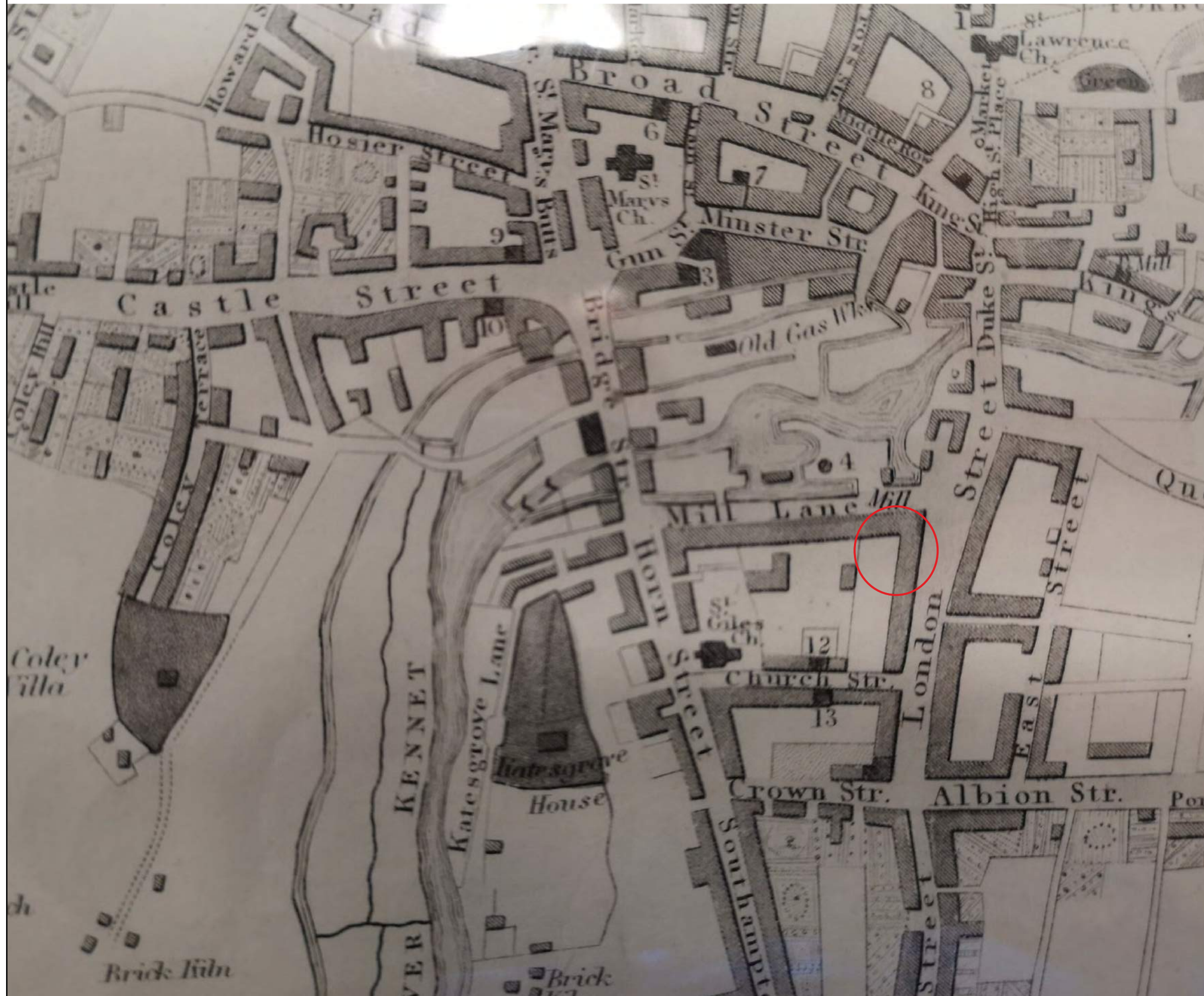
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Figure 11: 1861 Map



General Site Location



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Figure 12: 1879 Ordnance Survey Map



Site Outline

0m 40m



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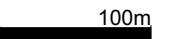
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Figure 13: 1900 Ordnance Survey Map



 Site Outline

0m  100m



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Figure 14: 1912 Ordnance Survey Map



Site Outline

0m 100m



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Figure 15: 1929 Insurance Plan

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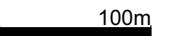
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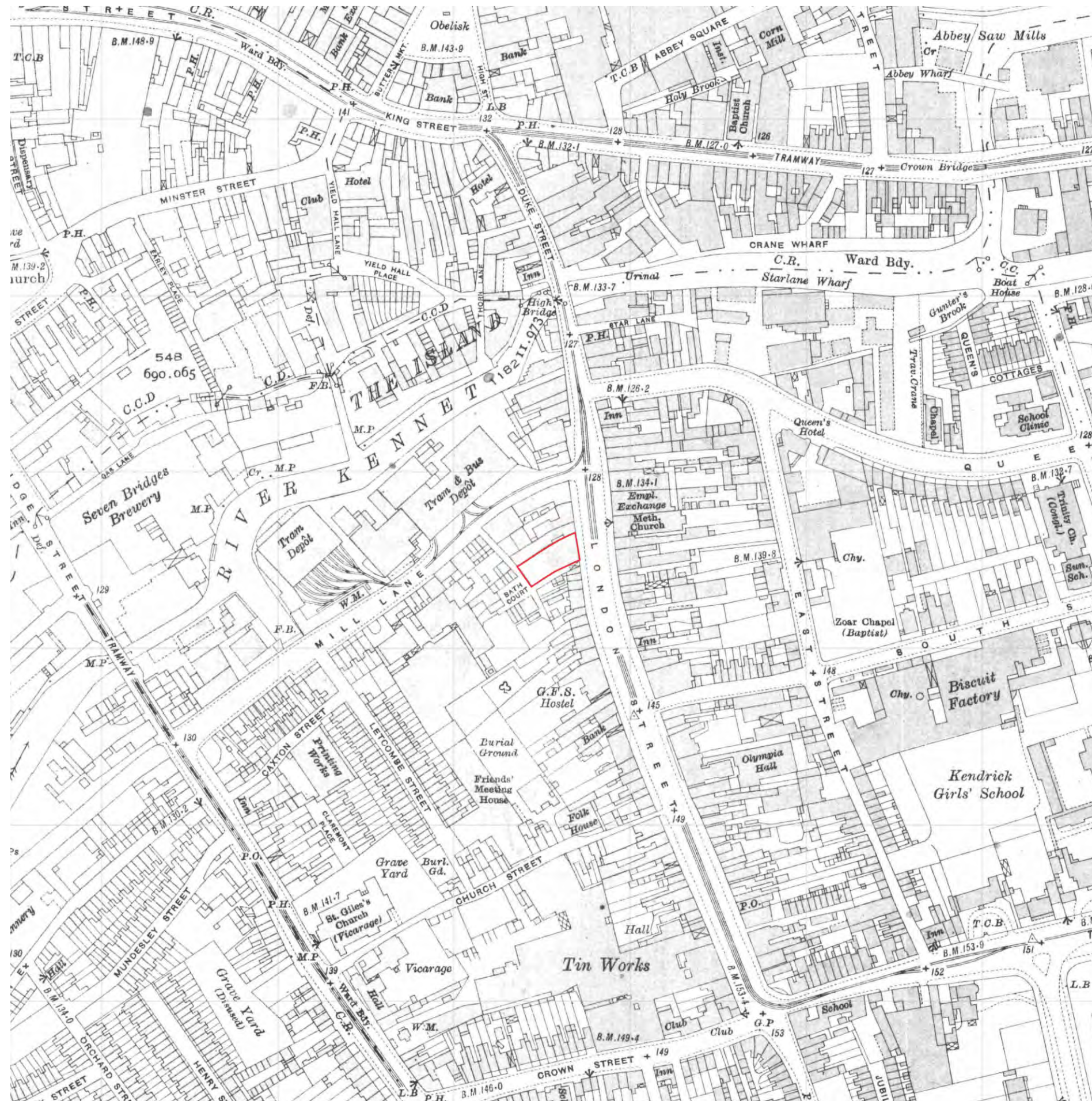
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Figure 16: 1931 Ordnance Survey Map



 Site Outline

0m  100m



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Figure 17: 1957-58 Ordnance Survey Map



 Site Outline

0m  80m



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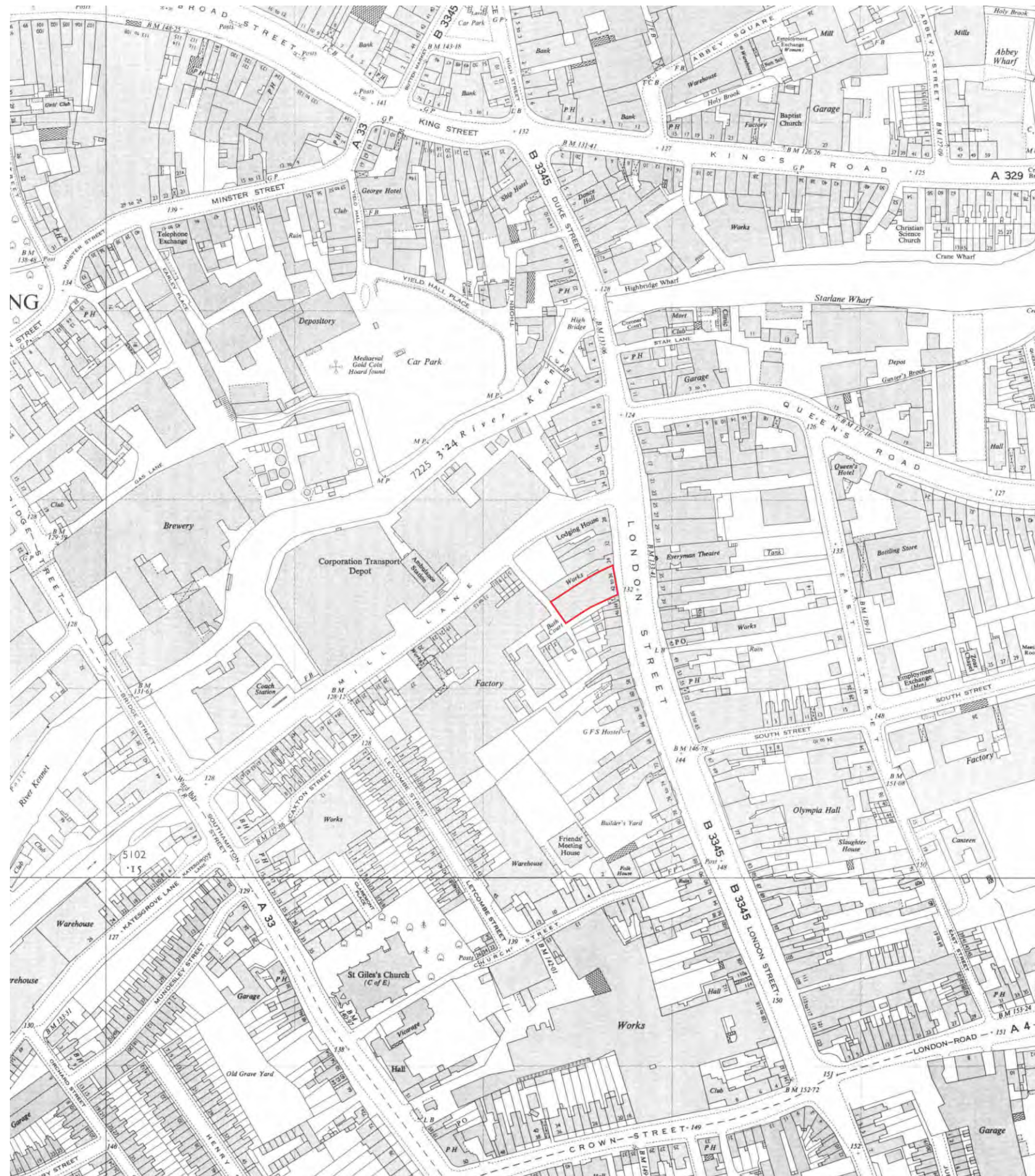
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Figure 18: 1959-61 Ordnance Survey Map



 Site Outline

0m  100m



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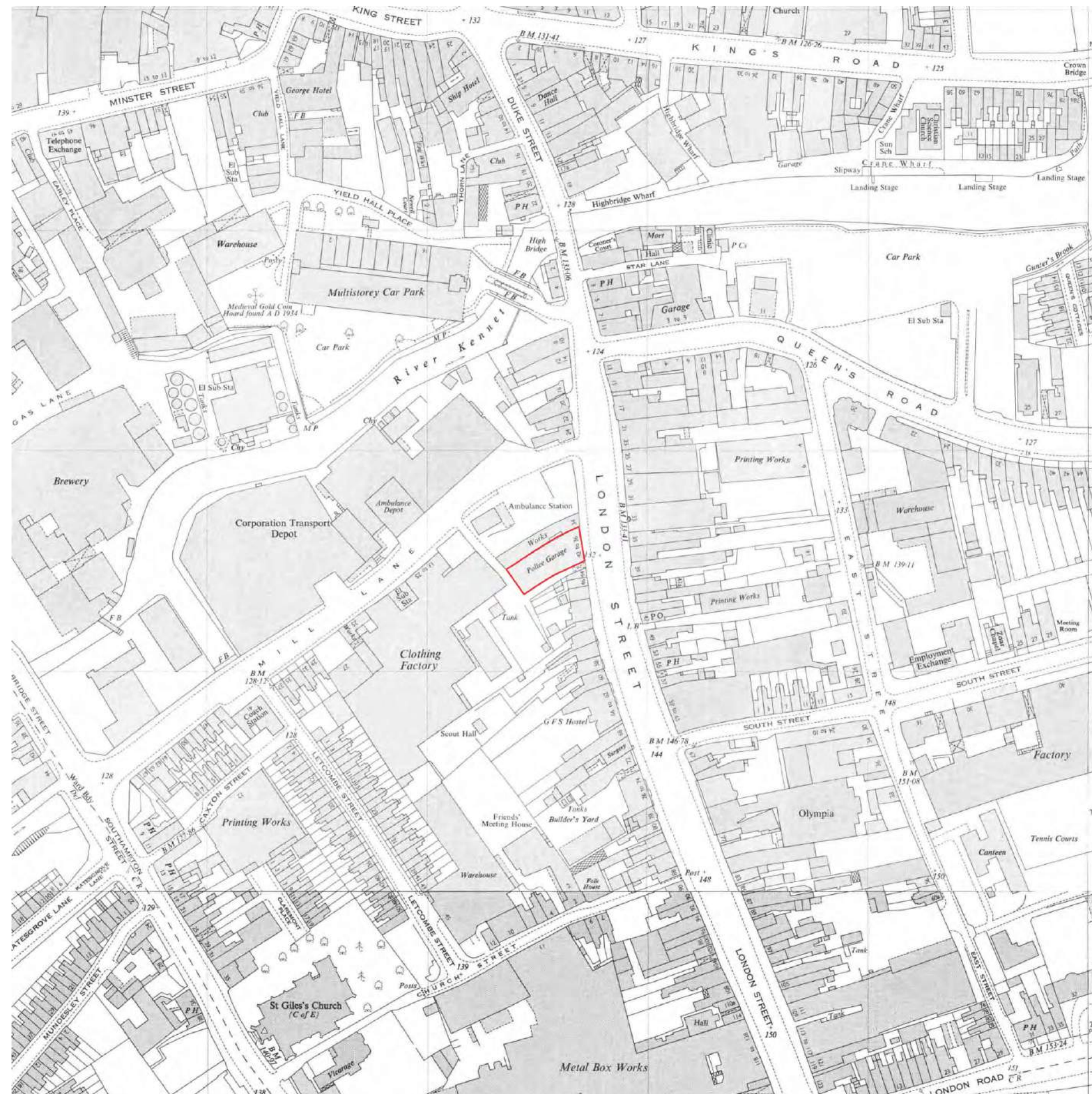
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Figure 19: 1968-71 Ordnance Survey Map



 Site Outline

0m  80m



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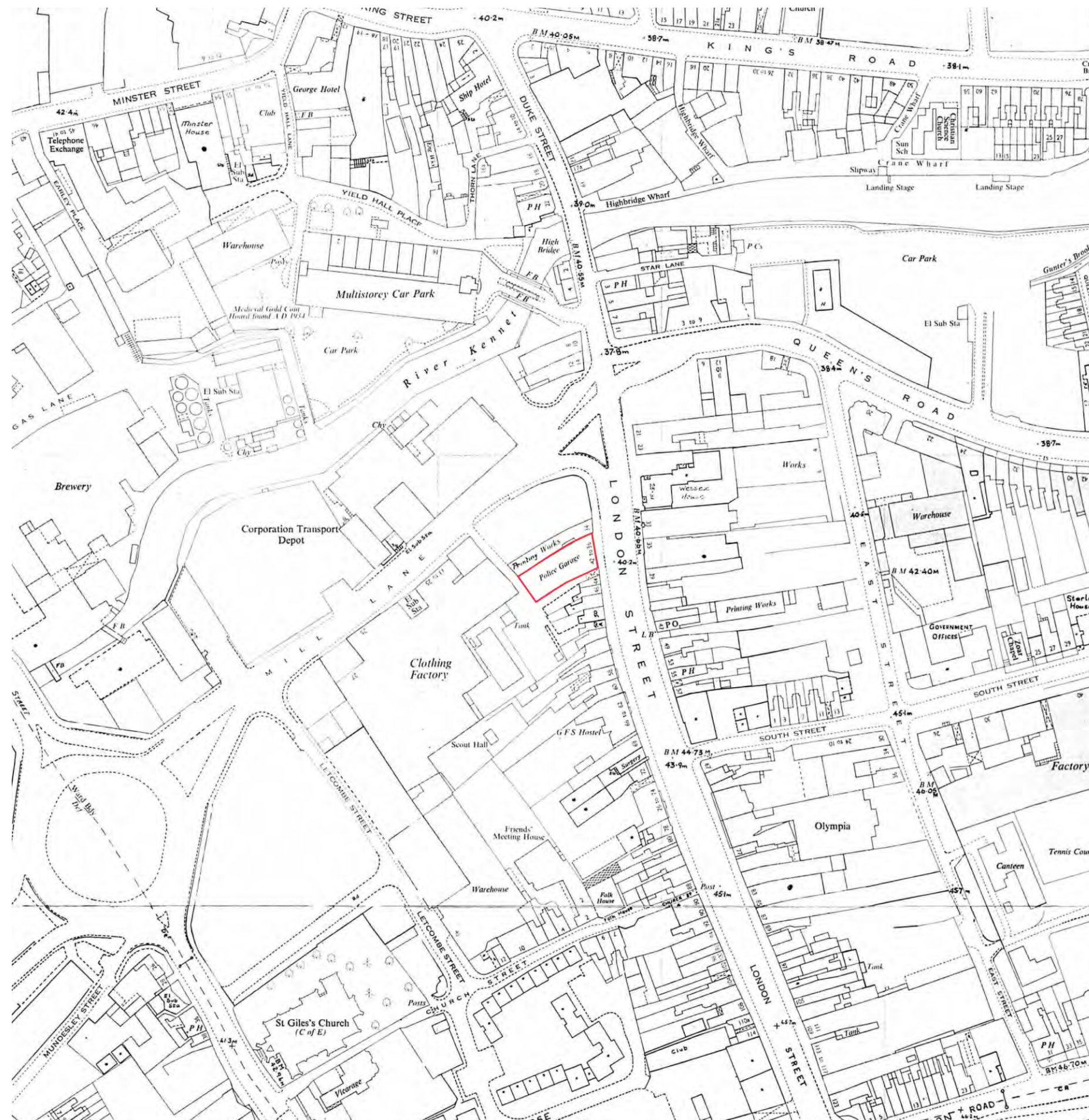
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Figure 20: 1979 Ordnance Survey Map



 Site Outline

0m  80m



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Figure 21: 1988-93 Ordnance Survey Map



 **Site Outline**

0m  80m



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Figure 22: 2003 Ordnance Survey Map



 Site Outline

0m  50m



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PROPOSED EASTERN ELEVATION



PROPOSED NORTHERN ELEVATION



PROPOSED WESTERN ELEVATION



PROPOSED SOUTHERN ELEVATION

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 Date: 15/00/22

Figure 23: Proposals



Plate 1: Looking south from the Scheduled High Bridge 471700



173200

Plate 2: Looking north from Nos 49-53



173100

Plate 3: Looking north from Nos 73 and 75



173000

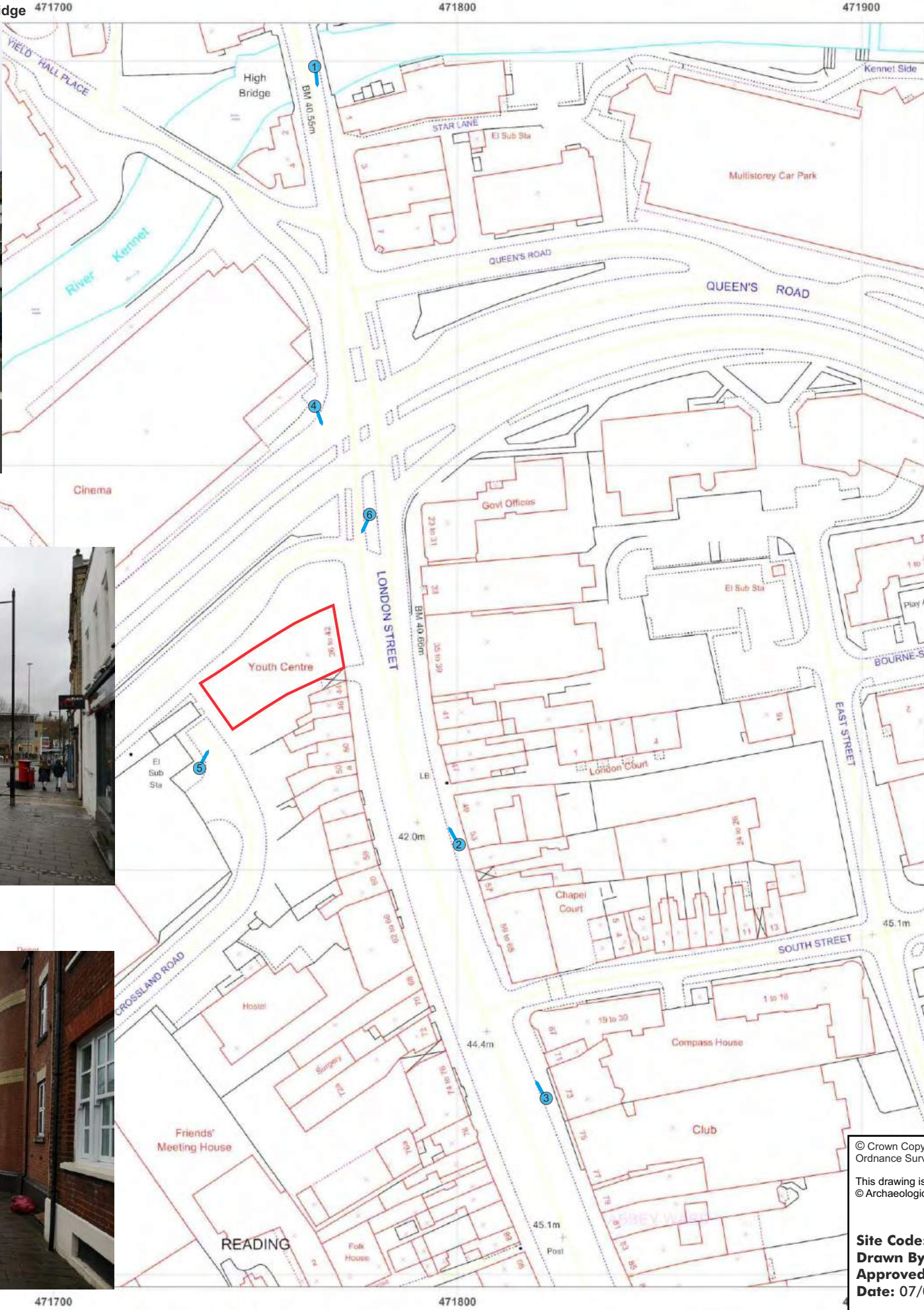


Plate 4: Looking south up London Street from the north and the IDR



Plate 5: Looking northwest at the rear of the Central Club



Plate 6: Looking northwest at the front and north elevations of the Central Club



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Figure 24:
Viewpoint Plan



Site Outline



Location and direction of
photograph

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Shaftesbury Centre, Percy Street, Swindon, SN2 2AZ

www.foundations.co.uk
admin@foundations.co.uk
01793 525 993

