

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**58 Kings Road, Reading,
Berkshire**

Archaeological Desk-based Assessment

by Genni Elliott

**Site Code: KRR21/193
(SU 7195 7334)**

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Berkshire**

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for 58KR Ltd**

by Genni Elliott

Thames Valley Archaeological Services Ltd

Site Code KRR 21/193

October 2021

Summary

Site name: 58 Kings Road, Reading, Berkshire

Grid reference: SU 7195 7334

Site activity: Archaeological desk-based assessment

Project coordinator: Elspeth St. John-Brooks

Site supervisor: Genni Elliott

Site code: KRR 21/193

Area of site: c. 300 sq m

Summary of results: There are no known heritage assets on the site or in a position to be affected by its development. Historic mapping indicates the presence of former buildings on the site likely dating from at least the 18th century. These buildings may of themselves be archaeologically significant depending on their date and purpose but also have the potential to have disturbed any earlier deposits, in particular if cellars were present.

In terms of the archaeological potential of the site, the wider area is particularly notable for the presence of the Medieval Abbey and its wharves. A number of archaeological interventions have occurred specifically within the area of Cranes Wharf with activity from all periods recorded. Of particular significance is the possibility of human remains in the vicinity though the more recent work on the adjacent Church site did not record any remains and only minimal features.

It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Borough and carried out by a competent archaeological contractor. It could be implemented by an appropriately worded condition to any consent gained.

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58 Kings Road, Reading, Berkshire Archaeological Desk-based Assessment

by Genni Elliott

Report 21/193

Introduction

This report is an assessment of the archaeological potential of land located at 58 Kings Road, Reading, Berkshire, SU 7195 7334 (Fig. 1). The project was commissioned by Mr Christopher Hornby, on behalf of 58KR Ltd, 58 Kings Road, Reading, RG1 3AA and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Reading Borough Council for the construction of a block of flats. This assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's archaeological implications.

Site description, location and geology

The proposal site comprises land to the rear of 58 Kings Road, Reading, currently in use as a carpark (SU 7195 7334). The site is located within Reading town centre, immediately to the north of a branch of the River Kennet in an area known as Oyster Wharf. The wharf consists of a narrow road (Crane Wharf) with a bank alongside. To the west lies the First Church of Christ Scientist, located on the corner of Kings Road with Crane Wharf Road (Fig. 2). To the east are further buildings and yards. The ground level is at *c.* 38.4m above Ordnance Datum, taken from a spot height on the Kings Road. Its underlying geology comprises alluviated fluvial deposits of clay, silt and sand with local shelly layers along with peat and tufa layers above upper chalk (BGS 2000). A site visit was conducted on 5th October 2021. The site is occupied by a carpark with buildings to the north of which 58 is currently in use as a barber shop. Number 58 forms the westernmost shop in a run of four entrances (58-64 Kings Road) forming a single build structure (Pls 1-4).

Planning background and development proposals

Planning permission is to be sought from Reading Borough Council for the construction of a block of flats.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2021 (NPPF 2021) sets out the framework within which local planning authorities should consider the

importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

The Historic Environment is defined (NPPF 2021, 67) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 194 and 195 state that

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

‘195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment 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.’

A ‘heritage asset’ is defined (NPPF 2021, 67) 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2021, 66) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2021, 65) as follows:

‘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.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 197 to 203:

‘197. In determining planning 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.’

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

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

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

Footnote 68 extends the application of this provision considerably:

‘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.’

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

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

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

‘203. 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.’

Paragraph 205 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

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

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2021, 71–2) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the

cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

while 'setting' is defined (NPPF 2021, 71) 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.'

In the case of Scheduled Ancient Monuments, the provisions of the Ancient Monuments and Archaeological Areas Act (1979) also apply. Under this legislation, development of any sort on or affecting a Scheduled Monument requires the Secretary of State's Consent.

The Planning (Listed Building and Conservation) Act 1990, requires the following to be treated as listed building:

- '(a) any object or structure fixed to the (listed) building
- '(b) any object or structure within the curtilage of the building which although not fixed to the building forms part of the land and has done since before 1st July 1948 is treated as being part of the listed building.'

Reading Borough Council's Local Plan (adopted November 2019) includes several policies relating to archaeology and the historic environment:

'EN1: Protection and enhancement of the Historic Environment

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

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

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

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

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

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

'The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate

development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

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

‘EN2: Areas of archaeological significance

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

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

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

‘EN4: Locally Important Heritage Assets

‘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.

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

‘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.’

The site is not within a Conservation Area, the nearest of which is Market Place, taking in the west end of Kings Road, nor is it one of nine listed vistas so that it is not directly within the scopes of policies ‘EN3: Enhancement of Conservation Areas’ and ‘EN5: Protection of Significant Views with Heritage Interest’ (RBC 2019, 41, fig. 4.2). It does however fall within an area of archaeological potential as per policy EN2: Areas of Archaeological Significance.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists' paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the Berkshire Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The archaeological record of the Reading area in general has been well studied, particularly in recent years. The gravel terraces of the Thames are particularly notable for the Palaeolithic north of the Thames around Caversham and between the Kennet and the Thames west of Reading (Wymer 1999, 52, 58-9, maps 3 and 6). Subsequent periods for the town centre are poorly represented but the growth of Reading in recent decades has led to extensive development-led archaeological investigations in the suburbs, notably at the business park sites, leading to a profusion of discoveries which have contributed to a revised understanding of the prehistoric and historical development of this stretch of the middle Thames Valley (Moore and Jennings 1992; Barnes *et al.* 1997; Brossler *et al.* 2004; Brossler *et al.* 2013; Preston 2005; 2010; Dawson *et al.* 2017; Preston and Taylor 2018).

Despite numerous investigations, no Roman precursor to Reading town has been discovered and it is not until late Saxon times that the town takes on an urban status (Slade 2001). A late 9th century coin hoard was found in St Mary's churchyard and there have been sporadic finds of broadly contemporary pottery indicative of high status in the town though relatively little excavated material has come to light (Dodd 2014; Preston 2005). There is also evidence for a small-scale mint which is thought to date from the earlier part of Edward the Confessor's reign (AD1042 to 1066) (Freeman 1985, 57). Reading is historically notable during the campaigns of Alfred the Great against the Vikings in the late 9th century.

The Medieval period is dominated by the Abbey with several excavations shedding light on its industry, diet, environment and numerous domestic buildings (Munby 2014, 241; Hawkes and Fasham 1997; Slade, 1972; 1976). Again, even in what appear to have been intensively built-up areas, survival of medieval remains can be surprisingly good (Sanchez 2020).

Berkshire Archaeology Historic Environment Record

A search was made on the Berkshire Archaeology Historic Environment Record (HER) on 17th September 2021 over a radius of 200m around the proposal site. This revealed 183 entries within the search radius made up of two Scheduled Monuments, 118 'monuments' and findspots, 57 archaeological interventions, and six listed buildings. These are summarized as Appendix 1 and their locations are plotted on Figure 1. Many of the entries overlap and in the case of Reading Abbey and wharves in particular they are summarized below as a whole.

Prehistoric

The River Kennet is a natural water channel [Fig. 1: 1, 5] with later improvements to the channel but is likely to have been the focus of human activities. Excavation at Crane Wharf [2], in close proximity to the site, recovered two stakes which yielded early Neolithic radiocarbon dates in an area with a scatter of worked flints and later Iron Age pottery including a burnished bowl from a channel meander. Further afield a palaeochannel was found at Abbey Gardens [3], and within the Abbey site sherd of Bronze Age or Iron Age pottery was found [4].

Roman

Demonstrable Roman finds are slightly more frequent than for the Iron Age with many clustered along the river's edge [2, 5] or in the Abbey Mill / Forbury area [6, 8]. Human remains have been found along Crane's Wharf [2] with further bones found to the west of the proposal site at 27 Kings Road [6], possibly indicative of a cemetery within the area. In addition to this are stray finds of pottery from the Abbey Wharf excavations [5], a possible quarry feature and further human remains. The area of Forbury House and Abbey Mill has also recovered various pieces of Roman ceramic building material [6, 8]. Within the Queen's Hotel grounds [7] was found a lower quern stone.

Saxon

Saxon pottery [2, 4, 5, 6] has been found across the search area along with a knife [11]. Saxon features have been identified at Crane Wharf [2] in the form of the river bank and potential stakes projecting from the bank, a revetment at Abbey Wharf [5], a pit at Forbury House [8] with further post holes, stake holes and pits in Forbury Square [9]. An invading Danish army is known to have set up camp over the winter of AD870/1 in Reading, traditionally supposed to have been in the apex formed between the confluence of the rivers Thames and Kennet. This is low-lying land and though no trace of this has been recorded archaeologically, it is more likely to be found in the vicinity of the later abbey [12].

Medieval

The Medieval record is dominated by the components of Reading's Cluniac Abbey [3, 4, 6, 15], which was founded by Henry I in 1121, and (within this study radius) particularly by the associated wharves [5] which served it and the town. The range of the abbey's facilities reflects the community and purpose it served with a church north of its central grounds, the abbot's house with apartments for guests, a three-storey dormitory, kitchen, refectory, infirmary, cloisters, bakehouse, dovecot, stables and long-used cess-pit. The abbey gate surviving from the 12th century [15] was drastically re-modelled in 1861. The abbey was served by a water mill, which survived until 1959 but now only represented by an arch [6], and the leper Hospital of St Mary Magdalene which was added between 1130 and 1175 and taken down in 1479 [15]. Tiles scattered and sometimes *in situ*, and pottery are widespread in and beyond the abbey grounds [2, 3, 4, 5, 6, 8], as are occasionally masonry features [15]. Recent work further south in Reading (beyond the current search radius) has discovered a tiliary manufacturing tiles for the abbey (Sanchez 2020).

Various excavations at Crane Wharf [2] including the adjacent First Church of Christ Scientist found various pits and gullies containing tile, animal bone and well-preserved wood fragments, with well preserved cattle horn possibly indicative of a tannery in the vicinity.

It is quite likely that there were Saxon landings or wharves to the north-west of the proposal site [5] which were developed with timber revetments added during or soon after the abbey's foundation and remained in use with several refurbishments until the abbey was dissolved and extensively demolished in 1538. Excavations have revealed the five phases of construction/alteration at Reading Abbey Wharf along with an overflow channel, a hard, and warehouse buildings. Finds included a substantial quantity of cattle horn cores.

Along Kings Road have been found a channel thought to be an overflow to the Abbey mill-race [6] and further river revetments in the slightly wider local area, pre-dating the stable buildings. Occasional pits have been found including quarry pits and cess pits.

High Bridge to the west of the site [13] forms the second Scheduled Monument within the search area; little is documented about it due to its very early scheduling, but it consists of a single stone arched bridge over the Kennet. In the vicinity the remains of a cobbled road have been uncovered in Duke Street. London Street [16] has medieval origins and can be identified on Speed's map of 1611.

Post-medieval

The decay of the Abbey wharves following the Dissolution implies either decline or changes in the economy before renewed phases of refurbishment in the 18th century [2, 5, 16] and the start of canalisation in 1718 [2, 5, 16]. Similarly extensive redevelopment occurred across the Abbey site [3, 4] with gardens laid out across the site

in the 1860s along with more generalised deposits found during watching briefs and post-medieval finds. The abbey remains itself were subject to robbing and cellaring during this period.

There is evidence for gravel extraction, terracing and reclamation on the fringes of the abbey grounds [6, 8, 15] and refuse pits containing 18th-century pottery, building material and clay pipe have been found [4, 6, 8 15].

Reading had been an important royalist stronghold in the Civil War and a map from 1643 shows defences enclosing an area of 1193m by 1023m (marked as a blue line on Figure 1) [20].

Four listed buildings belong to this period; 18-20 Kings Road [6], Queen's Crescent [7], the Coroner's Court [13] and 2-4 London Street [17] and are further discussed below.

Modern, Undated, Negative

A number of modern entries are contained within the HER, predominantly consisting of substantial buildings such as the Oracle shopping centre carpark [22], HM Prison Reading [23], an office block near Forbury Gardens [15], offices along Kings Road [19] and Abbey Street Bridge [24]. Along Duke Street [13] have been found the remains of earlier tram lines.

There have been a few instances of archaeological investigation that have found nothing of archaeological significance, in some cases due to later disturbance or in others due to the relatively small scale of the area investigated [2, 3, 4, 6, 15, 20, 21, 25].

A number of entries are classified as unknown though some indication of dates is possible; the watercourse at Abbey Gardens is described as pre-monastic along with the Kennet in general in this area [5]. Abbey Mill house excavations produced two pits that could not be dated conclusively, one contained both Roman and Medieval material whilst the other only animal bone [6] whilst the library site produced inconclusive results but noted the presence of archaeology [6]. Small fencing holes at Reading Abbey produced limestone, tile and broken flint of no discernible date [3].

Cartographic and documentary sources

The earliest reference to *Readingum* is an entry from AD871 in the Anglo-Saxon Chronicles recording a Danish army winter camp between the Thames and the Kennet presumed to have occupied the grounds of the subsequent abbey (Ekwall 1960, 382; Astill 1978). The name is derived from the Saxon *Readingas* rendered as 'the people of *Read(a)*', from a personal name referring to the colour red (Ekwall 1960, 382). The Danes burnt the town over a century later in 1006. Reading was already a borough by the time of the Norman invasion (VCH 1972). In Domesday Book the estate was in demesne to the king and assessed at 43 hides with land for 40

ploughs. There were 85 householders with 55 ploughs, 150 acres of meadow, woodland for 100 pigs, four mills and three fisheries. Prior to the Norman occupation it had been held by Edward the Confessor (Williams and Martin 2003, 140).

The establishing of the Cluniac Abbey in 1121 opened up riverine communication for Reading with investment in a wharf on the Kennet but it also brought conflict with the merchant's guilds which was mitigated in 1253 by an agreement which lasted until the Dissolution in 1538. During this period, Reading was the wealthiest town in Berkshire, partly due to the expanding town market, and especially to the wool trade. The site is 100m west-south-west of *Ortes Bridge*, the modern Blakes Bridge. *Ortes* refers to leftover food, probably indicating that monks gave their leavings to the needy at the bridge (Cram 1988). A statement by the cartographer Richard Blome implies that the Kennet was accessible to larger trading vessels by 1673, but this has not been corroborated by evidence from excavations (Hawkes and Fasham 1997, 187). During the English Civil War in 1642 Royalists erected defences around part of the town and abbey but they were breached by the Parliamentary forces after a ten-day siege in April of the following year (Cram 1988).

By the end of the 17th century the industries in the town included the wool trade, pin making and sailcloth manufacture and consequently there was a rise in population which continued into the 18th century (VCH 1972). In 1785 land north of the site was bought for the town gaol which became the County Gaol in 1791 leading to the exposure and sometimes the further ruin of components of the abbey.

By the mid-19th century Reading was becoming a world centre of biscuit production following the move of Huntley and Palmers from the biscuit factory founded in London Road in 1826 to a new site north of Kings Road in 1846. At its height the factory employed 6500 people at a time when no other industry in the town employed more than 850 (Corley 2011). It was still dominant when in 1924 a Tory parliamentary candidate summed up the economic life of the town as 'beer, bulbs and biscuits' (Corley 2011).

A range of Ordnance Survey and other historical maps of the area were consulted online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Amyce's 1552 map of Reading (Fig. 3) which shows the central area of Reading and the course of the River Kennet. The site can be located on the area of land between London Street/High Bridge and where the Kennet turns to the west. Nothing is shown as being present and it may be that the site is located within a field. Saxton's map of Berkshire, 1574 shows a more generalised picture with

Redinge as a substantial town immediately west of the confluence of the rivers Thames and Kennet (Fig. 4). A bridge over the Kennet allows an approximation of the site's location on the east side of the town. The combination of the main river Kennet and a minor branch creating an island, the abbey and Forbury grounds along with London Street, Speed's 1610 map locates the site on a small parcel of land between the river and a bridge (Fig. 5). Several abbey buildings and walls are represented as still standing or partly ruined north of the main river branch, although there are demonstrable inaccuracies in its layout.

The only other detailed map of Reading from the 17th century was made in 1643 at the time of the Civil War siege. The area of the site remains open with some trees illustrated. Other 17th-century County maps of Berkshire are less detailed and add no cogent information other than showing that the Hundreds of Reading and *Sonninge* were divided by the Kennet. There is ambiguity about to which of the Hundreds the site would have belonged in Morden's map of 1695, though it likely fell within Reading. Rocque's maps of 1761 and 1767 show the general location of the site as pasture surrounded on all but the east side by buildings and their plots (Fig. 6).

Charles Coates' Reading map of 1802 is the first to show buildings in the area of the proposal site which can be approximately located opposite Abbey Street (Fig. 7). A small branch of the river is shown, creating an island of trees immediately to the east of the buildings.

In many ways a similar situation is shown on the Parliamentary Commissioners' map of 1834. The latter shows the fully fledged canal to the west as well as King Road for the first time crossing the Kennet from west to east, cutting a broad swathe across the area and enabling a closer northerly placement of the site (Fig. 8).

The site lies slightly outside the east limits of the Reading tithe and the St Mary's parish maps but is well within a town plan of 1840. A row of houses front onto the south side of Kings Road with a further row to the rear fronting onto the Kennet (Fig. 9). The rectangular gaol has been replaced by a double winged structure whilst the railway is marked for the first time, passing to its north.

Simmonds's town map of 1861 shows a similar situation with the area largely unchanged, but the First Edition Ordnance Survey map of 1879 is testament to residential infilling and industrial growth over the ensuing 18 years (Fig. 10). The map shows the proposal site to lie within an area of industrial buildings fronting onto both Kings Street and Crane Wharf. The building immediately to the west of the site is labelled as a smithy. The next available map of 1900 (Fig. 11) shows considerable change with the redevelopment of the area and the construction of the building of which number 58 Kings Road forms the western end. To the rear the buildings fronting onto Crane Wharf have also changed with an L-shaped building part falling within the western plot, the eastern plot may well be unchanged. Nothing seems to have changed by 1912, but by 1931 (Fig. 12) the L-

shaped building to the rear has been demolished and the plot boundary established. Two small buildings have been built to the rear of number 58. A further building is then added along the southern site boundary by 1956 (Fig. 13) and the Christian Science Church immediately to the west is labelled for the first time. The site then remains unchanged up to the 1968-73 map (Fig. 14) on which two of the buildings to the rear have been demolished and by 1979 (Fig. 15) the remaining buildings have been demolished and the land to the rear merged into a single plot and this remains unchanged up to the present day (Fig. 16).

Scheduled Monuments

Reading Abbey and all its identified components comprise a single Scheduled Monument, most of it within the arc of the A329 road, taking in Forbury Gardens and the prison grounds and two small outlying areas [Fig. 1: 3, 4, 6, 15]. The setting of the heritage asset must therefore be considered in assessing the potential heritage impact of the proposed development. The Scheduling describes the asset as follows:

‘Reading Abbey is an excellent example of a medieval monastic complex, one of few such sites in Berkshire. The ruined abbey buildings survive well, standing almost to their original height. The complete Abbey site is well documented, both historically and archaeologically, and there is still considerable potential for the survival of archaeological material within its confines.

‘Details

‘The monument, which consists of four separate areas, includes the known surviving remains of Reading Abbey, the surviving parts of the associated mill and hospitium and the site of a building believed to be the abbey stables.

‘The abbey was established in 1121 by Henry I as a cell of the Cluniac order, the parent abbey being at Cluny in Burgundy; by the mid 13th century it had transferred obedience to the Benedictine order. Through the 13th and early 14th centuries the foundation flourished and by the mid 14th century, it had become one of the ten richest abbeys in the country. In the 16th century the Abbey fell victim to the purges of the Dissolution and was forcibly taken by the Crown in 1539. The monks were evicted and the last Abbot, Hugh Farrington, hanged at the Abbey Gate. The Abbey buildings passed into the hands of Lord Somerset, protector to Edward VI, who demolished most of the church and much of the abbey buildings. Thus today the Abbey survives largely as a ruin. Walls stand almost to their original height but have been robbed of all facing stone so that only the core survives. The ruins, which are listed at Grade I, consist of the south transept and chapter house, separated by a once roofed passage over which the treasury was located. Further south, towards the River Kennet, stands the west wall of the parlour and warming room with the dormitory above. Adjacent to the river lay the necessarium or toilet block. The cloisters were to the west of the chapter house and were flanked along the southern side by the refectory, the south wall of which still stands to a height in excess of 2.5m. The site of the gateway to the inner precinct survives to the west of Abbot's Walk, though its present form is the result of rather heavy restoration by Gilbert Scott in 1860, following a collapse of the structure. The gateway is listed as a Grade I building. To the east the Abbey grounds extended to Forbury Road, and to the south-east to the bank of the River Kennet. Excavations in this area in 1970, within the confines of Reading Prison, located an Apsidal chapel, demonstrating the potential for survival of archaeological evidence in this area of the site. At the western extremity of the abbey complex, in what is today the churchyard of St Lawrence's church, a hospitium was located. Founded in 1189-93 by Abbot Hugh II, it was dedicated to John the Baptist and consisted of a residence for 26 poor, a refectory and an accommodation block for visitors. A portion of this, rebuilt in the 15th century, survives incorporated into the fabric of a modern municipal building north of the graveyard. To the south of the main abbey complex and spanning Holy Brook, is a single 13th century arch, all that remains of the abbey mill. The mill wheel is thought to have been positioned to the east of this arch. Addi-

tional lesser medieval buildings, possibly associated with the abbey complex, have been recorded in this vicinity. These include the remains of a bakehouse to the north of the mill, discovered in 1860, and a building to the west, located by excavations in advance of development in 1976. A substantial mound, now incorporated into Forbury Gardens as a 19th century landscape feature, is thought to be a reworked Civil War earthwork. This in turn may have been constructed using the remains of a motte which is recorded as having been built in the abbey precinct in 1150 and destroyed in 1152. All modern buildings, structures, and roads are excluded from the scheduling although the ground beneath them is included.'

The proposed building would not be visible from the abbey grounds, totally obscured by intervening buildings and therefore would not cause any loss of heritage significance from the heritage asset that is the Abbey.

High Bridge [13], located to the west of the proposal site is both Scheduled and Grade II Listed with the scheduling taking precedence. It forms one of the earliest scheduled monuments in the country and as such no further details are available electronically. The listing however describes it as follows:

'GV II 1788. Architect: Robert Brettingham of Princes Street, Hanover Square. A single segmental rusticated and vermiculated arch with a plain ashlar keystone. Plain circular recessed panels in spandrels. A curved string follows the pavement but with a plain solid panelled balustrade and moulded coping. The balustrade is curved outwards at each end and finished with a rectangular pier. Graceful design of considerable architectural merit. (Ancient Monument. Berks No 1).'

The proposed building would be located behind the adjacent church and further screened by trees along the wharf, it is unlikely that the new building would be visible from High Bridge. If glimpses can be seen it would be to no further detriment as the setting of the bridge is thoroughly modernised and urbanised with significantly more prominent buildings present than the proposal site.

Listed buildings

There are 6 listed buildings within the search radius of 200m; 2 and 4 London Street [17], the abbey ruins in general including the abbey mill [4], the Coroners Court [13], High Bridge [13], a house to the rear of 18-20 Kings Road [6] and Queen's Crescent [7]. The abbey ruins, the house to the rear of 18-20 Kings Road and Queen's Crescent have no inter-visibility with the proposal site due to the urban nature of Reading town centre. High Bridge, 2-4 London Street and the Coroners Court form a small group of assets on the river/riverside to the west of the proposal site. The High Bridge listing is secondary to its scheduling which is discussed above, and 2-4 London Street lies to the west of the Coroners Court preventing inter-visibility between that and the site. It remains to discuss the impact the proposal site would have on the grade II listed Coroners Court. The court is located immediately to the east of High Bridge, on the south side of the river. The bankside trees on Crane

Wharf and the adjacent church will screen much of the new building and anything visible will have no further impact on an already modern, urban setting.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or battlefields within the study area. The grade II registered Forbury Garden [14] was not picked up in the HER search but lies slightly further afield to the north and would remain invisible from the proposed building.

Historic Hedgerows

There are no hedgerows, historic or otherwise, on the site.

Aerial Photographs and LiDAR

The site areas lies within an urban area which has been developed since before the advent of aerial photography and LiDAR data. No photographic collections have therefore been consulted.

Discussion

There are no known heritage assets on the site or in a position to be affected by its development. The two scheduled ancient monuments and six listed buildings within the search area will be largely screened by intervening buildings and the trees alongside the river. It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

Historic mapping indicates the presence of former buildings on the site likely dating from at least the 18th century, though the exact location during this period is not possible. Certainly, by the first edition Ordnance Survey map when the site can be specifically located buildings are present to the rear of the site. The former buildings themselves may be of archaeological significance depending on their date and purpose but also have the potential to have disturbed any earlier deposits, in particular if cellars were present.

In terms of the archaeological potential of the site, the wider area is particularly notable for the presence of the Medieval Abbey and its wharves, though this does not appear to have extended to the proposal site. A number of archaeological interventions have occurred specifically within the area of Cranes Wharf with activity from all periods recorded. Of particular significance is the possibility of human remains in the vicinity though the more recent work on the adjacent Church site did not record any remains, only a pit and gully. Within the pit however was well-preserved wood.

It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Borough and carried out by a competent archaeological contractor. It could be implemented by an appropriately worded condition to any consent gained.

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APPENDIX 1: Historic Environment Records within a 200m search radius of the development site

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	HRM5024	7065 7081	River	Prehistoric Post-medieval	River Kennet natural water channel. The Newbury to Reading stretch of the river was improved in 1723.
2	ERD43 MRD15595 MRD7395 MRD7396 MRD7400 MRD7402 MRD7399 MRD15597 MRD11311 MRD7406 MRD7407 MRD15584 MRD3995 MRD3996 MRD7409 MRD7410 MRD7411 ERD68 MRD15753 ERD82	71890 73351 71950 73350 71889 73354 719 733 71893 73352 7189 7334	Excavation Find spot Watching brief	Prehistoric Neolithic Iron Age Roman Saxon Medieval Post-medieval Modern	Crane Wharf, excavation. Neolithic stakes, a flint blade and core. Middle Iron Age pottery sherd. Further stakes less closely datable but probably Saxon or earlier. Possibly Saxon pottery. Bank and channel with alluvial silts, likely Saxon. Human remains found in the upper levels, probably Iron Age or Roman. Roman bowl, possibly found near the Holybrook in 1926. Medieval pit. 14th or 15th century gully. 17th century timber revetment, related to the canalisation of the River Kennet, also brick-lined well. Also later revetment evidence. In a watching brief, no archaeological deposits but one sherd of 18th century Surrey Border ware.
	ERM615 MRD3962 MRM16012 MRM16010	71927 73351 7190 7339 71922 73348 71966 73354	Watching brief	Medieval Post-medieval Unknown	First Church of Christ Scientist, Kings Road, Reading. Features of potential archaeological interest were a medieval or later gully. Finds include animal bone, well-preserved wood and tile fragments including peg tile suggesting 12th century or later date. Well-preserved cattle horn could indicate presence of tannery. Section of canalised channel made of brick and stone, all infill layers contained 19th century pottery, 64-72 Kings Road.
3	DBF97 ERD51 ERM1298 MRM15879 ERM402 MRM16546 ERD58	7192 7354 72025 73409 7201 7351 72010 73516 72012 73476 72011 73511 72067 73483	Scheduled monument Listed Building Excavations Watching briefs Geophysical Survey Documentary	Prehistoric Medieval Post-medieval Modern	Reading Abbey, scheduled and grade I listed, Benedictine monastery founded in 1121, consecrated as Cluniac monastery in 1164 by Henry I. Civil War earthwork. Building walls standing almost to their original height, and well documented archaeologically. Monument consists of 4 areas: Reading Abbey, associated mill and hospitium and a building believed to be the stables. Abbey Gardens watching brief, palaeochannel 2m below ground level. Geophysical anomalies provide clear evidence of garden features, less clear evidence of other features. The dormitory block of Reading Abbey comprising at least 3 floors, partly terraced into the natural slope. Watching brief revealed construction details of the Reredorter walls, plus deposits and finds from 17th century onwards demonstrating extensive redevelopment within the area. Formal gardens laid out in the 1860's, in Dormitory area.
	ERM1036 ERM401	72012 73466 72008 73503	Watching briefs	Negative	Chestnut Walk, nothing of archaeological significance, fencing holes produced fragments of limestone, tile and broken flints, undated.
4	ERM1239 ERM1243 ERM1244 ERM2183 MRD1374 MRD11345 MRD11362 MRD11364 ERM2148 MRD1377 MRD1380 MRD1381 MRD1389 ERM1238 MRD15572 MRD15567 ERM1246 ERM1859 ERM2295	7195 7351 7195 7350 7194 7352 71909 73557 71900 73520 71900 73510 7198 7351 7188 7353 71960 73450 71970 73500 71977 73528 7193 7353 71977 73516 71954 73518 7199 7353 7196 7352	Excavations Find spot Survey Watching Briefs	Bronze Age Iron Age Saxon Medieval Negative	Excavations at Refectory site in several episodes from the 1980s onwards. Cloister tile walks and part of kitchen, cellar possibly relating the cellarers office also excavated, and a series of walls were uncovered west of the cloisters. Post-medieval pits, robber trenches and disturbances were revealed.. Mortar floor was found in one trench with glazed medieval tiles - interpreted as the abbey kitchen. A cellar was also uncovered due to the depth of the wall, curved 9 step entrance to cellar as well as 3 ovens. There is later evidence of rebuilding. Iron Age pottery, and Saxon pottery. Refectory and Dormitory Walls were photographed and examined along with the plaster to establish conservation treatments. Groundworks associated with the conservation programme have not disturbed any <i>in situ</i> structures. Medieval pavement at Abbey Waterfront. Possibly the floor of a passage between the Abbey cloisters to the Infirmary. Tile Cloister walks were uncovered partly in situ and dated to the 13th century, but many were disturbed by 19th-

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
					20th century activity, and post-medieval drains. Refectory wall also investigated after part collapsed. Smaller watching briefs negative.
5	MRD15594 ERD40 ERD41 ERD42 MRM16077 MRD15596 MRD15575 MRD15576 MRD3977 MRD1401 MRD1402 MRD1403 MRD1405 MRD1406 MRD1407 MRD1404 MRD1408 MRD15577 MRD15578 MRD15579 MRD15580 MRD15581 MRD15582 MRD15583 MRD15585 MRD15586 MRD15587 MRD15588 MRD15589 MRD15590 MRD15591 MRD1409 MRD1410 MRD1411 MRD3983 MRD5763 MRD15598 MRD15599 MRD6584	71976 73447 71966 73427 71970 73404 71963 73432 71895 73460 72036 73425 71966 73427 71976 73447 71970 73415 71980 73450 71970 73404 71976 73447 71980 73450 71988 73418 72000 73330	Excavation Findspot Documentary	Iron Age Roman Saxon Medieval Post-medieval Modern	Various Roman and Saxon finds over the years including skeletons. Abbey Wharf Excavations 1979, 1981, 1983-4, Kennet waterfront flood defences with subsidiary channels from the middle Iron Age to canalisation in the 18th/19th centuries and silts of a channel of probably pre-monastic date. Finds include Victorian pottery and building materials, a Roman tile, two 14th century timber piles and the remains of a wooden barrel. Possible Roman or medieval quarry filled with organic matter, animal bone, oyster shell, wood fragments and flint. First evidence of wharfage dates from the 14th century, preceded by an insubstantial revetment with multiple phases of replacement and canalization, of the Kennet, Holybrook and abbey mill race. Hard area of clay mound later flint and chalk along waterfront, 1125-1150. Many animal bones including horn cores dating from mostly the 13th-18th centuries. New wharf with a narrower deeper channel built around AD 1410 along with 15th century warehouse building. Other drainage features also medieval and later. River Kennet moved eastward and aligned north-south by new major revetments using oak posts dating from 1314-15. Two walls of a rectangular building, perhaps contemporary with the revetment, from irregular flints, reused roof tiles and chalk floor. Third building and another revetment form the 5th medieval phase, 15th century. Wharf abandoned on dissolution but similar developments followed through the 18th century. Work on the Blakes Lock to County Lock canal began in 1718. One entry is for the river Kennet.
5b	ERM632	71965 73356	Excavation	Post-medieval Modern	64-72 Kings Road, infilled channel visible as one large feature across the entire trench running north south. Sherd of 16/17th century German stoneware uncovered with large amounts of 19th century pottery
6	MRD1375 MRD1393 ERD45 ERD119 ERM930 ERM232 MRD11353 MRD15593 MRD15664 MRD1392 ERM724 ERD73 MRD1394 MRD1395 MRD1396 MRD1391 MRD1397 ERM1237 ERM1241 ERM1242 MRD4249 MRD4250 MRD4251 MRD4252 MRD4285 MRD15570 MRD15571 MRD15592	71880 73440 71810 73420 71864 73418 71848 73478 71884 73457 71891 73450 71885 73425 71862 73419 71822 73455 71810 73420 71880 73438 71850 73477 71810 73420 7187 7345 7181 7342 7194 7347 71892 73457 71873 7343 71814 73412 71849 73482 71816 73447 71847 73477 71820 73390 71889 73466 71855 73473 71822 73416	Excavation Watching brief Evaluation Find spot Survey Listed Building Documentary	Roman Saxon Medieval Post-medieval Modern Negative	Reading Abbey Mill arch and wall, grade II listed built between 1121-1164, part of the scheduled monument of Reading Abbey. Stable walls built between 1170-1220. The same walls were used when the stable was rebuilt around 1600. Part of cloister area and outer precinct walls also extended here. Multiple elements in multiple phases have been excavated, including more elements of revetment and Holybrook management from 12th century onwards. A fragment of 14th-century ivory figurine of the virgin and child was recovered along with tomb canopy fragments. 27 Kings Road, in-situ stakes cut from a timber post. Channel is thought to be an overflow for controlling the Abbey millrace flow. Large amounts of disturbed and disarticulated human and animal bone were recovered, may be from burial contexts similar to the Roman remains from Crane Wharf site. Medieval pottery also found. Abbey Square, excavation of medieval chalk-lined cesspit, associated with the Abbey. Earliest fills from 12th to 13th Century, also two medieval pits and a possible post hole. Abbey Mill House and Forbury Vaults, evaluation found botanical and faunal remains with Medieval pottery and follow-up work found more bone and botanical remains but just a few sherds of pottery and pieces of tile from a quarry pit and one other pit. Roman pottery and ceramic building material found close to the Abbey mill footings and at

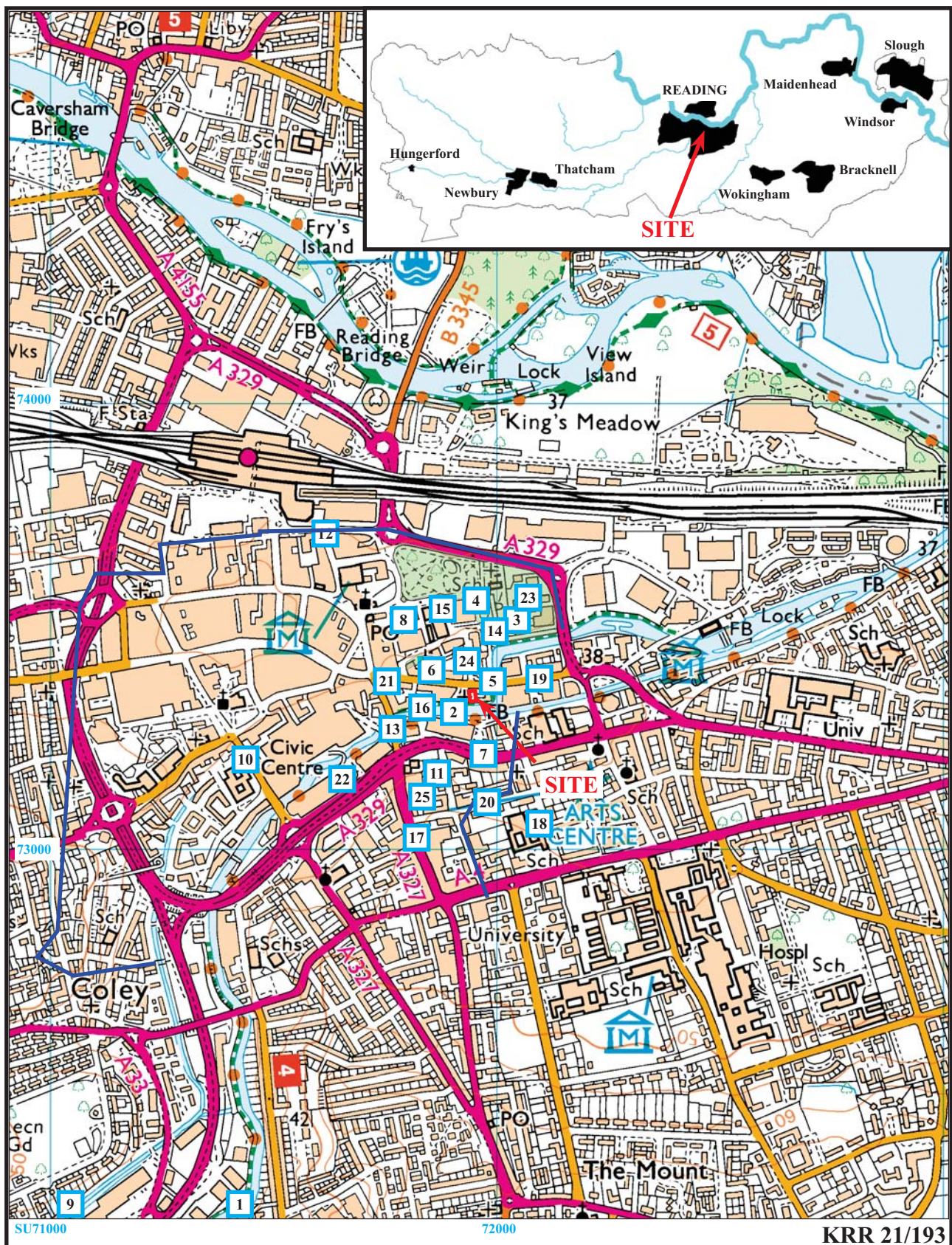
No	HER Ref	Grid Ref (SU)	Type	Period	Comment
	MRD15619 MRD15669 MRD15687 MRM15765 MRD1383 ERM729 ERM282 MRM15766 MRM15767 ERD44				Forbury House. Medieval revetment stakes and possible Roman human remains. Saxon or medieval plough soil and medieval building of unknown function at Reading library, dating from the 10th - 12th century. Pottery and a coin of William I was found along with evidence of; rye, oats, wheat and barley and seeds of marsh plants. Condition survey on Reading Abbey medieval arch. Evaluation at Abbey Square - 26 The Forbury, uncovered possibly a small building or garden feature with post-medieval tile in the infill. Documentary references to backhouse (bakehouse?), north of the Mill, dovecote, west of the mill, no details known. Watching brief at Abbey Square, nothing of archaeological significance was found and the medieval cess pit identified earlier was left intact. The Library Site, Kings Road. Inconclusive results, but archaeology was present.
6b	DRM1779	71819 73356	Listed Building	Post-medieval	House at rear of 18 and 20 Kings Road, early C19th.
7	MRD11310 DRM1518	71905 73205 71978 73190	Find spot Listed building	Roman Post-medieval	Lower stone of a quern, found in the garden of The Queen's Hotel. Queen's Crescent Nos. 24 to 52 (even), grade II listed, architect J J Copper
8	ERD83 ERD101 MRD15662 MRD15668 MRD15670	71801 73489 71822 73456 71812 73482 71785 73476 71828 73486	Watching brief Evaluation	Roman Saxon Medieval Post-medieval	Evaluation at Forbury House found medieval deposits and features with limited evidence for Roman activity in the deepest trenches. Watching brief found a Saxon pit, medieval features including a gravel extraction pit and post-medieval pits. Finds of Roman, Saxon and medieval tile and animal bone. Forbury Square, Reading, series of Saxon post-holes, stake holes and pits were uncovered, with two sections of medieval ditch and post-medieval pits.
9	HRM5025	7106 7220	Cartographic Documentary	Saxon Medieval	Holy Brook separates from the river Kennet west of Reading and rejoins to the east of the town centre. It has been subject to management over many centuries.
10	HRM5643	7153 7332	Documentary	Saxon Medieval	Reading historic settlement core. The main road network has medieval origins and traces of the medieval town can be seen around St Mary's Butts.
11	MRD11317	71810 73260	Find spot	Saxon	Early medieval iron dagger, 3-7 Queens Road.
12	MRD15633	71646 73701	Monument	Saxon	Possible line of Danish Defences as illustrated in G.G. Astill's Historic Towns in Berkshire.
13	DBF90 MRD1412 MRD5765 MRD3945 DRM1469 DRM1799 DBF90 MRM1412 MRM16403	71762 73298 71750 73330 71783 73288 71763 73299 7176 7331	Scheduled monument Structure Listed Building	Medieval Post-medieval Modern	High Bridge, stone bridge with one arch over the River Kennet, rebuilt by Corporation in c.1788, architect Robert Brettingham. Cobbled road at Duke Street. Coroner's Court, London Street, mid 19th-century. Remains of tramlines, Duke Street.
14	ERM410	72004 73529	Registered Park/Garden Building recording	Medieval Post-medieval Modern	Forbury Gardens restoration project. Designated as a historic park and garden - grade II listed.
15	MRD1376 MRD1399 ERM972 ERD37 MRD6341 MRD6408 HRM5651 MRD3986 ERD38 ERM922	71880 73560 71871 73514 71875 73493 71893 73489 71872 73511 7190 7350 71845 73490 71877 73569	Listed building Documentary Watching brief Building	Medieval Post-medieval Modern Negative	Reading Abbey Gateway, grade I. Documentary evidence for the Hospital of St Mary Magdalen for 12 lepers founded between 1130 and 1175, demolished 1479. Reading Assize Courts, test pits suggest the site had previously been quarried and backfilled. Junction of two walls were revealed and thought to have been part of the Abbey buildings, along with handmade roof tile and pottery. Post-medieval quarrying and land reclamation. Modern offices south of Forbury Gardens. Old Shire Hall, post-medieval 'terracing'. New Power Cable Trench, The Forbury and Abbey Street, nothing of archaeological interest.
16	MRD3974 ERM471 MRD3975 MRD3976 MRD15617	71833 73331 71834 73332 71832 73334 71836 73329 71895 73343	Excavation	Medieval Post-medieval	Highbridge Wharf, Reading, old alignment of the River Kennet 15m north of current channel. Tile fragments were recovered. Three oak posts uncovered, revetting post canalisation. 18th or 19th century culvert or drain, one sherd of pottery
17	MRM16751 MRD15613 DRM1794 ERD63	7181 7304 71757 73278	Cartographic Listed building Survey	Medieval Post-medieval Modern	'London Strete' on John Speed's map of 1611, main route from the town to London prior to the railway. Considered the fashionable part of town in the 18 th /19 th centuries. 2-4 London Street, grade II listed, built 1816-1840 on the footprint of an older building,

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (SU)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
					subject of photographic survey.
18	HRM5793	7211 7309	Documenatry	Post-medieval	Part of the historic settlement core , east of London Street developed between 1610 and 1761.
19	ERD139 MRD15726 HRM5762	72137 73403 72138 73444 7215 7340	Evaluation Structures	Post-medieval Modern	Former RAOB Club, 99-105 Kings Road, evaluation. revealed 19th century disturbance, a timber revetment and a shallow ditch in filled in early 19th century. Possibly corresponds with garden feature on Coates map of 1802. Modern offices and residential housing at Forbury and King's Road.
20	MRD15632 ERM328	71947 73094 71954 73138	Cartographic Watching brief	Post-medieval Negative	Possible line of Civil War Defences to the east of Reading. 1 Livery Close, nothing of archaeological significance.
21	MRM18332 ERM2379	7174 7337 7175 7342	Building Watching brief	Post-medieval Modern Negative	2 and 2B Kings Road, location of former three storey building built in the 1880's and demolished after July 1981. Building was grade II listed. Jackson's Corner, 1-9 Kings Road, nothing of archaeological significance.
22	HRM5648	7163 7314	Car park	Modern	The Oracle Centre Car Park, Reading, modern shopping centre opened in 1999.
23	HRM5649	7209 7356	Building	Modern	HM Prison Reading, originally known as Reading Gaol was built between 1842-44. Closed in 2013.
24	MRD15714	71939 73423	Building	Modern	Abbey Street Bridge, Abbey Street.
25	ERM2241	7186 7316	Evaluation	Negative	Land at East Street, no features of archaeological significance.

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

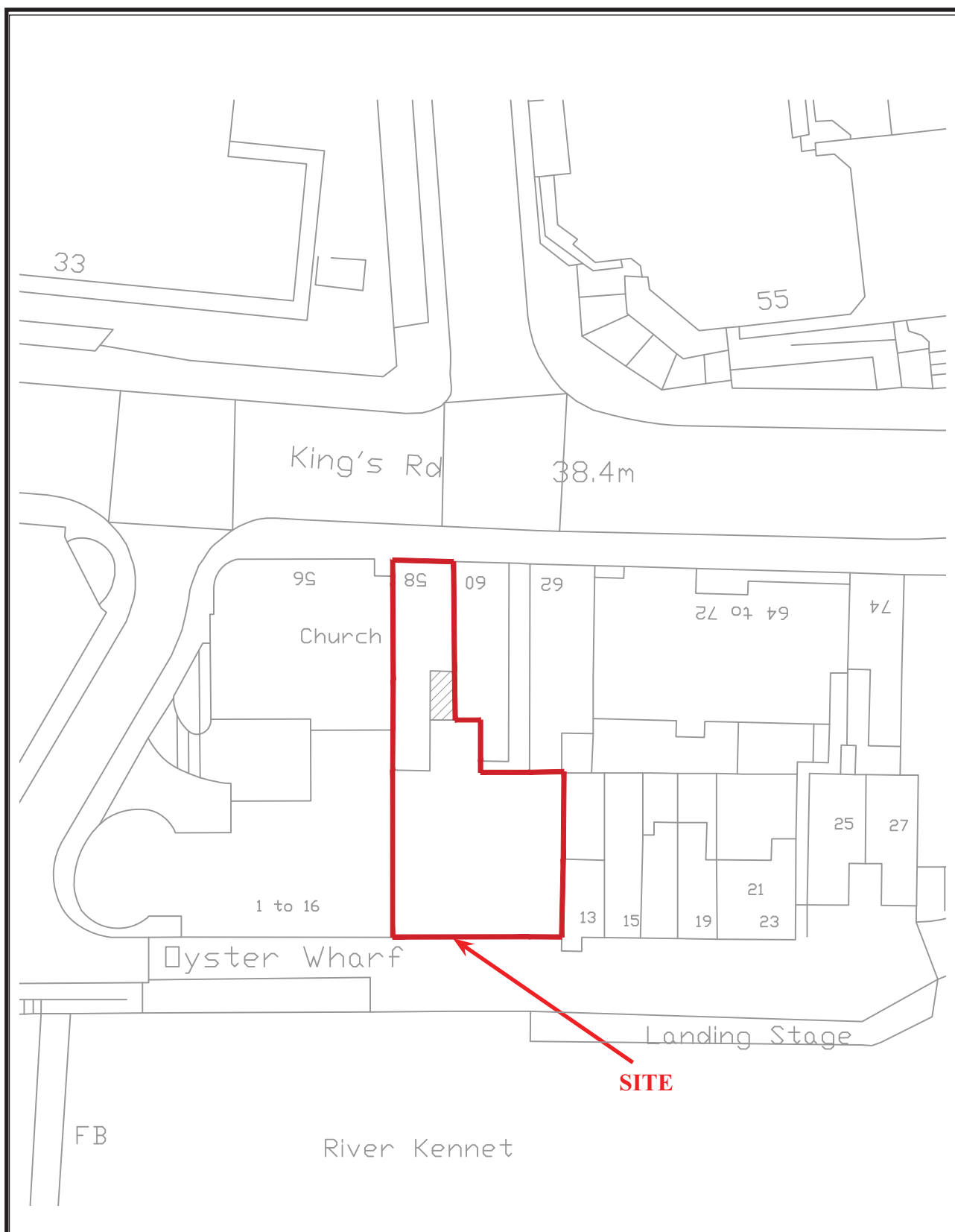
1552	Amyce's plan of Reading (Fig. 3)
1574	Saxton's map Berkshire (Fig. 4)
1610	Speed's map of Berkshire (Fig. 5)
1643	Siege of Reading map (Slade 2001)
1695	Morden's map of Berkshire
1761	Rocque's map of Berkshire (Fig. 6)
1767	Rocque's map of Berkshire
1790	Pride's map of Berkshire
1802	Coates' plan of Reading (Fig. 7)
1834	Parliamentary Commissioners, Borough of Reading (Fig. 8)
1836	Hawkes' Plan of the Parish of St Mary, Reading
1840	Plan of Reading (Fig. 9)
1840	Weller's New plan of Reading
1861	Simmons' map of Reading
1879	Town Plan (Fig. 10)
1879	First Edition Ordnance Survey
1900	Second Edition Ordnance Survey (Fig. 11)
1912	Ordnance Survey
1931	Ordnance Survey (Fig. 12)
1956	Ordnance Survey (Fig. 13)
1956-1957	Ordnance Survey
1957	Ordnance Survey
1961	Ordnance Survey
1962	Ordnance Survey
1971	Ordnance Survey
1968-1973	Ordnance Survey (Fig. 14)
1979	Ordnance Survey (Fig. 15)
1986-1989	Ordnance Survey
1988-1991	Ordnance Survey
1988-1993	Ordnance Survey
1991-1993	Ordnance Survey
1993	Ordnance Survey
2003	Ordnance Survey (Fig. 16)



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Figure 1. Location of site within Reading and Berkshire,
showing locations of HER entries.
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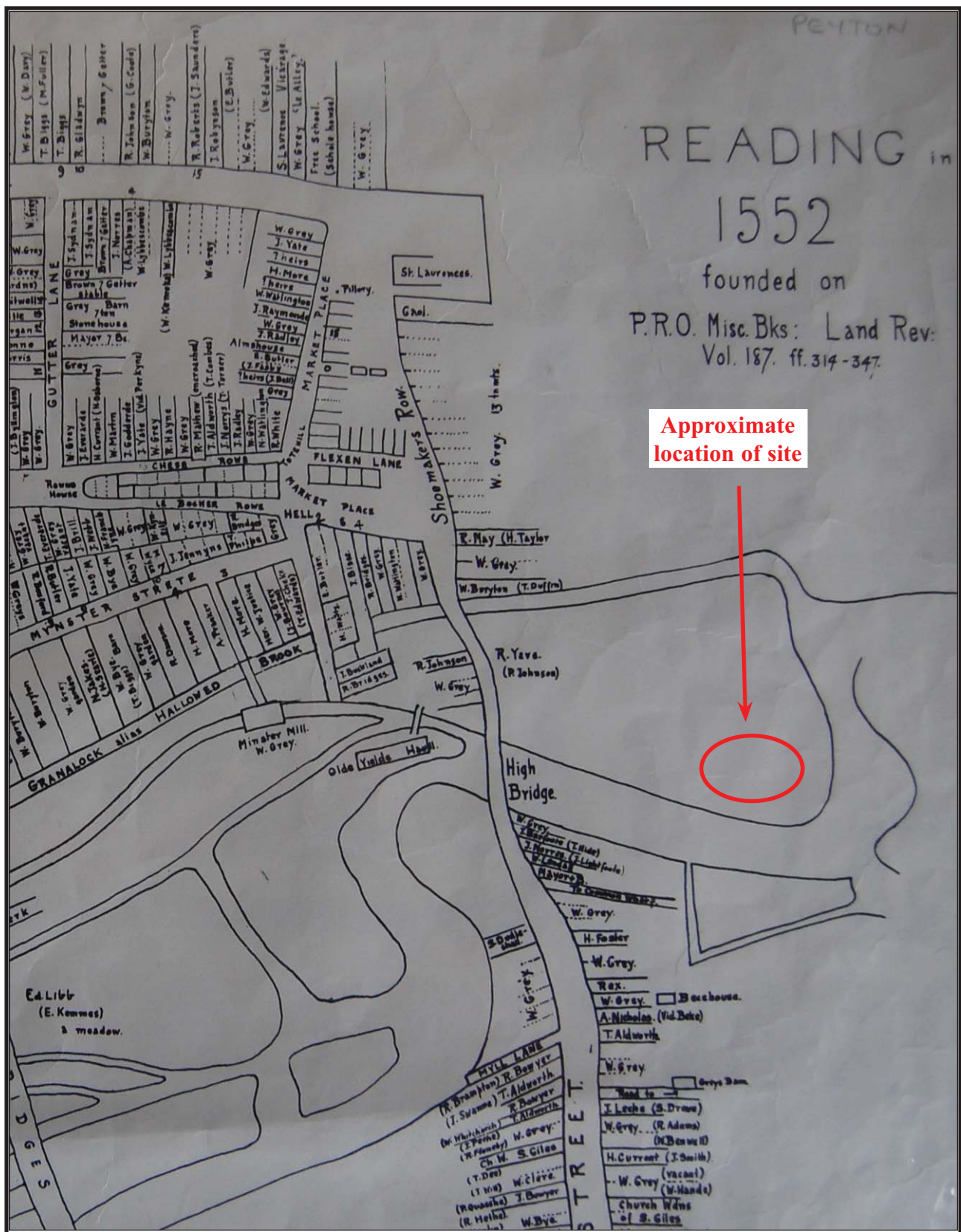
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Figure 2. Current site layout (not to scale)..

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Figure 3. Amyce's map of Reading, 1552.

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Approximate
location of site

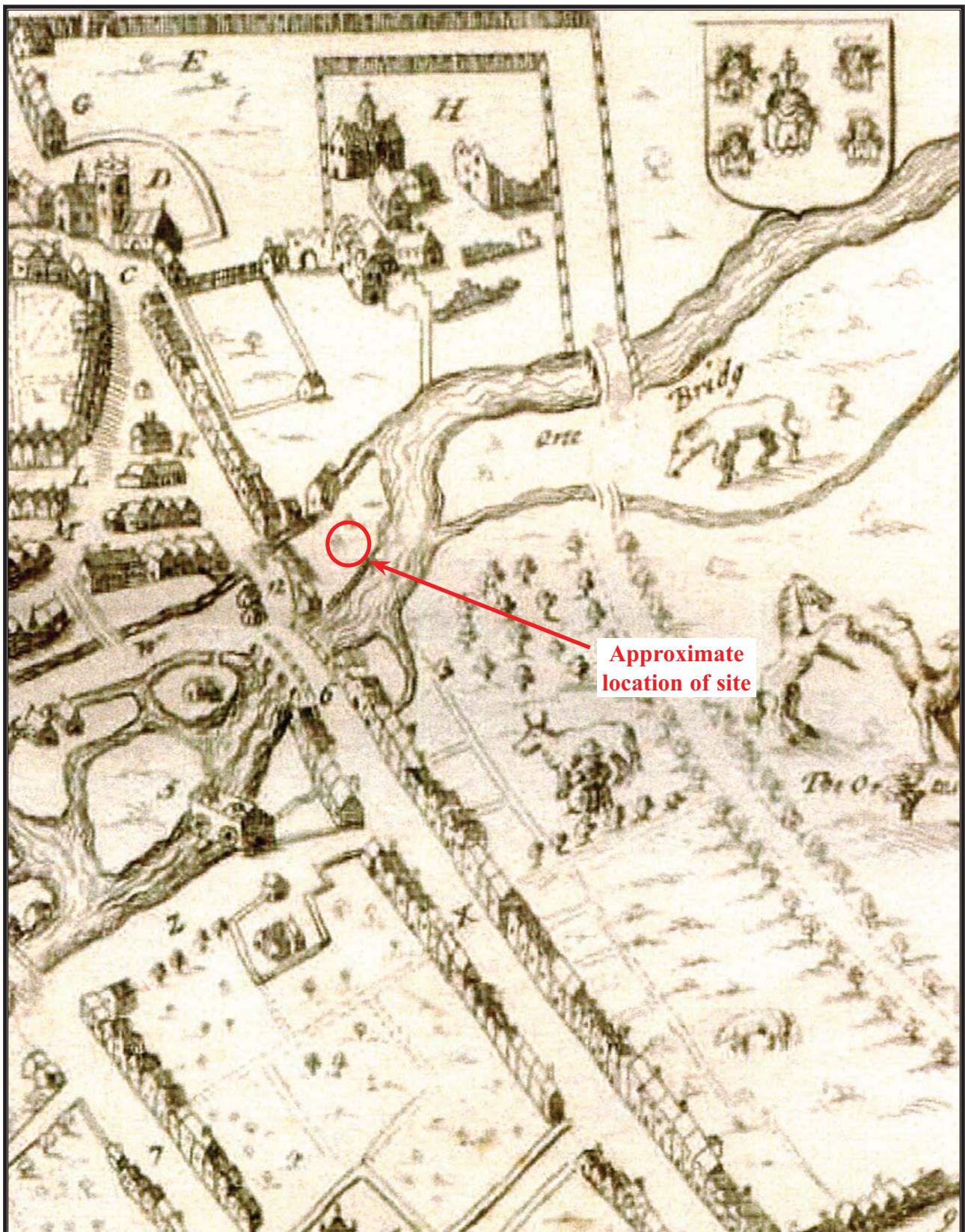
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Figure 4. Saxton's map of Berkshire, 1574.

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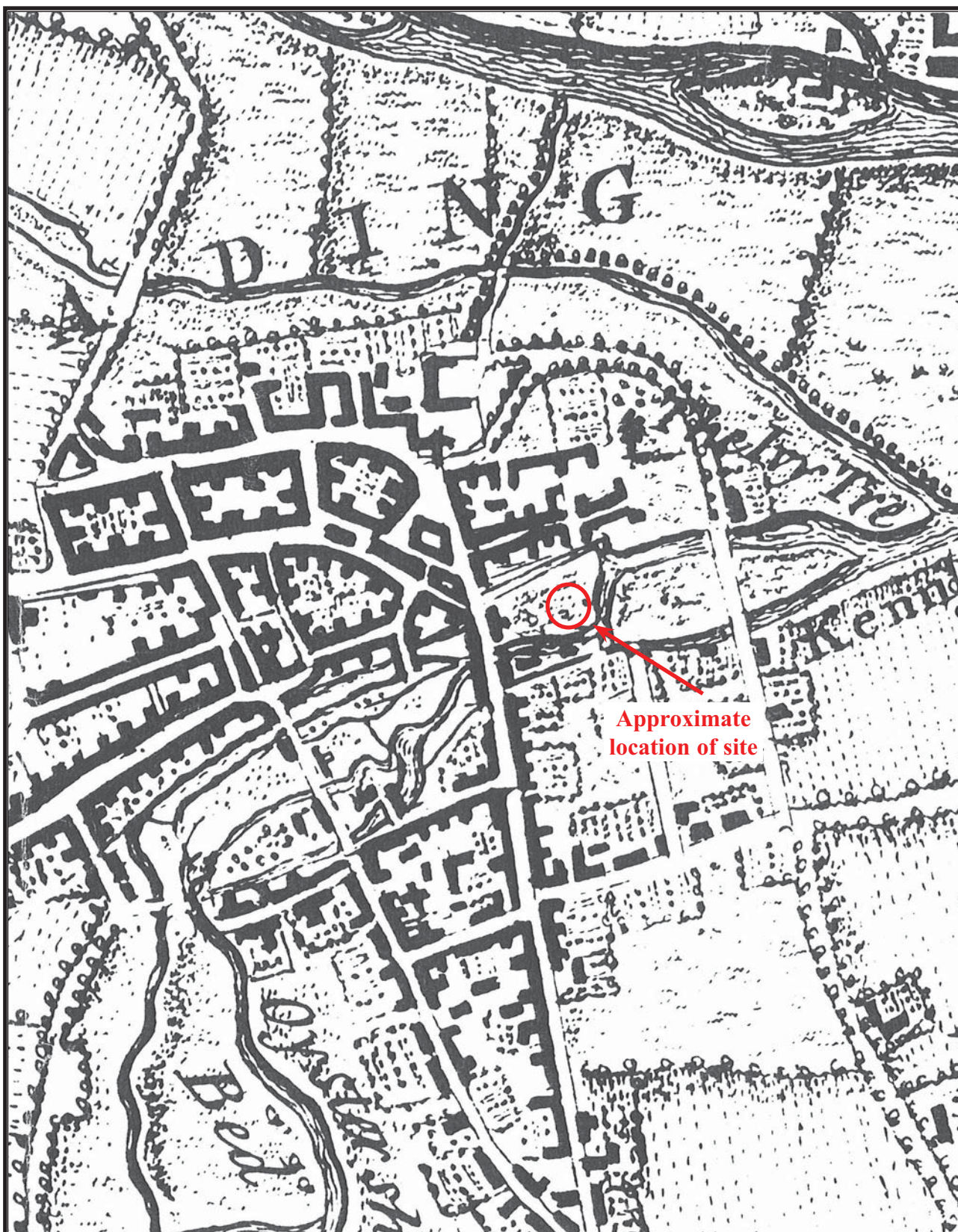
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Figure 5. Speed's map of Reading, 1610.

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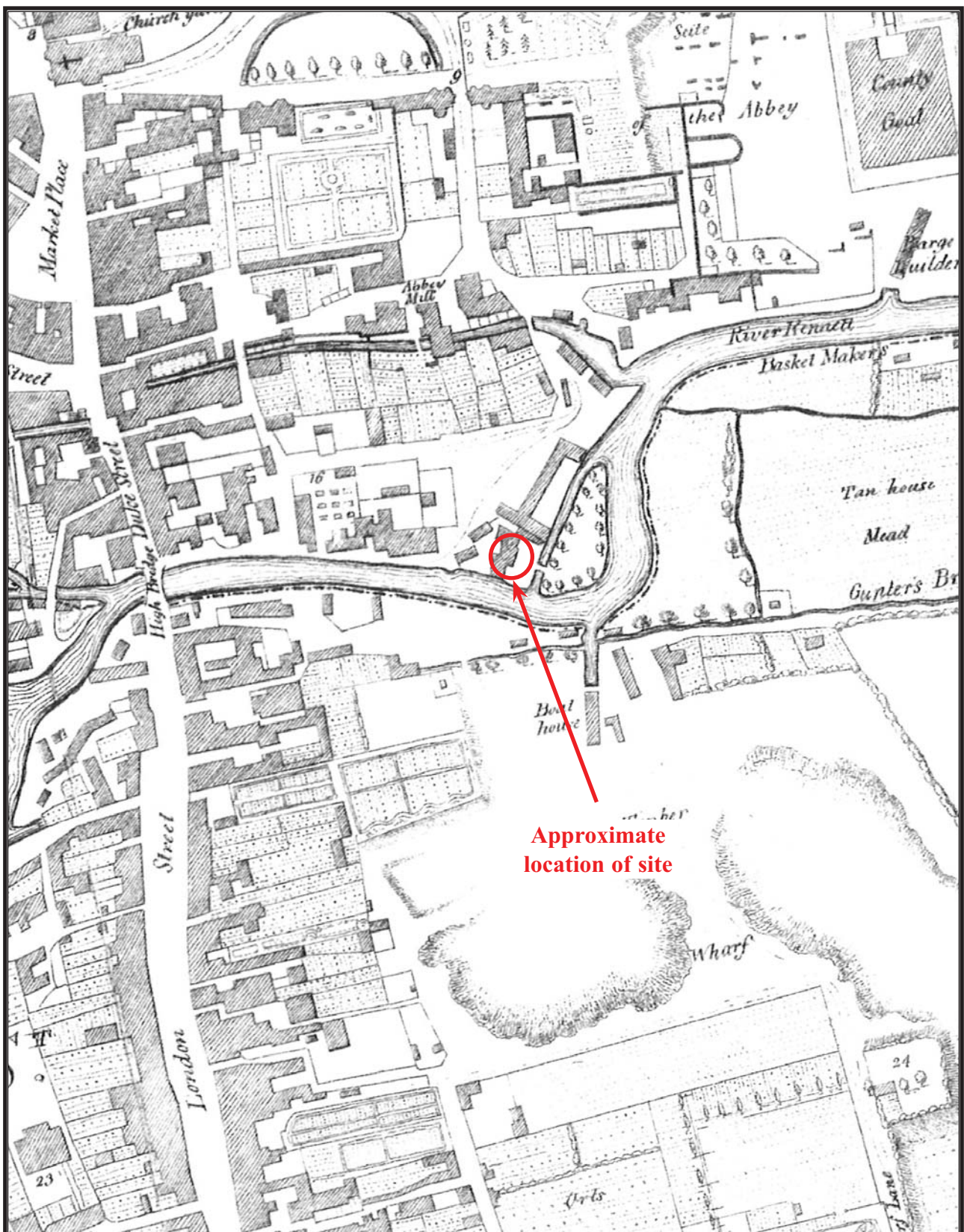
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Figure 6. Rocque's map of Berkshire, 1761.

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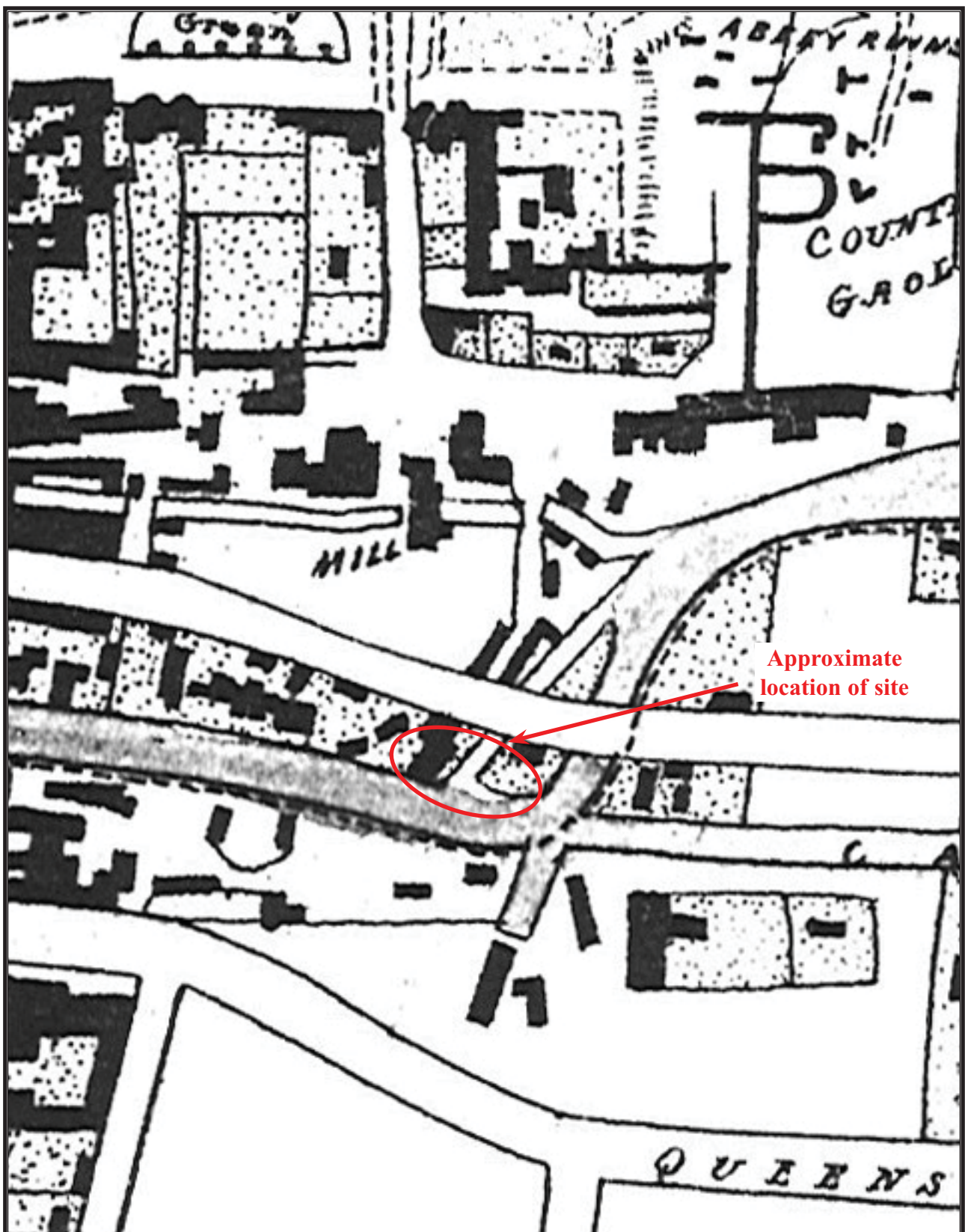
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Figure 7. Coates' map of Reading, 1802.

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Approximate
location of site

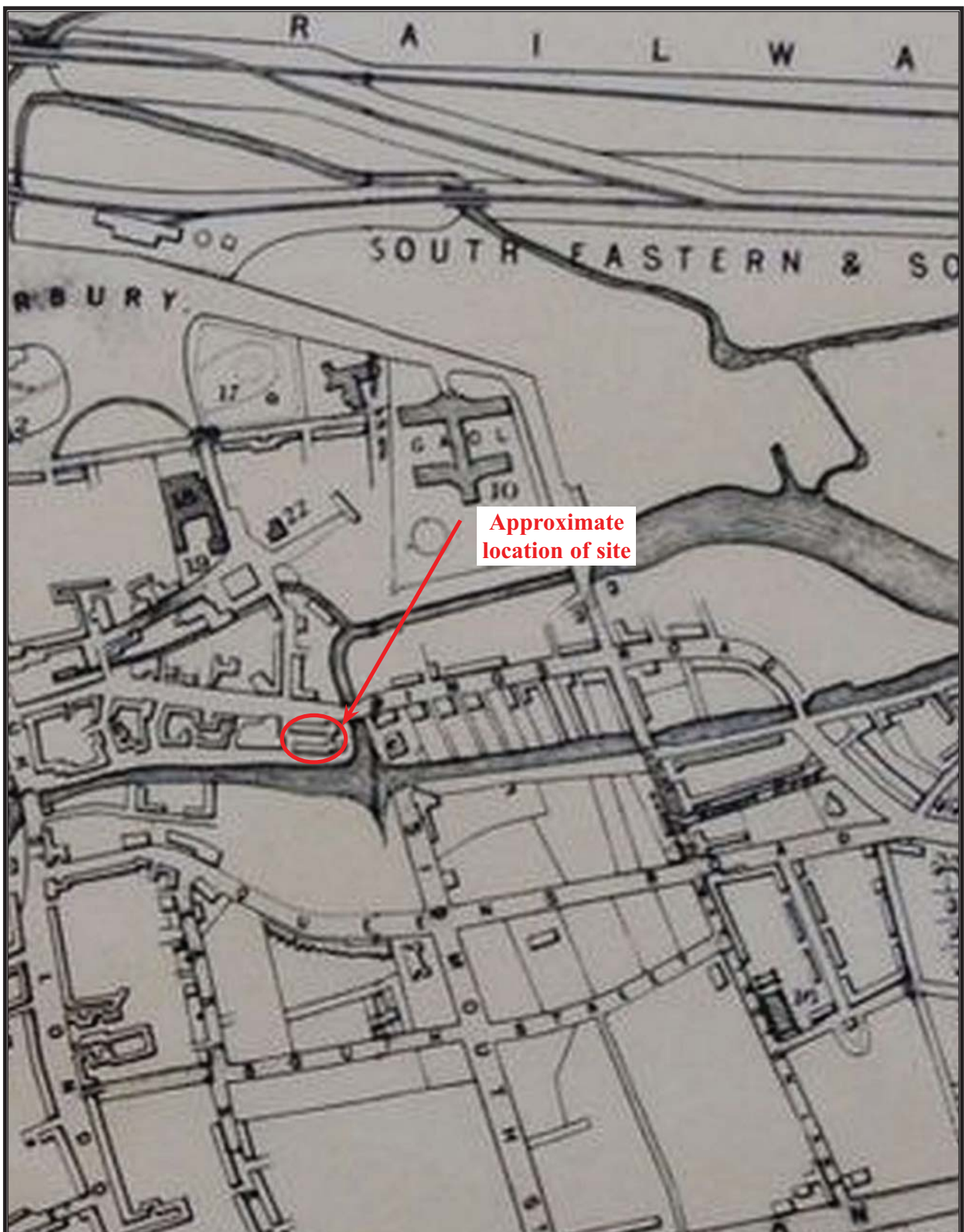
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Figure 8. Commissioners' map of Reading, 1834.

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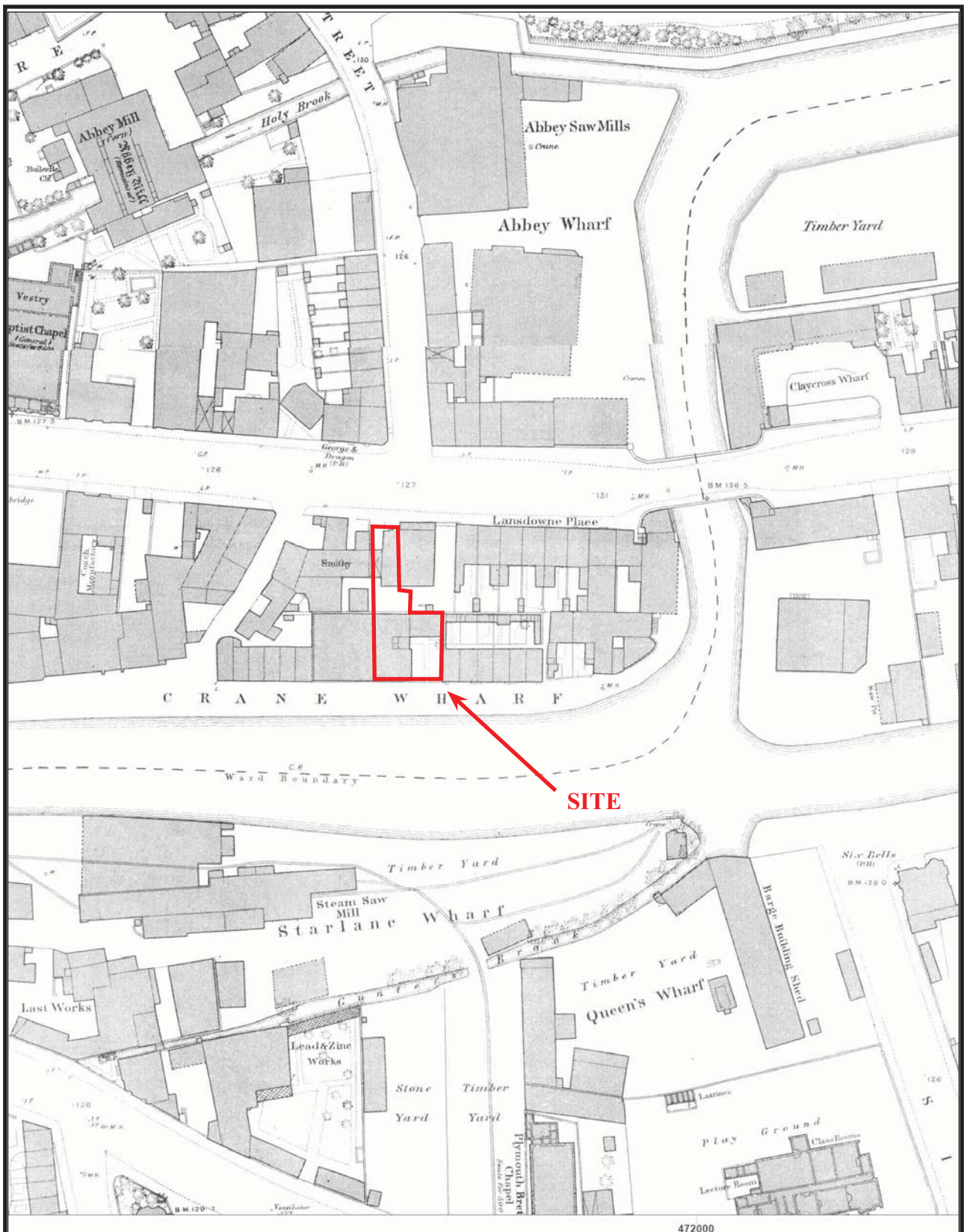
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Figure 9. Town plan, 1840.

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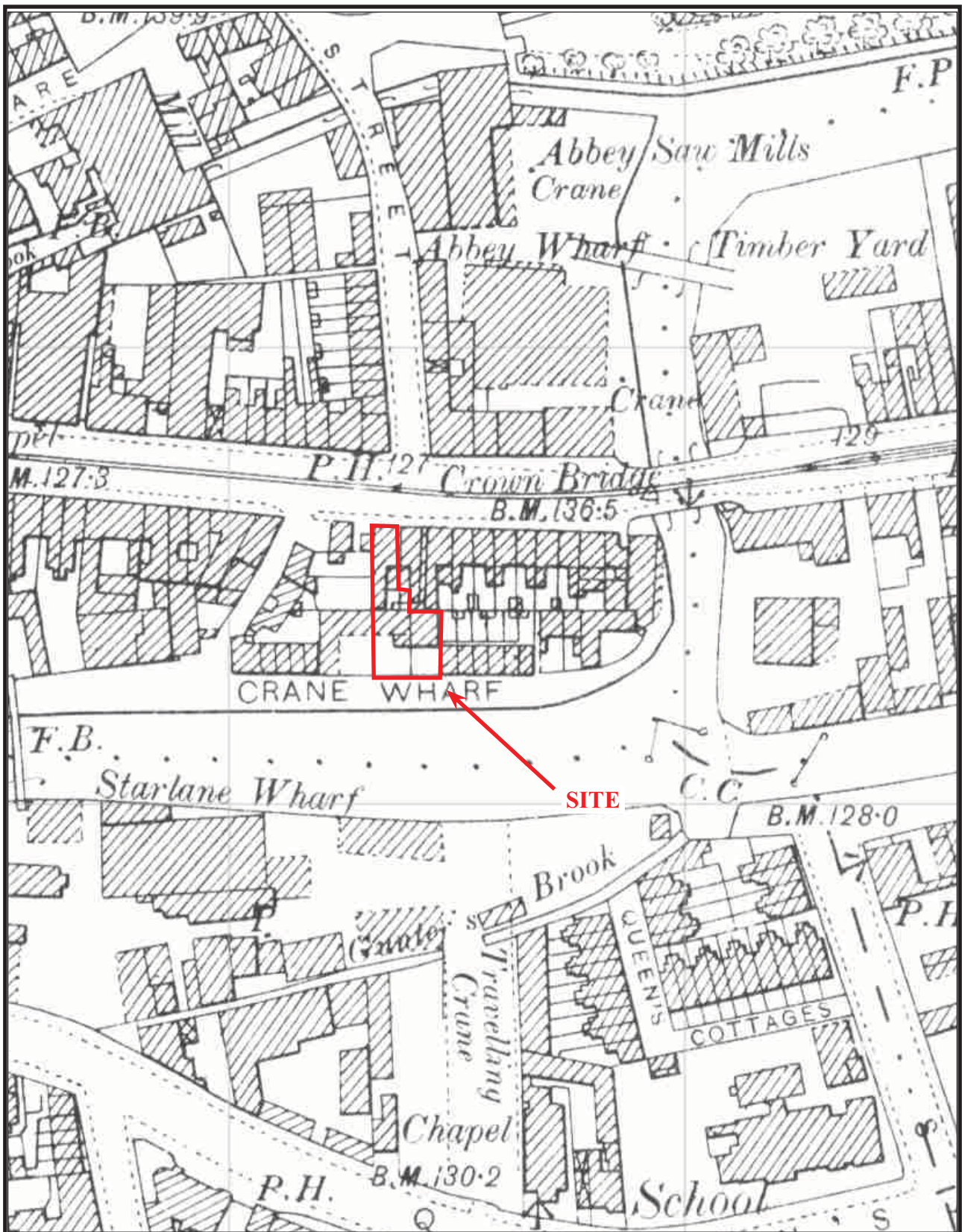
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Figure 10. Ordnance Survey map, 1879.

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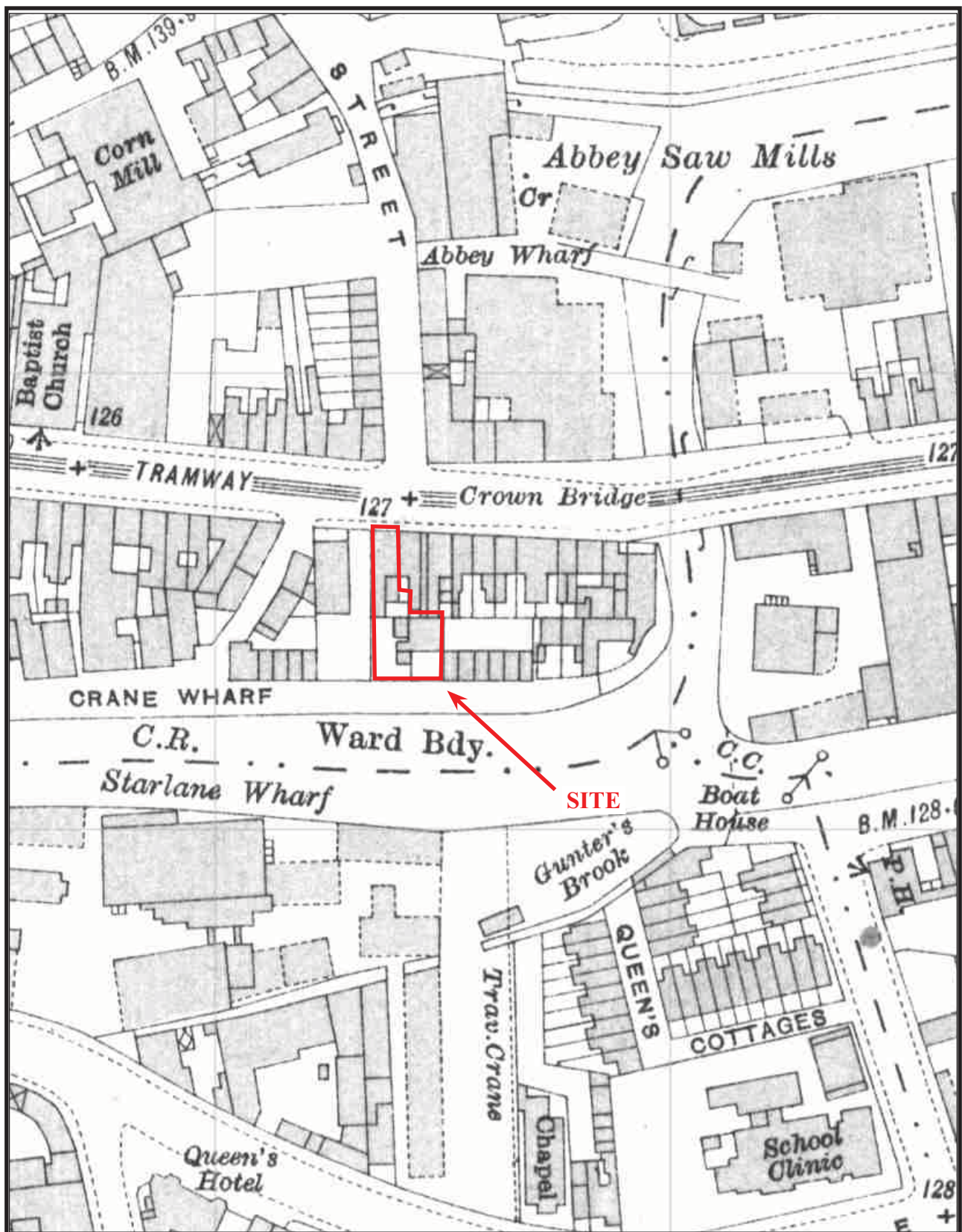
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Figure 11. Ordnance Survey map, 1900.

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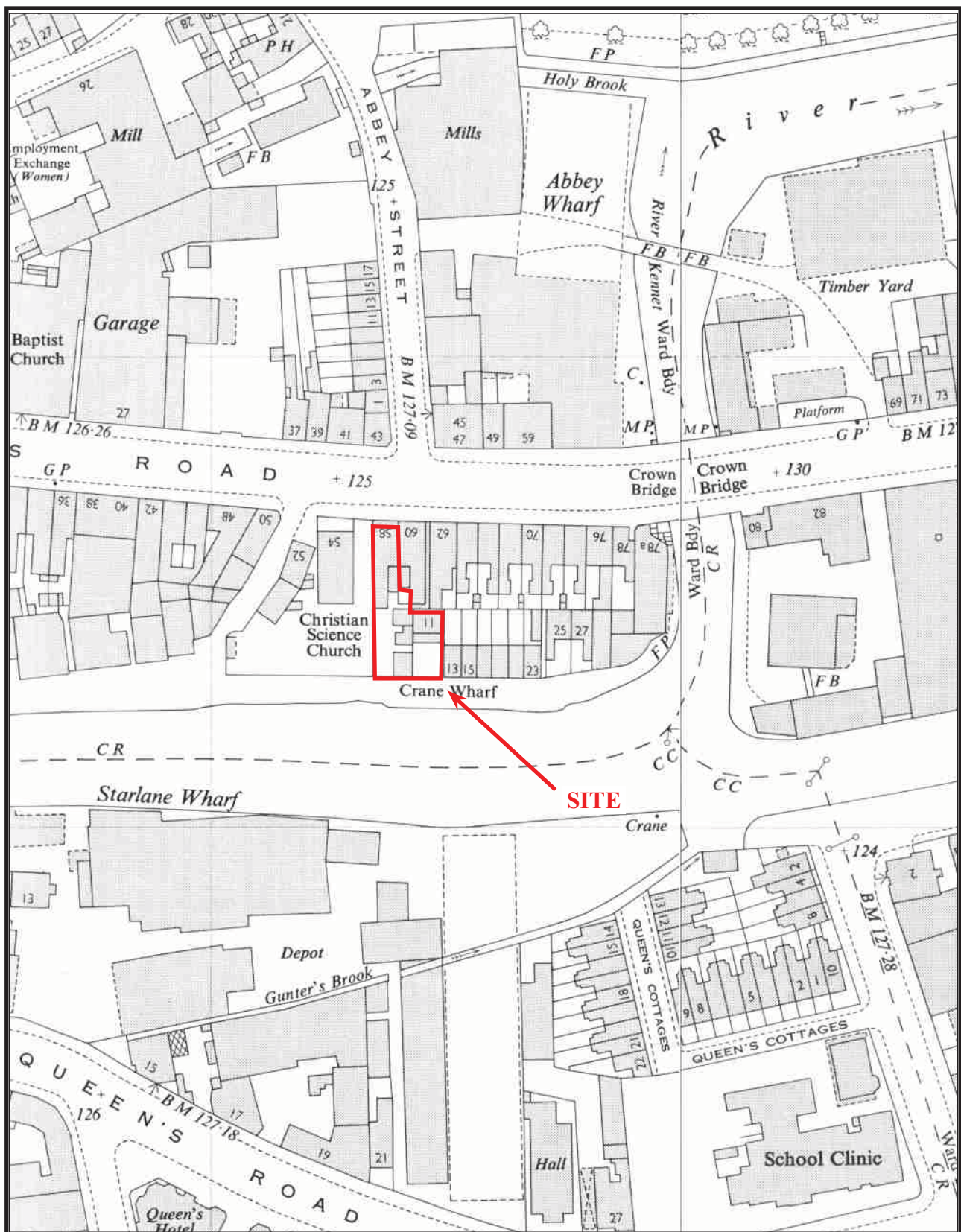
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Figure 12. Ordnance Survey map, 1931.

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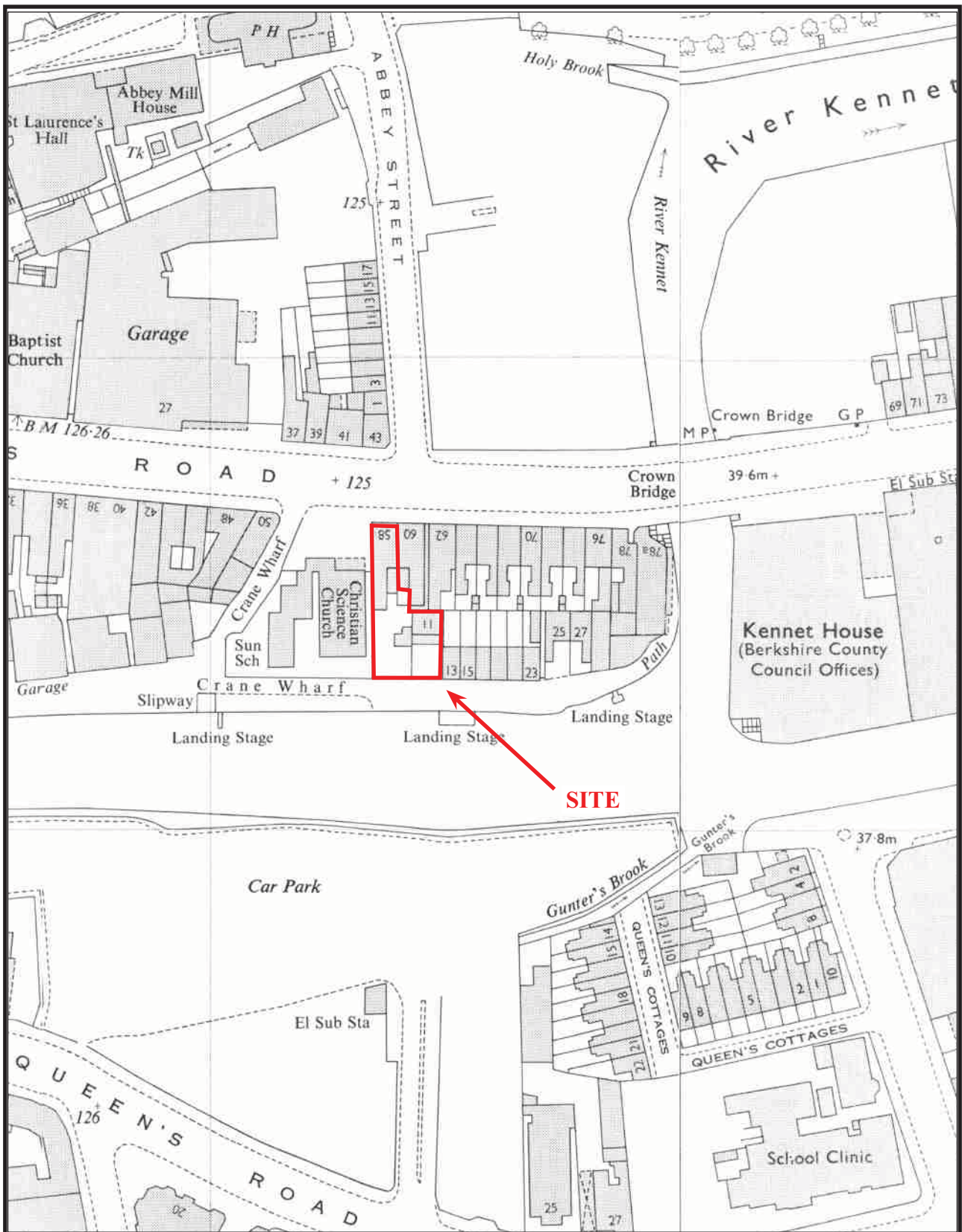
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Figure 13. Ordnance Survey map, 1956.

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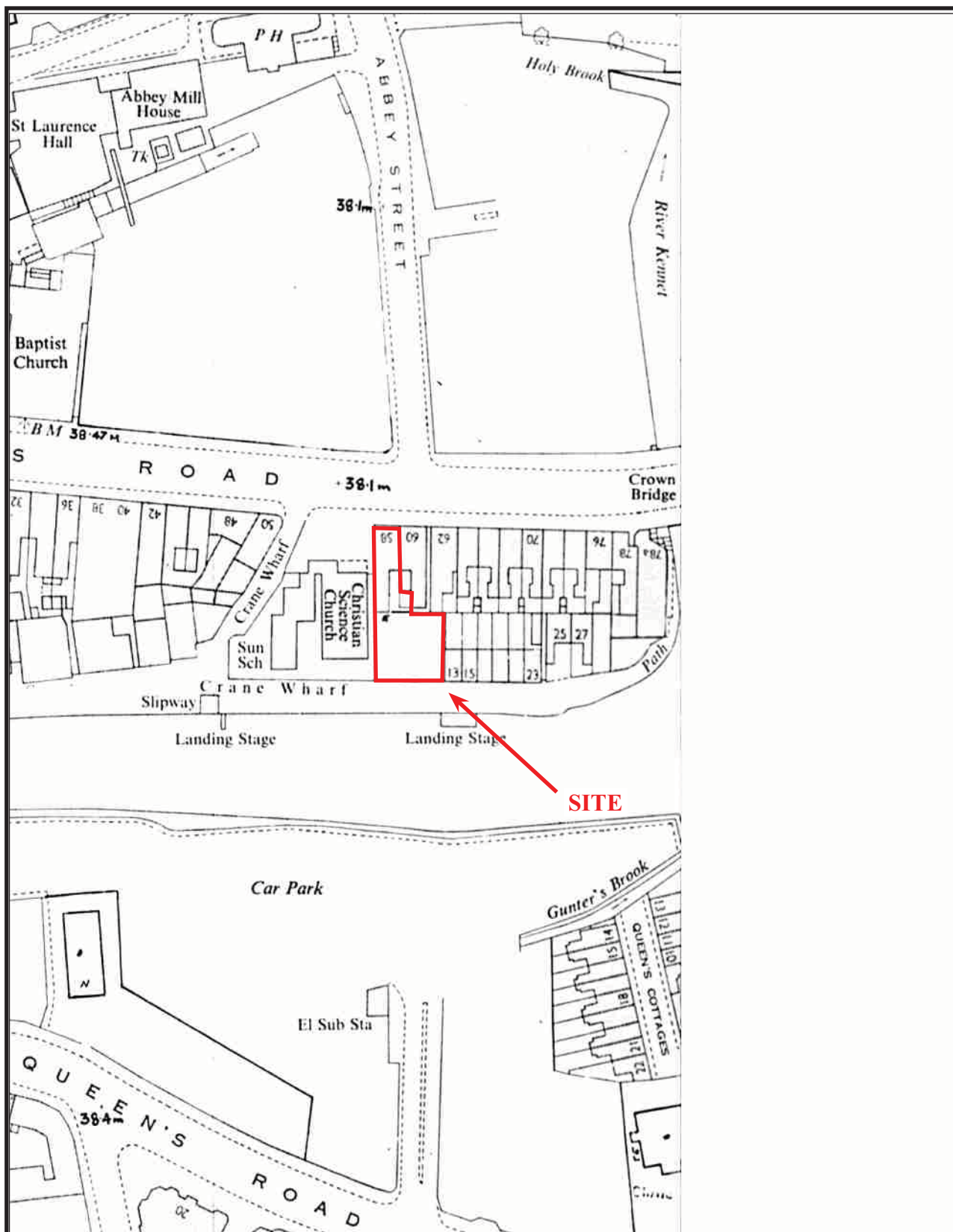
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Figure 14. Ordnance Survey map, 1968-1973.

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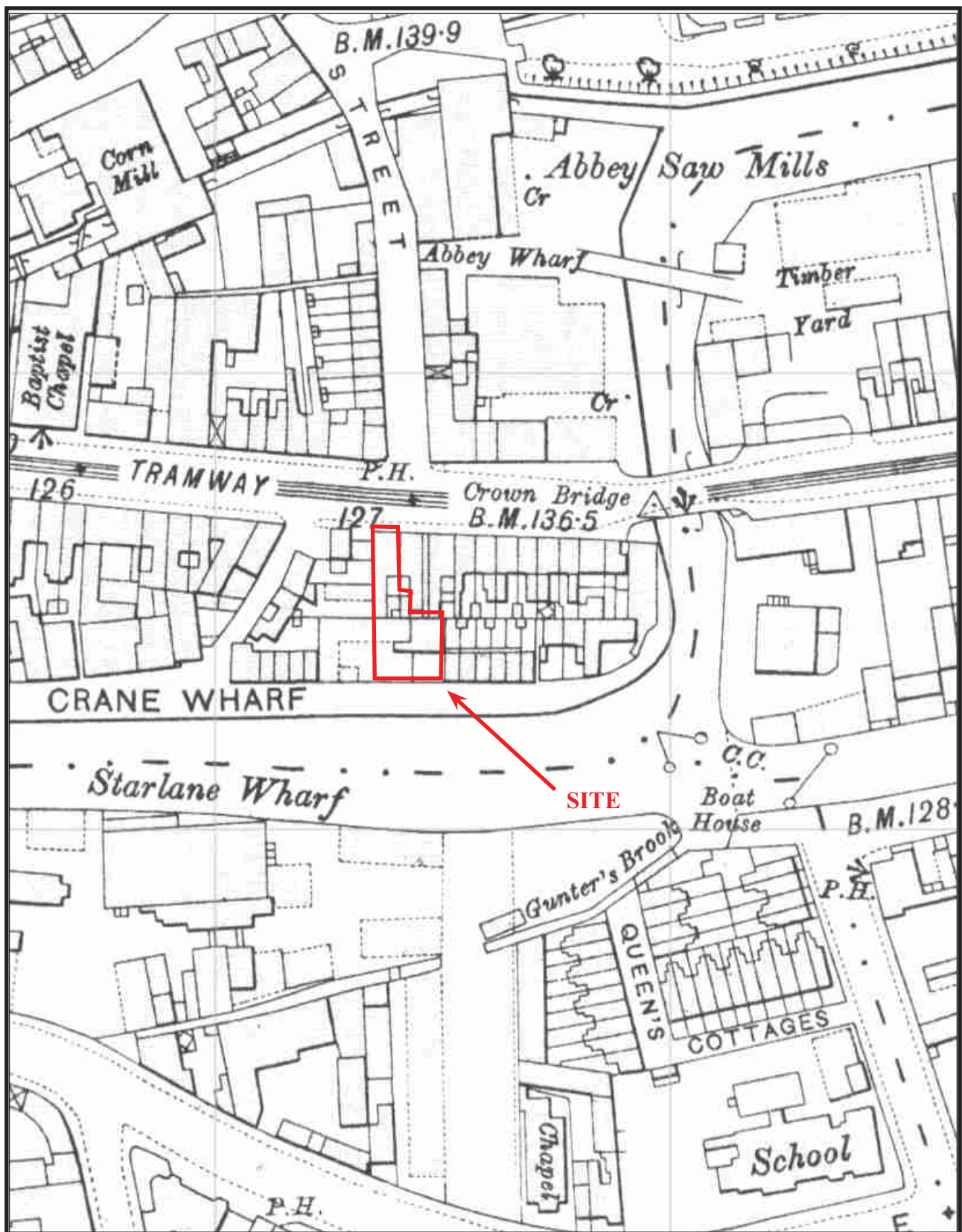


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Figure 15. Ordnance Survey map, 1979.

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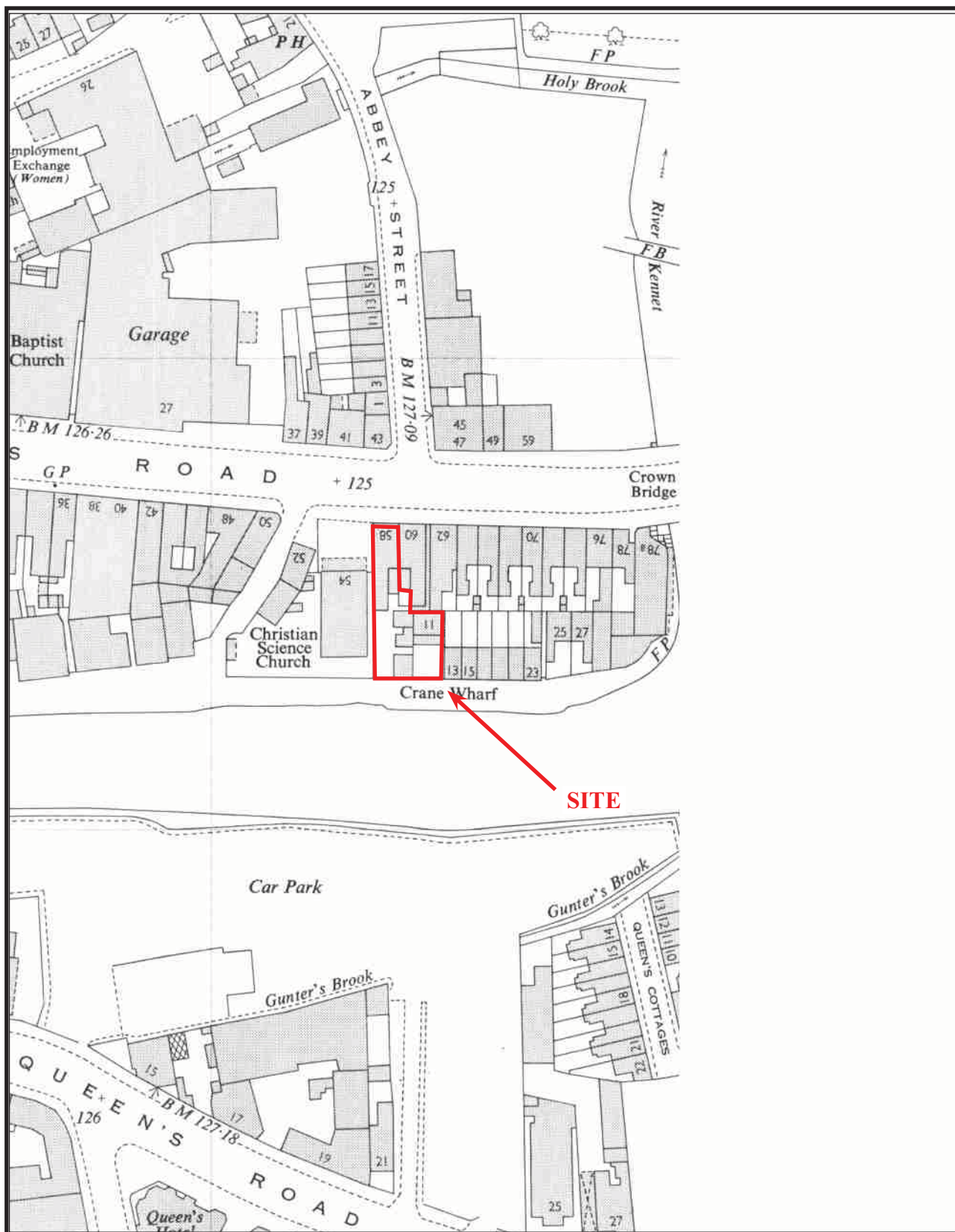
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Figure 17. Ordnance Survey map, 1912.

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Figure 18. Ordnance Survey map, 1962.

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Plate 1. Rear of 58 Kings Road, looking north.



Plate 2. Along Cranes Wharf, looking west.



Plate 3. 58 Kings Road, looking south.



Plate 4. Kings Road street scene, looking southwest.

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Plates 1 to 4.

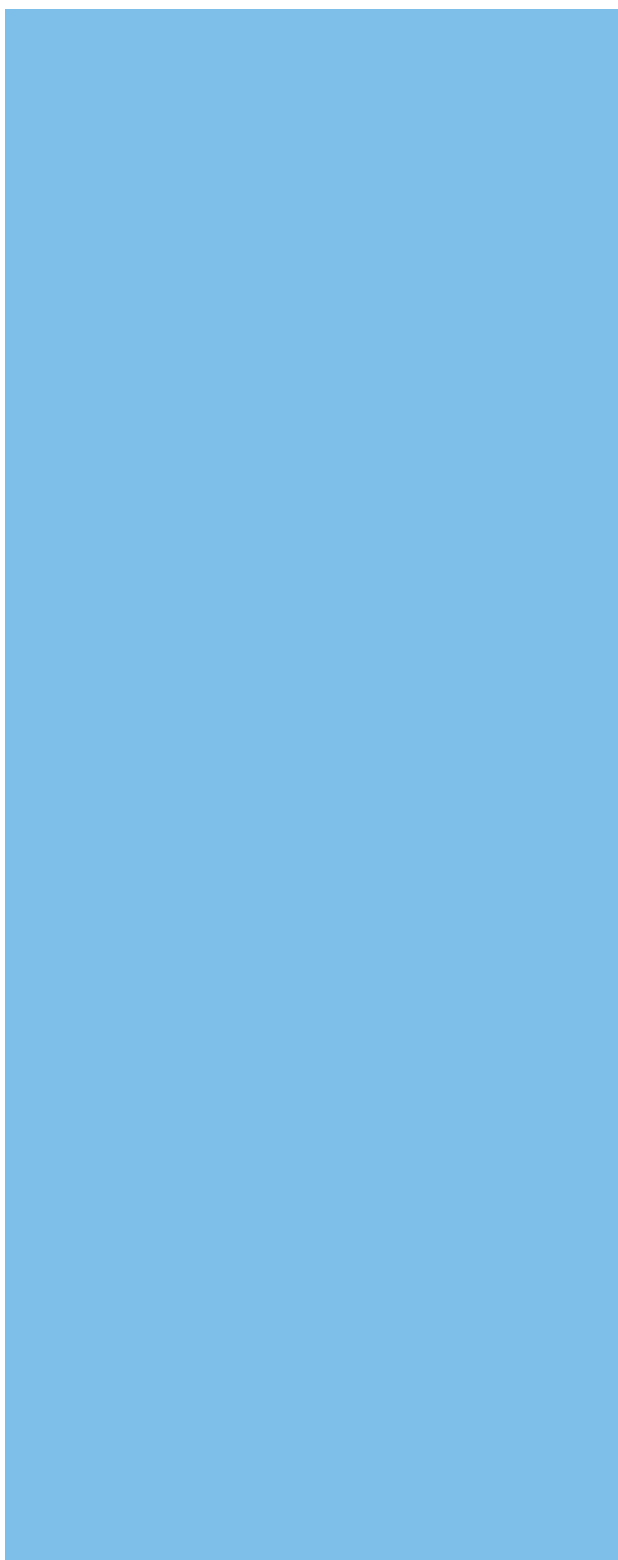
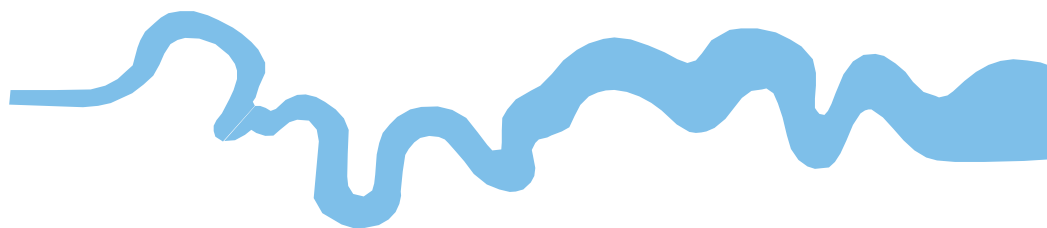
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TIME CHART

Calendar Years

Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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Brighton, Taunton, Stoke-on-Trent and Ennis (Ireland)***