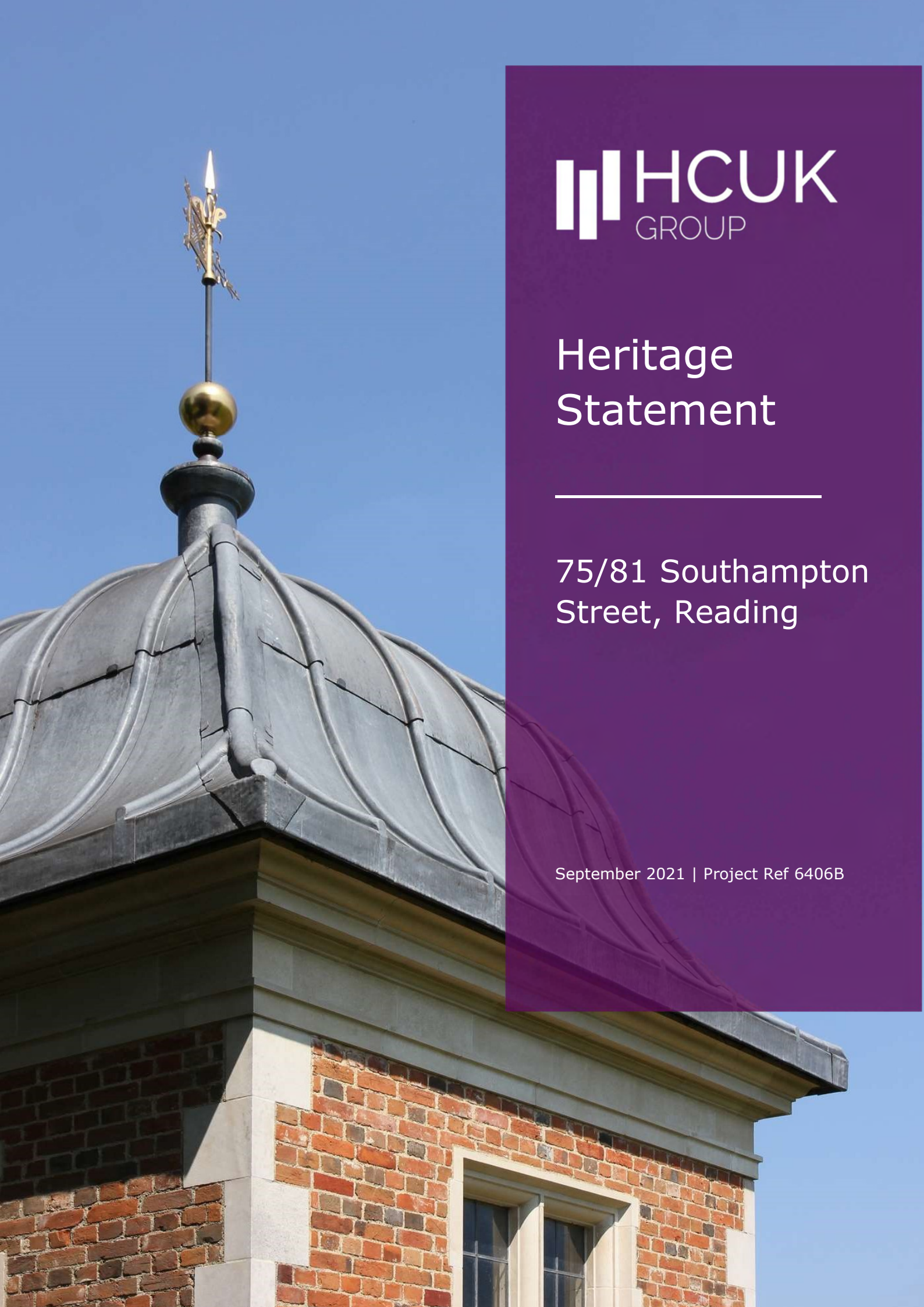




Heritage Statement

75/81 Southampton
Street, Reading

September 2021 | Project Ref 6406B



HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



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Appendices

- App. 1 Scale of Harm table (HCUK, 2019)**
- App. 2 Archaeological Appraisal**

1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on behalf of Perfect Property Development Ltd as part of a forthcoming planning application for the demolition of the existing building and construction of a 4-storey residential building (Use Class C3) containing 19 dwellings with associated cycle parking, refuse storage and other related works at 75/81 Southampton Street, Reading.

1.2 An Archaeological Appraisal has been included as Appendix 2.

1.3 The application site is located on the eastern side of Southampton Street (A327), south of Reading city centre (see Figure 1 below). The building which currently occupies the site was formerly used as Co-operative Funeralcare.



Figure 1: Aerial photograph of site location

The Context

1.4 This application follows a pre-application enquiry (201237/PREAPP) and response received in October 2020. The response highlighted the requirement to consider the potential impact of the scheme on the nearby designated heritage assets, which include Grade II* and Grade II listed buildings, and a Conservation Area. (Market Place and London Street).

1.5 The preapplication response also specifically notes that the site is located within a 'designated view of heritage significance':

The view north along Southampton Street from Whitley Street towards the Grade II listed St Giles Church past the pre-application sites is identified as a significant view with heritage interest within the Borough. Policy EN5 (Protection of Significant Views with Heritage Interest) seeks that the new development should not harm and where possible should make a positive contribution to views of acknowledged historical significance.

1.6 In addition to the heritage assets identified within the preapplication response, the archaeological potential of the application site was also raised and is addressed in Appendix 2 in the form of an Archaeological Appraisal.

Purpose of this Statement

1.7 The purpose of this Heritage Statement is to assist with the determination of the applications by informing the decision takers on the effects of the proposed development on the historic built environment. The heritage assets susceptible to impact have been observed and assessed by the author following a site visit in good weather in December 2020.

1.8 Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised. The report sets out how the proposal complies with the guidance and policy of the NPPF and local planning policy.

2. Relevant Planning Policy Framework

2.1 The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹

2.2 For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³

2.3 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

2.4 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

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.

2.5 Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.6 The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁴ The Scale of Harm is tabulated at Appendix 1.

2.7 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁵ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 A full review of local policy contained within the *Reading Borough Local Plan* (adopted November 2019), has been consulted and has informed the proposals.

2.10 This guidance is specifically contained in the following policies:

⁴ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁵ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

CS7 – DESIGN AND THE PUBLIC REALM: All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

CR2: DESIGN IN CENTRAL READING: Applications for development within Central Reading should demonstrate the following (specifically):

The architectural details and materials used in the central area should be high quality and respect the form and quality of the detailing and materials in areas local to the development site.

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.

EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST

New development should not harm and where possible should make a positive contribution to views of acknowledged historical significance.

2.11 Under policy EN5 the following view, of relevance to the application site, is specified as meriting special protection: *View northwards down Southampton St from Whitley St towards St Giles Church, St Mary's Church and Greyfriars Church.*

2.12 Guidance within the *Reading Central Area Action Plan* (2009) has also been consulted, specifically policy:

RC5 – Design in the Centre: requiring new developments to respect the existing layouts, form, massing, materiality and architectural quality of the surrounding area.

3. Statement of Significance

Introduction

- 3.1** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets.
- 3.2** Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected (paragraph 189 of the NPPFs) is therefore fundamental to understanding the scope for and acceptability of change.
- 3.3** This chapter of the assessment examines the significance of the heritage assets considered susceptible to impact by the proposed development: nearby statutory listed buildings, and the Market Place and London Street Conservation Area.
- 3.4** Figures 2 and 3 (below) indicate the placement of these heritage assets relative to the application site.



Figure 2: Location of Listed Buildings in relation to application site (indicated by red star)



Figure 3: The Market Place and London Street Conservation Area boundary and character areas

Assessment of significance

The application site

3.5 A site visit was undertaken in December 2020 in order to establish the baseline conditions. The application site currently comprises a building formerly in use by Co-operative Funeral Care, which is not considered to be of any architectural merit or historic interest.

3.6

The application site is not located within a Conservation Area, and is not a designated or non-designated heritage asset, however it is located within the setting of the Market Place and London Street Conservation Area as well as numerous Grade II and Grade II* Listed buildings by virtue of proximity. As a disused building of no architectural or historic interest the application site makes no positive contribution to the setting of these designated heritage assets or the historic character of the area, but is situated within designated views towards St Giles Church. The photographs below therefore document the application site within this context.



Figure 4: The application site, viewed from the western side of Southampton Street, looking north-east



Figure 5: The application site, viewed from the western side of Southampton Street looking south-east



Figure 6: View looking north along Southampton Street towards St Giles Church and the application site



Figure 7: View from St Giles Church southwards along Southampton Street towards the application site



Figure 8: View from application site looking northwards towards St Giles Church from the application site

The Market Place and London Street Conservation Area

3.7 The application site is located approximately 100m from the boundary of the Markey Place and London Street Conservation Area. While the significance of the Conservation Area as a designated heritage asset principally stems from the historic buildings contained within it and the appreciable character and authenticity they afford, there are specific elements of Southampton Street which are located beyond the Conservation Area boundary which make a positive contribution to its setting. These include the listed buildings located along Southampton Street which comprise a number of terraced properties from the early to mid-1800s, and are designated Grade II and II* (see below).

3.8 There are also a range of detracting elements beyond the Conservation Area boundary, which adversely impact its setting. These detractors include the very heavy level of traffic (being on a main route into the city centre), which intervenes

in key views, a high density of street and traffic signage, and disused buildings (such as the application site) as well as brownfield sites (immediately adjacent to the application site – also noted to be under application).

3.9 It is therefore considered that while the location of the application site falls within the setting of the Conservation Area, the application site itself is currently a detractor and makes no positive contribution to the setting (or subsequently significance) of the CA as a designated heritage asset.

3.10 The preapplication response noted that:

The view north along Southampton Street from Whitley Street towards the Grade II listed St Giles Church past the pre-application sites is identified as a significant view with heritage interest within the Borough. Policy EN5 (Protection of Significant Views with Heritage Interest) seeks that the new development should not harm and where possible should make a positive contribution to views of acknowledged historical significance.



Figure 9: View from Whitley Street towards St Giles Church

3.11 The application site is not a readily visible feature within the view towards St Giles Church from Whitley Street as it is obscured by the buildings and trees lining Southampton Street which remains relatively narrow (single lane) until it curves slightly and widens to two lanes after Chesterman Street and by West Hill (Figure 9). The application site and church are both clearly visible in the same view from further north along Southampton Street, particularly after the junction to West Hill when observed from the west side of Southampton Street (Figure 6, above).

- 3.12** The application site is currently a detracting feature within the views towards the church from around the junction to West Hill, and is therefore considered an opportunity for improvement and enhancement.



Figure 10: View of Grade II Listed Rose Cottage and 92 – 96 Southampton Street



Figure 11: View of Grade II 78 – 84 Southampton Street*



Figure 12: View of Grade II listed St Giles Church from corner of Pell Street with Grade II Listed 63 Southampton Street in view

Listed Buildings along Southampton Street

3.13 There are a number of Listed Buildings which are located within close proximity to the application site, whose settings (and potentially also consequentially significance) may be susceptible to impact by proposals. These buildings include a number of terraces:

- Grade II* listed 78 – 84 Southampton Street, a terrace of 3 storey townhouses constructed c. 1810;
- Grade II listed 72-76 Southampton Street, three storey terrace of townhouses constructed c. 1810;
- Grade II listed 92 – 96 Southampton Street, three storey terrace of townhouses constructed c. 1813 - 1819

3.14 A number of individual Grade II listed buildings are situated along this section of Southampton Street including:

- 106 Southampton Street, a three storey building dated to the mid-1800s with a later 1800s shopfront;
- 63 Southampton Street, an early 18th century, small, 2.5 storey house;
- 86 Southampton Street, which is a continuation of terrace Nos 75-84, although much altered, c.1810;
- Rose Cottage, which comprises Nos 98 and 100, a much altered 2 storey 19th century building;
- St Giles Church, churchyard and tombs, a small medieval church which was rebuilt in 1872 by J.P. St Aubyn in an Early English style, and retaining only the 13th century aisle walls and west tower;
- St Giles War Shrine, a First World War memorial, dedicated on 25 December 1917, and designed by S Slingsby Stallwood.

3.15 The buildings listed above create a relatively coherent and predominantly 19th century streetscape which crosses the boundary of the Conservation Area and extends its general historic character along this northern section of Southampton Street until it meets more modern developments from the application site onwards. The predominant scale of buildings in the area is between 2 to 3 and a half storeys, and the majority are red brick, stucco or partially rendered.

3.16 The significance of these buildings in all instances stems primarily from their architectural value, and to a lesser extent from their archaeological values (evidential) and their broader contribution to the visibly historic character of the area. The terraces are particularly tangible examples of 19th century townhouses, and as such possess additional architectural and aesthetic value. St Giles Church, along with the churchyard and associated war memorial, possess additional communal values, and act as focal points within the local area.

3.17 The listed buildings above contribute to each other's settings; and because of their overriding contemporaneity, provide each other with a visual coherence which contributes positively to the significance of the buildings as designated heritage assets. As noted above in relation to the setting of the Conservation Area in 3.8, there are a number of detracting elements within the settings of these assets, which include the application site itself, as well as a visually distracting array of front-of-property refuse areas, modern street signage and traffic control. As such,

the application site does not currently contribute in a beneficial way to the settings of these assets, and forthcoming proposals are considered to represent an opportunity for the enhancement of their current setting.

4. Heritage Impact Assessment

Introduction

- 4.1** With reference to Appendix 1, along with the most important considerations relating to the impact of the proposals on the setting of the designated heritage assets discussed within this Statement (which include, location and siting, form and appearance, effects and permanence⁶), judgements on the impact of the outline proposals on significance have been set out below.



Figure 13: Main elevations of the proposed building

Proposals

- 4.2** The proposals comprise the demolition of the existing building and construction of a 4-storey residential building (Use Class C3) containing 19 dwellings (8 x 1-bed, 6 x 2-bed & 5 x 3-bed flats) with associated cycle parking, refuse storage and other related works at 75/81 Southampton Street, Reading. The proposed building has been designed in response to both the historic and modern buildings which currently comprise the streetscape of Southampton Street, in particular this

⁶ Historic England's guidance on setting GPA3

juncture at the application site where modern and historic buildings are sited immediately adjacent.

- 4.3** A full set of drawings including plans and elevations are submitted as part of the planning application. The main elevation as well as the proposed street view are included here for illustrative purposes given their particular relevance to the assessment (Figure 13 above and 14 -15 below).



Figure 14: Current street view

Impact Assessment

- 4.4** The current proposals have been informed by the character of the area, and the predominant scale and massing of the adjacent buildings (both historic and modern). The new building retains a set back from the Southampton Street frontage (see Figure 15 below), as well as landscaping to the frontage which is reflective of nearby buildings and will serve to integrate the new building within the existing streetscape and soften its appearance.
- 4.5** The new building will be visible within a key designated view towards St Giles Church, and while it is unlikely to appear within the specified view from Whitely Street (as outlined in Section 3 of this report), it will come into view when moving northwards along Southampton Street and particularly after the turning to West Hill where both the church spire and application site are in full view.



Figure 15: Proposed street view

4.6 It is considered that the proposed architectural style, as well as the buildings overall scale and massing would be appropriate for the site and in-keeping with its surroundings and respectful to the setting of the surrounding listed buildings and nearby Conservation Area. The building specifically ties in with the adjacent modern building at 85 – 89 Southampton Street, and will create a visually coherent and consistent building line within the key views towards St Giles Church. The complementary materials and style of the proposed building further integrate it within the street views indicated above (Figures 14 and 15) and demonstrate that the visual continuity provided by the proposals does not in any way detract from the views towards St Giles Church, but rather enhances the perspective by drawing the eye towards the church spire.

4.7 The proposals are therefore considered to maximise the opportunity to enhance the current settings of the nearby designated heritage assets outlined in Section 3 of this report, and no harm has been identified to the significance of these heritage assets.

5. Conclusions

- 5.1** This Heritage Statement accompanies an application relating to the demolition of the existing building and construction of a 4-storey residential building containing 19 dwellings with associated cycle parking, refuse storage and other related works at 75/81 Southampton Street, Reading.
- 5.2** The proposed building has been sensitively designed in response to both the constraints posed by the surrounding historic environment and in awareness of the importance of the settings of the nearby designated heritage assets and views, as well as the architectural style of the modern buildings which also comprise and contribute to the streetscape and character of Southampton Street.
- 5.3** It is considered that the proposed architectural style and materials, as well as the buildings overall scale and massing would be appropriate for the site and in-keeping with its surroundings. The proposals are responsive to the setting of the surrounding listed buildings and nearby Conservation Area, and are considered to maximise the opportunity to enhance the current settings of the nearby designated heritage assets.
- 5.4** No harm has been identified to the significance of any of the designated heritage assets or to views of acknowledged historical significance. The proposals are considered to be proportionate and, compliant with relevant policies contained within the NPPF and the Reading Borough Council Local Plan. There would be preservation for the purposes of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 195 and 196, and guidance on NPPG).⁷

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁷ See NPPG 2019: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.” Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2: Archaeological Appraisal



Archaeological Appraisal

75-81 Southampton
Street, Reading

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



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- Fig. 12 Ordnance Survey 1978, 1:2,500**

Non-Technical Summary

This archaeological appraisal has been prepared by Archaeology Collective (part of HCUK Group) on behalf of the overall client London and Reading Housing Limited, to inform a planning proposal for the demolition of the existing building and construction of a 4-storey residential building (Use Class C3) containing 19 dwellings (8 x 1-bed, 6 x 2-bed & 5 x 3-bed flats) with associated cycle parking, refuse storage and other related works at 75/81 Southampton Street, Reading.

There are no designated archaeological heritage assets in the Site or study area which would preclude development.

There is a total of 138 Berkshire Historic Environment Records in the 500m study area which includes a combination of non-designated heritage assets and findspots recorded either through archaeological investigation or casual observances. There are no heritage assets located in the Site. The majority of assets in the study area relate to settlement, industry, water management, infrastructure and defence dating to the medieval and post-medieval periods.

Although there are no known heritage assets in the Site, its location along Southampton Street, one of the key long distance routes which traversed the town of Reading from the medieval period, is significant. It is likely that all or part of the Site has been occupied since this time.

It is considered there is a low potential for any archaeological deposits or features which predate the medieval period to be present on the Site. The degree of survival of these deposits is also considered to be low given the likely intensity of development on the Site from the medieval period.

It is considered there is a medium potential for any archaeological deposits or features associated with the medieval and post-medieval periods in the Site. The degree of survival of archaeology associated with these periods is considered to be medium and high for the survival of foundations and features associated with the 18th and 19th structures, including a row of almshouses, known as Almshouse Court in the south part of the Site. There is a greater chance that archaeological remains will survive outside the footprint of the existing modern building on the Site.

Any ground moving activities associated with the construction of the proposed development is likely to remove or disturb any archaeological remains that may survive below-ground.

It is advised that Fiona Macdonald, the Principal Archaeologist for Berkshire County Council is consulted as the earliest opportunity so an appropriate archaeological investigation strategy can be devised. It is likely that such a program of archaeological work would need to await demolition of the existing structure on the site and therefore could be secured by an appropriately worded condition. This would be in accordance with national and local planning policy.

1. Introduction

Background

- 1.1** This archaeological appraisal has been prepared by Charlotte Vallance of Archaeology Collective (part of HCUK Group) on behalf of London and Reading Housing Limited.
- 1.2** The proposed development site, hereafter referred to as the 'Site', is situated at 75-81 Southampton Street on its eastern side and near to its junction with Crown Street to the north. It comprises a vacant, single-storey building extending to approximately 370m² (3,987 ft²) GIA, which was formerly occupied by Co-operative Funeralcare. The Site extends to 0.07 hectares in area and includes the associated car parking area demised to the side (south) and rear (east) with associated access.
- 1.3** The Site lies under the jurisdiction of Reading Borough Council and is centred on National Grid Reference (NGR) SU 71723 72808. The Site is bounded to the north by vacant land allocated for housing development, to the south by a 3-storey office building complex (Ibex House) at 85-89 Southampton Street; to the west by a mixture of 2/3-storey residential/office buildings and to the east/northeast by a private car park serving the Indigo Apartment block at 43-47 Crown Street.
- 1.4** This appraisal comprises an examination of digital data held by the Berkshire Historic Environment Record (BHER) together with documentary research and an historic map regression.
- 1.5** This data has been collected for an area comprising a 500m radius of the Site boundary, which is referred to as the 'study area'. This radius has been selected on the basis of professional judgment as being sufficient to determine the archaeological potential of the Site, taking into account its location, topography, and character.

Sources

- 1.6** In preparing this appraisal we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:
- Berkshire HER for known archaeological sites, monuments and findspots within 500m of the Site (i.e. the study area).
 - Maps and documents held online.

2. Relevant Policy Framework

National Planning Policy Framework

3.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2019 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance.

3.2 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.

3.3 Paragraph 197 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

"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."

3.4 Footnote 63 of the NPPF, which is attached to paragraph 197, states that "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." Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that "Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence", and paragraph 041 which in full reads as follows:

"What are non-designated heritage assets of archaeological interest and how important are they?"

The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:

(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:

those that have yet to be formally assessed for designation.

those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.

those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.

(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment."

3.5

Paragraph 199 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

Relevant Local Policies

3.6 The following local policies are relevant to the historic environment and this assessment.

Table 2: Local Policies

Local Plan	Relevant Policy
Reading Borough Local Plan adopted November 2019	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.
Reading Borough Local Plan adopted November 2019	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

3. Archaeological and Historical Background

Introduction

- 4.1** There is a total of 138 Berkshire Historic Environment Records in the 500m study area which includes a combination of non-designated heritage assets and findspots recorded either through archaeological investigation or casual observances. The majority of assets in the study area relate to settlement, industry, water management, infrastructure and defence in the medieval and post-medieval periods. There is also some evidence in the study area for activity in the Prehistoric, Roman and Saxon periods, although none in proximity to the Site.
- 4.2** A gazetteer of non-designated heritage assets is presented in Table 1 in Section 8 and their locations are shown on Figure 1 in Section 7. A gazetteer of all previous archaeological investigations in the study area is presented in Table 2 in Section 8 and their locations are shown on Figure 2 in Section 7.

Timescales

- 4.3** Timescales used in this assessment:

Table 3: Timescales

Period	Approximate date	
Palaeolithic –	c.450,000 – 12,000 BC	Prehistoric
Mesolithic –	c. 12,000 – 4000 BC	
Neolithic –	c.4000 – 1800 BC	
Bronze Age –	c.1800 – 600 BC	
Iron Age –	c.600 BC – AD 43	
Roman (Romano-British) –	AD 43 – c. AD 410	Historic
Saxon / Early Medieval –	c. AD 410 – AD 1066	
Medieval–	1066 –1485	
Post-Medieval Period –	1485 – 1901	
Modern –	1901 – Present	

Prehistoric

- 4.4** There is limited evidence of prehistoric material to suggest significant early settlement at Reading. All the BHER records are for stray early prehistoric artefacts such as 12 struck flints (MRD7373), a honing stone (MRD11205), a greenstone axe (MRD11194), a ground flint axe (MRD11194) and a leaf shaped flint knife (MRD11168). The closest findspot to the Site is a single residual flint flake

(MRM16181) recovered from a pit feature dated to the late post-medieval period 250m to the east. The Site is situated on the extremity of the River Kennet flood plain. The potential for prehistoric archaeology in the Site is considered to be low.

Roman

- 4.5** Five records of Roman activity have been found in the study area and are limited to stray or residual finds. Excavations approximately 175m to the northeast of the Site revealed a curvilinear ditch and a linear feature and finds of mostly post-medieval date with some residual roman pottery (MRD15704). In the wider area, coins (MRD11256), a quern (MRD11310), an earthenware bottle (MRD11260), an amphora (MRD11280) and pottery (MRD11261) have been recovered from unsecure contexts. The potential for Roman archaeology in the Site is considered to be low.

Saxon/Early Medieval

- 4.6** The place name of Reading suggests a Saxon origin, named after an individual named 'Reada', 'Readingas' meaning the 'people of Reada'¹.
- 4.7** Early settlers at Reading were attracted by the flat gravel terraces created by the River Thames and River Kennet in proximity to the ford across the Kennet. Such land provided ideal fertile ground for agricultural production.
- 4.8** The first documentary records of the town date from the 9th Century. In the year 871, the Anglo-Saxon Chronicle records "in this year...the army came into Wessex to Reading". At this time, Reading would not have acted as an administrative centre, being secondary to the nearby town of Wallingford, whose importance is reflected in its fortification. The importance of Reading is, however, demonstrated by examples of coinage dating from the reign of Edward the Confessor (1042-1066), known to have been minted at Reading.
- 4.9** The archaeological records associated with this period are concentrated in the north of the Study Area, in the vicinity of the River Kennet. There are records for weaponry (MRD11344, MRD11339, MRD11317), a carved bone figure (MRD11366), a series of medieval revetments and reclamation areas associated with the tributaries of the River Kennet (MRD15600) and phases of revetment and bank consolidation at the confluence of a narrow stream and a larger channel.
- 4.10** The potential for early medieval archaeology in the Site is considered to be low.

¹ Phillips 1980

Medieval

- 4.11** At the time of Domesday in 1086, Reading was held by the King and included a small borough and two manors one belonging to the King and one to Battle Abbey. The King's estate comprised 56 plough teams, 85 peasants, 4 mills and 3 fisheries.
- 4.12** An abbey was founded at Reading in 1121, by Henry I. The southern extent of Abbey lands was defined by the River Kennet, which flows roughly east-west, 350m north of the Site.
- 4.13** By the end of the 12th century, Reading was expanding south and eastwards along the roads leading to London and Southampton. The town is sited at the convergence of these two main road routes, the first running east-west between London and Bristol, the second roughly north-south from the midlands through Oxford to Southampton. This followed the line of Southampton Street which forms the Site's western boundary. Southampton Street is listed as 'Olde Street' and 'Horner Street' from 1272.
- 4.14** To serve the growing population, a daughter church of St Giles was built south of the town centre on the east side of Southampton Street directly 150m north of the Site.
- 4.15** There are 50 records in the BHER for activity in the medieval period at multiple locations across the study area. The records include evidence for buildings, occupational deposits and features, water management features as well as evidence for industries such as tile production, tanning and milling.
- 4.16** An archaeological investigation 100m to the east of Site at 96-102 London Street (ERD122), revealed two medieval pits, and a larger number of both early and late post-medieval pits, some of which were considerable in size. Redeposited medieval pottery was recovered from several of the later features. The street frontage of the Site had been wholly truncated by late post medieval basements and service runs².
- 4.17** At Jubilee Square, 200m to the east of the Site, an excavation (ERM761) uncovered a partially demolished medieval tilery which contained the remains of a solitary rectangular, roofing and floor tile kiln, a well, possible floors, rubbish pits and extraction pits.
- 4.18** The potential for medieval archaeological remains in the Site is considered to be medium and relating to occupation or industry.

² Thames Valley Archaeological Services, 2002

Post Medieval-Modern

- 4.19** During the Elizabethan era (1558–1603), the Site lay well within the town's boundaries which by this time has extended to the junction of Silver Street with Southampton Road approximately 460m south of the Site. The centre of the town was focused north of the River Kennett.
- 4.20** During the Civil War period (1649-1651), Reading occupied a strategic location between the royalist forces based at Oxford and the parliamentary forces at London; it was adopted as a Royalist garrison. Under Sir Arthur Aston, the Governor of Reading, the town was fortified with ditches and ramparts (MRD15632) enclosing the town, except where the River Kennet provided sufficient defence. Earthen redoubts were constructed at various locations across the town, including at Castle Hill, the west end of Friar Street, Abbey Bridge and Silver Street. The Site lay within the town's fortifications, as shown on the plan of the 1643 siege of Reading defences (Figure 5). The defence ditches were identified during excavations at Southampton Street and Silver Street (ERD93) approximately 150-200m north and west of the Site.
- 4.21** Excavations at 69-102 London Street (ERD122) 100m to the east of the Site, exposed a number of post-medieval pits, a gully and a well were also identified. At 32-38 Silver Street (ERD120 and ERD163), approximately 175m to the east of the Site, fieldwork revealed features dated to the 17th century and included a large, curvilinear ditch, aligned north/south and curving to the east at its southern end, a large quarry pit and a small group of pits. The ditch, which contained a small amount of 18th/19th century material in its upper fill, may related to activity associated with the civil war defences recorded opposite the site.
- 4.22** As well as the medieval tilery, excavations at Jubilee Square (ERM761), 200m to the east of the Site, also found a significant number of post-medieval features including soakaways, cesspits and the remains of market gardening activities.
- 4.23** The 18th century saw the beginning of a major iron works in the town and the growth of the brewing trade for which Reading was to become famous. The 19th century saw the coming of the Great Western Railway and the development of the town's brewing, baking and seed growing businesses. During that period, the town grew rapidly as a manufacturing centre. There are 55 records in the BHER for activity in the post-medieval period at multiple locations across the study area and include evidence for residential buildings, graveyards, public houses, cellars, occupational deposits and features, water management features and industries such as printing works.
- 4.24** It is considered that there is high potential for the survival of foundations and features associated with 18th, 19th and early 20th century structures that once

occupied the Site. There is medium potential for material which predates these structures in earlier part of this period.

Map Regression

- 4.25** The first available map to depict the Site is John Speed's Map of Reading, 1610 (Figure 3). The map shows a row of buildings in the Site fronting onto Southampton Street and to the rear is agricultural land. In the wider area, St Giles Church is clearly illustrated.
- 4.26** The St Giles, Reading, Tithe Map (Figure 5) and associated apportionment, undertaken in 1840, lack detail concerning residential properties but give an idea of land holdings and function. Plots 9a and 9 which extend into the Site are owned and occupied by Ann Simonds, and comprise a premise, a garden and an orchard. Plot 10 which also extends into the Site is a kitchen garden owned and occupied by Elizabeth Frankland.
- 4.27** The 1879 1,500 Ordnance Survey map (Figure 6) shows a row of at least three dwellings fronting onto Southampton Street of likely residential use. To the rear of these buildings are backyards divided by boundary walls, some of which contain outhouses. In the south part of the Site is a row of eight single depth buildings set around a court which are identified as *Almshouse Court*. An almshouse is charitable housing provided to people in a particular community and were established from the 10th century in Britain, to provide a place of residence for poor, old and distressed people. The basis for civil almshouses and workhouses in England was the Act for the Relief of the Poor. These institutions underwent various population, program, and name changes, but by 1900 the elderly made up 85 percent of the population in these institutions. Mapping from 1900 (Figure 7), shows that the northern most dwelling in the Site has been extended eastwards.
- 4.28** There are no significant changes to the Site until the mid-20th century. The 1931 1,2500 Ordnance Survey map (Figure 8) shows that by this time all buildings on the Site, except for Almshouse Court, have been demolished and replaced with a single building that covers the entirety of their footprints. The buildings that comprise Almshouse Court have been individually numbered on the 1956 1,2500 Ordnance Survey map (Figure 10), indicating they are being used for residential purposes.
- 4.29** An extract from the Victoria County History (published in 1923) describes Almshouse Court as belonging to the "*Bernard Harrison's charity, founded by will proved in the P.C.C. 1618, and subsidiary endowments. The trust properties now consist of eight tenements in Southampton Street (formerly almshouses), let to weekly tenants,*

producing £53 15s. 6d. yearly, 3 acres in Thatcham let at £10 a year, and a rent-charge of 4s. a year issuing out of No. 2 Butter Market and £239 9s. 8d. consols.³

4.30 The 1968 1,2500 Ordnance Survey map (Figure 11) demonstrates that Almhouse Court was demolished between 1956 and 1968 and its footprint has not been redeveloped since. The 1978 1,2500 Ordnance Survey map (Figure 12) shows some small outbuildings around the edges of the Site have been demolished. There are no further significant changes to the Site after this time.

³ Victoria County History-Berkshire: Volume 3 Pages 378-384

4. Impact Assessment

Archaeological Potential

- 5.1** The Site is located along Southampton Street near to the junction of Crown Street. Southampton Street was an important long-distance route with potential origins in the early medieval period which is significant. Cartographic evidence demonstrates that the Site have been occupied by buildings which front on to Southampton Street from at least the beginning of the 17th century (as shown on John Speed's Map of 1610). Since this time, it is likely that the Site has undergone several phases of rebuilding, the most recent being the demolition of the 18th/19th century buildings on the Site and the construction of the building now occupied by Co-operative Funeral Care building in the mid-20th century. A row of 18th or 19th century almshouses in the south part of the Site were the last buildings to be demolished in the mid-20th century.

Factors Affecting Archaeological Survival

- 5.2** The existing building on the Site was constructed in the mid-20th century. Excavations for its foundations will have invariably resulting in the demolition and disturbance of former buildings (and occupational layers). Though the degree of this disturbance is currently unknown, the existing building does not feature basements, which means that that islands or spreads of archaeology associated previous occupation of the site may still survive below the foundation slab. There is a greater chance that archaeological remains will survive outside the footprint of the modern building as these areas have been disturbed to a lesser degree.

The Proposed Development and Potential Effects

- 5.3** The proposed development will include the demolition of the existing building and construction of a 4-storey residential building (Use Class C3) containing 19 dwellings (8 x 1-bed, 6 x 2-bed & 5 x 3-bed flats) with associated cycle parking, refuse storage and other related works at 75/81 Southampton Street, Reading.
- 5.4** Any earthmoving activities associated with the proposed development that could include, but are not limited to the removal of existing foundations and existing surfaces, the excavation for new foundations and service trenches, piling, landscaping and tree planting have the potential to remove or disturb any known or hitherto unknown archaeology.

5. Conclusions

- 6.1** There is a total of 138 Berkshire Historic Environment Records for archaeology in the 500m study area, none of which are located in the Site. The records includes a combination of heritage assets and findspots recorded either through archaeological investigation or casual observances. The majority of assets in the study area relate to settlement, industry, water management, infrastructure and defence in the medieval and post-medieval periods.
- 6.2** There are no designated archaeological heritage assets in the Site or study area which would preclude development.
- 6.3** Overall, a low-moderate potential for the survival of archaeological deposits within the Site footprint has been identified. Previous ground disturbance at the Site means the potential is limited, however islands of archaeology may survive below the foundation slab of the existing building on the Site. Deep cut features such as ditches and pits are more likely to survive.
- 6.4** The Site's location away from the River Kennet and the lack of substantive evidence for occupation in the prehistoric period within the study area means a low potential for the recovery of prehistoric remains has been identified.
- 6.5** Given the residual nature of the Romano-British evidence within the study area, a low potential for the recovery of material of this date at the Site has been identified. A low potential for early-medieval material has also been identified.
- 6.6** There is a moderate potential for the recovery of material of medieval origin given the development of the area during this time was part of the parish of St Giles and the level of archaeological material already recorded in the study area.
- 6.7** The Site lies inside the Civil War defences which have been identified through excavation 150m-200m to the north and east. The level of known archaeology dating from the post-medieval period within the study area, means there is a moderate potential for the recovery of post-medieval archaeology from the Site.
- 6.8** There is a high potential for the survival of foundations and features associated with 18th and 19th century structures that once occupied the Site, including a row of almshouses, known as *Almshouse Court* in the south part of the Site.
- 6.9** It is advised that Fiona Macdonald, the Principal Archaeologist for Berkshire County Council is consulted as the earliest opportunity so an appropriate archaeological investigation strategy can be devised. It is likely that such a program of archaeological work would need to await demolition of the existing structure on the

site and therefore could be secured by an appropriately worded condition. This would be in accordance with national and local planning policy.

Sources Consulted

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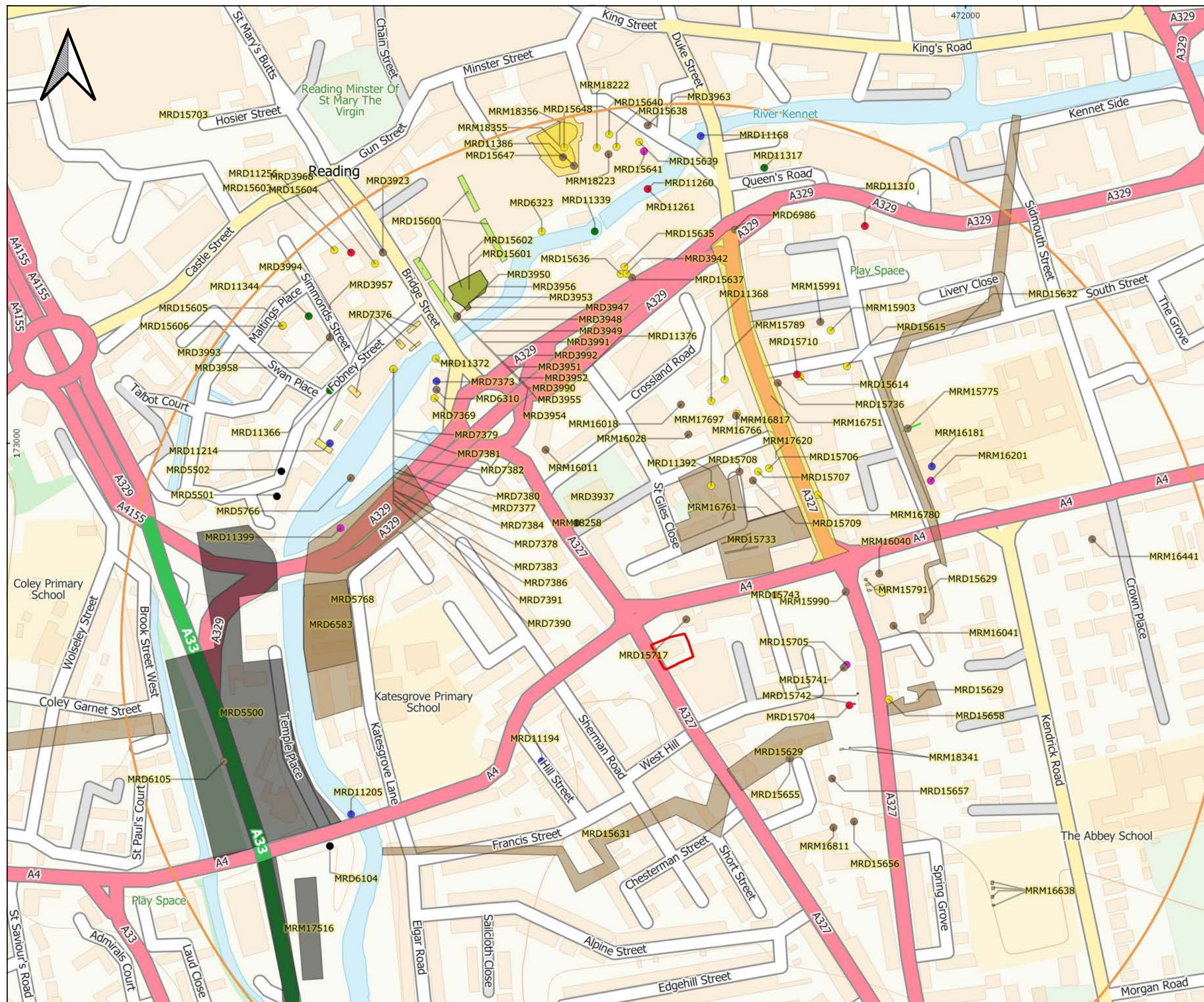
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Google Earth www.googleearth.co.uk

6. Figures



Key:

Site Boundary

500m Study Area

Non-Designated Heritage Assets

Areas

Saxon

Roman

Medieval

Post Medieval

Modern

Undated

Points

Prehistoric

Saxon

Roman

Medieval

Post Medieval

Modern

Undated

Line

Post-medieval pits at Kendrick School, Reading, Berkshire

0255075100125150 m

Scale @A3: 1:3500

75-81 Southampton Street, Reading
Archaeological Desk Based Assessment

On behalf of
London and Reading Housing Limited

Figure 1.
Non-Designated Heritage Assets with the 500m Study Area

Project No. 06406A | 9/12/2020 | Revision 0 | Drawn By: EC

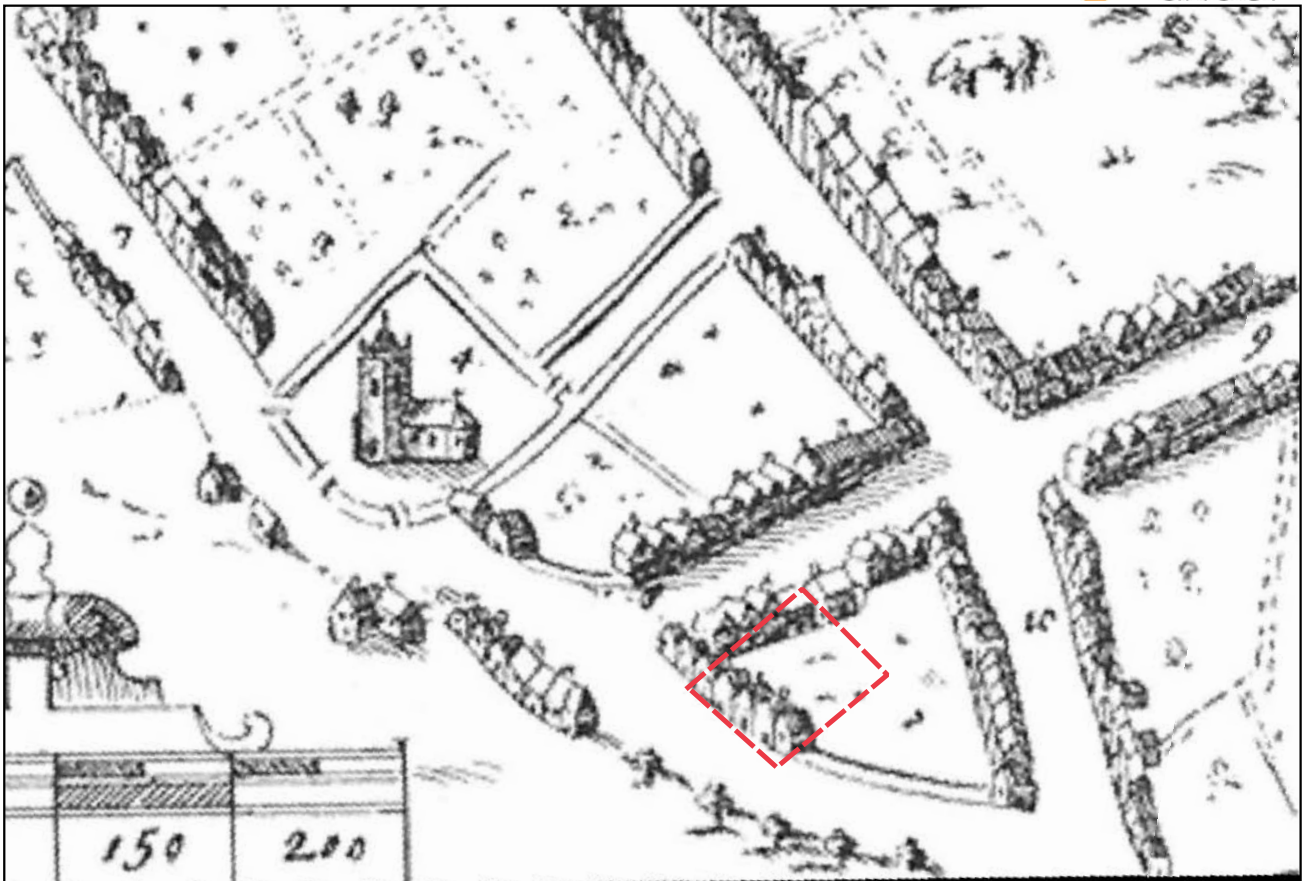


Figure 3: John Speeds Map of Reading, 1610



Figure 4: Plan of the 1643 siege of Reading defences



Figure 5: Tithe Plan of the Parish of St Giles, 1840



Figure 6: Ordnance Survey 1879, 1:2,500



Figure 7: Ordnance Survey 1900, 1:2,500



Figure 8: Ordnance Survey 1912, 1:2,500



Figure 9: Ordnance Survey 1931, 1:2,500



Figure 10: Ordnance Survey 1956, 1:2,500



Figure 11: Ordnance Survey 1968, 1:2,500



Figure 12: Ordnance Survey 1978, 1:2,500

7. Berkshire Historic Environment Record Tables

Table 1: Non-Designated Heritage Assets within the 500m Study Area

BHER Ref	Summary	Period
MRD7373	Twelve prehistoric struck flints were recovered during an archaeological watching brief at Bridge Street, Reading.	Prehistoric
MRD11214	Finds dredged from the Kennet close to Reading town centre at Katesgrove.	Prehistoric
MRD11205	A honing stone was found at Katesgrove Bridge on ?21/04/08.	Prehistoric
MRD11194	A greenstone axe and a ground flint axe found at Katesgrove, Reading.	Prehistoric
MRD11168	A leaf shaped flint knife was recovered from the River Kennet by High Bridge, Reading.	Prehistoric
MRM16181	A single residual flint flake was recovered from a pit feature dated to the late post-medieval period.	Prehistoric
MRD15704	Excavations revealed a curvilinear ditch and a linear feature, and finds of mostly post-medieval date with some residual roman pottery.	Roman
MRD15710	Foundry waste and pits suggest there was a medieval foundry in the vicinity of the site.	Roman
MRD11280	Roman amphora found near Edgehill Street, Reading, Berkshire.	Roman
MRD11261	Roman pottery dredged from the River Kennet at or near Reading.	Roman
MRD11260	A Roman earthenware bottle was recovered from the River Kennet near High Bridge, Reading.	Roman
MRD11256	Two or three Roman coins were found at Bridge Street, Reading in c.1949.	Roman
MRD11310	The lower stone of a Roman quern was found in the garden of The Queen's Hotel Reading.	Roman

MRD3923	Old Street/Bridge Street is part of the presumed road system of the late Saxon town.	Saxon
MRD3948	An 11th century channel was identified during archaeological investigations at Bridge Street, Reading.	Saxon
MRD11344	Late Saxon spearhead found during building operations at the brewery site.	Saxon
MRD11339	A Saxon iron axe and a spearhead from the River Kennet in Reading.	Saxon
MRD11317	An early medieval iron dagger was dug up in Queens Road, Reading in 1937.	Saxon
MRD11366	Carved bone figure probably from a crucifix found in Fobney Street.	Saxon
MRD15600	A series of medieval revetments and post medieval land reclamation areas associated with 2 tributaries of the Kennet.	Saxon
MRD15601	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.	Saxon
MRM16780	Burnt animal bone of possible Medieval or early Post-Medieval date was recovered during building works.	Medieval
MRM16766	Three medieval pits containing pottery of 11th-14th century date were identified during an archaeological evaluation.	Medieval
MRM18222	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.	Medieval
MRD7382	Clay/silty-clay deposits Bear Wharf, Fobney Street, Reading at which contained brick, tile and clay pipe fragments.	Medieval
MRD7391	The waterlogged wood from the timber structures at Bear Wharf, Fobney Street, Reading is Salix sp (willow).	Medieval
MRD7390	A series of silty deposits, some containing organic material, were discovered at Bear Wharf, Fobney Street, Reading.	Medieval
MRD7386	A series of worked vertical timber stakes interpreted as revetments for river consolidation.	Medieval

MRM15903	Medieval ditches, a pit and undated ditch features were revealed during archaeological investigations at 24-26 East Street, Reading.	Medieval
MRM15789	A medieval refuse pit containing animal bone and 12th-14th century pottery was revealed during an archaeological evaluation.	Medieval
MRD7369	Two intercutting features, the earlier being c.12th/13th century, containing pottery, animal bone and residual prehistoric flint.	Medieval
MRD6323	A medieval mill stream identified during a bore hole survey at Mill Lane.	Medieval
MRD3947	A series of water fronts were found during archaeological investigation at Bridge Street, Reading.	Medieval
MRD3942	Mills have been sited at Mill Lane since the early 13th century, if not as early as Domesday.	Medieval
MRD3951	A clay bank held back by post and plank revetments on a leat.	Medieval
MRD3950	A revetment of oak posts and planks associated with a leat at Bridge Street, Reading.	Medieval
MRD3949	The 11th century channel is joined by a leat at an oblique angle.	Medieval
MRD3955	A 13th century chalk hard standing, possibly associated with a flint and mortar wall was revealed during archaeological investigations.	Medieval
MRD3954	A chalk and gravel bank supported by a late 12th or early 13th century birch stake revetment.	Medieval
MRD3953	A late 12th or early 13th century birch stake revetment supporting a chalk and gravel bank.	Medieval
MRD3952	A late 12th or early 13th century timber revetted channel at Bridge Street, Reading.	Medieval
MRD3958	An oak post and plank revetment running parallel to the present course of the Holybrook and some 7m to the south.	Medieval
MRD3957	A birch and oak stake revetment was found during an archaeological evaluation of Fobney Street in Reading.	Medieval

MRD3956	13th century flint and mortar walls revealed during an archaeological excavation.	Medieval
MRD15648	Water channels that had been infilled by the later medieval period.	Medieval
MRD15658	Medieval and post-medieval finds were recovered during an archaeological evaluation.	Medieval
MRD15707	Two pits produced 12th century pottery along with artefacts from the 19th century, and three pits produced material dating to the 19th century.	Medieval
MRD15706	Three medieval pits were revealed during an archaeological evaluation at 96-102 London Street, Reading.	Medieval
MRD15603	Two layers of possible land reclamation were observed during a watching brief.	Medieval
MRD11392	A silver penny of Stephen was found in Reading in 1927.	Medieval
MRD15614	Post-medieval features and a large cut feature probably for gravel quarrying were revealed during an archaeological evaluation.	Medieval
MRD15606	A bank of compacted chalk, which has been interpreted as a bank of the former Minster Mill stream, was found during a watching brief.	Medieval
MRD15605	A watching brief recorded a chalk bank and 2 phases of revetment, probably along the former course of the Minster Mill stream.	Medieval
MRD15604	A post and plank revetment with consolidated chalk reclamation to its north was recorded during a watching brief.	Medieval
MRD15636	A medieval mill dating from 1300 - c.1600 was revealed during archaeological excavations.	Medieval
MRD15635	A mill has existed on the site since at least the beginning of the 14th century to the early 20th century.	Medieval
MRD15615	A medieval pit which appears to have originated as a cess pit and subsequently was used for rubbish disposal.	Medieval
MRD15640	Well-preserved palaeoenvironmental evidence which indicated the dumping of rubbish into a palaeochannel in the	Medieval

	Medieval period - some of this activity dates to the late 14th/early 15th Centuries.	
MRD15639	Medieval and post medieval timber structures associated either with revetting or with a possible platform.	Medieval
MRD15638	Medieval (probably late medieval) timber structures associated with revetting. Finds include pottery, well preserved leather finds and palaeoenvironmental evidence.	Medieval
MRD11376	A sherd of medieval pottery was found during a watching brief at the corner of Mill Lane-Southampton Street.	Medieval
MRD11372	A bill, an arrowhead and a double edged battle axe, from the River Kennet.	Medieval
MRD11368	A small complete medieval pot and two lines of post holes were discovered behind 72 London Street.	Medieval
MRM16751	London Street is located to the south of the town centre and has medieval origins.	Medieval
MRM18341	A medieval tile kiln dating from the 12th Century and a small undated ditch which could be contemporary with the kiln. Some of the tiles recovered from the site are identical to those from the cloister in Reading Abbey.	Medieval
MRM18356	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.	Medieval
MRM18355	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.	Medieval
MRM18341	A medieval tile kiln dating from the 12th Century and a small undated ditch which could be contemporary with the kiln. Some of the tiles recovered from the site are identical to those from the cloister in Reading Abbey.	Medieval
MRD7376	A medieval revetment and a post-medieval revetment and dock were revealed during an archaeological evaluation at Bear Wharf, Fobney Street, Reading.	Medieval
MRM15791	A partially demolished medieval tilery which contained the remains of a solitary kiln, a well, possible floors, rubbish pits and extraction pits.	Medieval

MRM16040	Several features including cess pits, rubbish pits, a beam slot and a extraction pit were revealed during archaeological investigations.	Post Medieval
MRM16028	Several Bellamine sherds have been found in the grounds of the Quaker Meeting House.	Post Medieval
MRM16018	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. ssThe burial ground formed part of this site acquired in 1715.	Post Medieval
MRM16011	A late 19th century well was revealed during an archaeological evaluation at Letcombe Street, Reading.	Post Medieval
MRM16441	Evidence of 19th/20th century activity consisting of rubbish pits and field boundaries or drainage ditches, relating to low-level extramural activity, was identified in an evaluation.	Post Medieval
MRM16041	A number of features of 18th and 19th century date were identified at Jubilee Square during archaeological investigations.	Post Medieval
MRM16817	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.	Post Medieval
MRM16811	A well was found at the eastern end of the Old British School, Southampton Street, Reading (NGR SU 7187 7263).	Post Medieval
MRM18223	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.	Post Medieval
MRD7380	Re-deposited material, probably riverine was found during an archaeological evaluation.	Post Medieval
MRD7379	A hard standing surface constructed from large sub-angular limestone blocks at Bear Wharf, Fobney Street, Reading.	Post Medieval
MRD7384	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.	Post Medieval
MRD7383	A series of silty deposits were revealed at Bear Wharf, Fobney Street, Reading during an archaeological evaluation.	Post Medieval

MRD7381	Silty clay layers (probably river sediment layers) at Bear Wharf, Fobney Street, Reading.	Post Medieval
MRM15775	Possible brick lined well or cesspit containing late post medieval pottery.	Post Medieval
MRM15991	A 17th century refuse pit and a ditch possibly associated with the Civil War defences at Reading.	Post Medieval
MRM15990	Mid to late 19th century terrace in Silver Street Reading.	Post Medieval
MRD3992	Floors and foundations associated with the development of wharf side industries in the 18th-19th century were revealed during archaeological excavation.	Post Medieval
MRD3991	Several clay lined brick tanning pits were revealed during an archaeological excavation.	Post Medieval
MRD3990	At least three phases of revetment spanning the period c.1720 - c.1800 were revealed during an archaeological excavation.	Post Medieval
MRD3968	Old Street/Bridge Street in Reading is shown on a survey by Amyce dated 1552.	Post Medieval
MRD3994	A chalk block rampart with timber lacings was found in association with 17th century pottery. Dimensions are unknown, but possibly this relates to a Civil War earthwork.	Post Medieval
MRD3993	Timber revetment to a sluice channel (?) linking the Holy Brook to the Minster Mill stream.	Post Medieval
MRD6310	An evaluation on the proposed site of "Anchorage" development revealed areas of post medieval demolition debris.	Post Medieval
MRD6105	Reading Central Goods depot which has now closed and the tracks have been lifted. The line to the Depot was known as the Coley Branch, the line and the depot opened in 1908. The Depot and branch line closed in 1983.	Post Medieval
MRD5766	Canal started 1718, County Lock presumably constructed shortly after.	Post Medieval
MRD6986	16th century house, demolished for the new Inner Distribution Road (IDR) in the 1980's.	Post Medieval

MRD15743	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.	Post Medieval
MRD3963	The post-medieval to modern town of Reading.	Post Medieval
MRD15656	Four fragments of brick/tile unearthed during archaeological works at Southampton Street, Reading.	Post Medieval
MRD15655	Several fragments of brick/tile, a clay pipe stem and three sherds of Surrey /Hampshire whiteware were recovered during archaeological works at Southampton Street, Reading.	Post Medieval
MRD15647	17th century Yield Hall. Low wall stubs were present together with some floors and details of later construction phases.	Post Medieval
MRD15657	Two fragments of brick/tile, a sherd Surrey/Hampshire whiteware and a fragment of clay pipe stem were recovered during evaluation.	Post Medieval
MRD15709	Four pits, a ditch or large pit and an unmortared brick lined well or a soakaway were revealed.	Post Medieval
MRD15708	Two pits containing pottery dating between 16th-18th century and 16th century gully.	Post Medieval
MRD15741	A single large pit of post-medieval date filled with two deposits and containing 16th-17th century pottery.	Post Medieval
MRD15736	A house dating to the 16th century, which collapsed in 1998.	Post Medieval
MRD15717	Two 19th/20th century cellars unearthed during an archaeological evaluation at 43-47 Crown Street, Reading.	Post Medieval
MRD11386	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.	Post Medieval
MRD15637	There were two phases of re-building of the mill, at the turn of the 17th century and sometime in the 18th-19th century.	Post Medieval
MRM16638	An alignment of 18th-19th century pits and modern ditches were identified during an archaeological evaluation.	Post Medieval

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MRM16761	The Reading Tin Works manufactured the tins for Huntley and Palmer's Biscuits.	Post Medieval
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MRD5768	A section of canal behind Katesgrove Lane is associated with industrial buildings and there are indications there were wharves in this area.	Post Medieval
MRD15742	Two post medieval ditches revealed during an archaeological evaluation.	Post Medieval
MRD6583	A late Victorian and 20th century industrial and printing works at 56-66 Katesgrove Lane, Reading.	Post Medieval
MRM16638	An alignment of 18th-19th century pits and modern ditches were identified during an archaeological evaluation.	Post Medieval
MRD15629	The line of Civil War Defences has been identified during a number of archaeological excavations in the area of Silver Street and Southampton Street.	Post Medieval
MRD15602	In the Post-medieval period the two subsidiary channels of the Kennet continued to narrow.	Post Medieval
MRD15632	The possible line of Civil War defences as taken from Map of 1643 Defences.	Post Medieval
MRD15631	The possible line of Civil War defences as taken from the 1643 map of Reading.	Post Medieval
MRD15629	The line of Civil War Defences has been identified during a number of archaeological excavations in the area of Silver Street and Southampton Street.	Post Medieval
MRD15742	Two post medieval ditches revealed during an archaeological evaluation.	Post Medieval
MRD15733	Extensive post-medieval cellars consistent with terraced back to back houses were revealed during an archaeological evaluation.	Post Medieval

MRD15733	Extensive post-medieval cellars consistent with terraced back to back houses were revealed during an archaeological evaluation.	Post Medieval
MRD15703	Civil War Defences as shown on the 1643 siege of Reading map.	Post Medieval
MRM15774	Three post-medieval pits discovered during an archaeological evaluation.	Post Medieval
MRM18258	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.	Modern
MRD7378	An archaeological evaluation at Bear Wharf, Fobney Street, Reading, Berkshire revealed four possible modern postholes.	Modern
MRD7377	A modern robbed out east to west running structure, probably a wall, was revealed during an archaeological evaluation at Bear Wharf, Fobney Street, Reading.	Modern
MRD5502	Two lamp posts on Fobney Street were recorded by BIAG in 1986.	Modern
MRD5501	Level crossing on route between Reading Central Goods depot into Courage brewery site.	Modern
MRM17516	A substantial saw mill is shown on the 1931-2 Ordnance Survey map.	Modern
MRD6103	Reading Central Goods Line now dismantled. The line to the Depot was known as the Coley Branch, the line and the depot opened in 1908. The Depot and branch line closed in 1983.	Modern
MRD5500	Location of a goods depot which has now closed and the tracks have been lifted. The line to the Depot was known as the Coley Branch, the line and the depot opened in 1908. The Depot and branch line closed in 1983.	Modern
MRM16201	A well was located at Kendrick School, East Street, Reading.	Undated
MRD15705	A substantial, sub-rectangular pit and finds which included pottery sherds (1580-1700), glazed brick fragments, tile fragments, animal bone, oyster shell, and an iron nail.	Undated

MRD11399	A line of wooden water pipes (4ft down) running from houses to river.	Undated
MRD15641	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.	Undated

Table 2: Previous Investigations within the 500m Study Area

BHER Ref Number	Event Name
ERD80	69 London Street, Reading, Berkshire
ERD124	Land at 67-73 London Street, Reading, Berkshire
ERD167	Jubilee Square, Reading, Berkshire
ERM470	Compass Yard, Bear Wharf, Bridge Street, Reading
ERM528	5-9 Berkeley Avenue, Reading, Berkshire
ERM608	Mill Lane/Crossland Road, Reading
ERM726	Land at London Road, Reading
ERM953	Land at Bridge Street, Reading, Berkshire
ERM1291	Plaza West, Bridge Street, Reading
ERM1397	Market Place/London Street Conservation Area Appraisal
ERM1447	New Bus Shelter, 107 London Street, Reading, Berkshire
ERM1567	The Oracle Shopping Centre site
ERM1702	5-9 Berkeley Avenue, Reading, Berkshire
ERM1823	Friends Meeting House, Reading
ERM1903	After Dark, 112 London Street, Reading
ERM1959	Land at East Street Reading
ERM2103	112 London Street Reading Heritage Statement
ERM2114	79 Silver Street Reading Archaeological Desk-Based Assessment

ERM2121	40 Silver Street Reading - Archaeological Desk-Based Assessment
ERM2346	43 London Street, Reading. Archaeological Desk-Based Assessment
ERD5	Heelas Warehouse Mill Lane, Reading
ERD10	Southampton Street/Mill Lane, Reading
ERD46	Bridge Street East, Reading
ERD50	Reading Waterfront - Fobney Street, Reading
ERD55	Bear Wharf I, Reading
ERD56	Bear Wharf II
ERD63	2-4 London Street, Reading, Berkshire
ERD64	Land at 67-73 London Street, Reading
ERD65	Land at 67-73 London Street, Reading
ERD70	32-38 Silver Street, Reading
ERD77	53-61 Silver Street, Reading, Berkshire
ERD84	St Giles' Mill (Site 300)
ERD86	The Oracle Site
ERD89	The Oracle Site (Site 29)
ERD90	Oracle Site, Yield Hall Car Park (Site 12)
ERD91	68-74 Katesgrove Lane, Reading, Berkshire
ERD93	Land at Southampton Street and Silver Street, Reading
ERD100	96-102 London Street, Reading, Berkshire
ERD102	68-74 Katesgrove Lane, Reading, Berkshire
ERD112	The Crown Inn, 23 Crown Street, Reading, Berkshire
ERD120	32-38 Silver Street, Reading, Berkshire

ERD122	96-102 London Street, Reading, Berkshire
ERD131	43-47 Crown Street, Reading
ERD142	Kendrick School, East Street, Reading
ERD149	St Giles Close, Reading, Berkshire
ERD163	32-38 Silver Street, Reading, Berkshire
ERM239	Kendrick School, East Street, Reading
ERM280	The Maltings, Fobney Street, Reading, Berkshire
ERM281	The Maltings, Fobney Street, Reading, Berkshire
ERM286	68 London Street, Reading, Berkshire
ERM328	1 Livery Close, Reading, Berkshire
ERM407	24-26 East Street, Reading, Berkshire
ERM545	Bridge Street, Reading, Berkshire
ERM577	24-26 East Street, Reading, Berkshire
ERM666	Signal House, Letcombe Street, Reading, Berkshire
ERM761	Jubilee Square, Reading, Berkshire
ERM897	New Science Block, Kendrick School, East Street, Reading, Berkshire
ERM898	Proposed New Sixth Form Block, Kendrick School, East Street, Reading, Berkshire
ERM1141	Proposed Student Accommodation, London Road, Reading, Berkshire
ERM1336	The Abbey School, Kendrick Road, Reading
ERM1362	Abbey School Playing Fields, Kendrick Road, Reading, Berkshire
ERM1432	74-76 London Street, Reading, Berkshire
ERM1491	Rear of 74-76 London Street, Reading, Berkshire

ERM1498	Lok'N Store, A33 Relief Road, Reading, Berkshire
ERM1556	56-66 Katesgrove Lane, Reading, Berkshire
ERM1567	The Oracle Shopping Centre site
ERM2169	40 Silver Street, Reading
ERM2241	Land at East Street, Reading - Archaeological Evaluation
ERM2389	New Teaching Block at Kendrick School, East Street, Reading, Berkshire. Archaeological Watching Brief