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HEALTH IMPACT ASSESSMENT



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Station Hill, Reading: Health Impact Assessment

A Report by Hatch Regeneris
December 2019

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1. Introduction

- 1.1 The national Planning Practice Guidance (PPG) states that local planning authorities should ensure that the healthcare infrastructure implications of any relevant proposed local development are considered. The PPG also refers to Health Impact Assessments (HIA) as a useful tool to assess and address the impacts of development proposals (paragraph ref 53-004-20140306). Furthermore, the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 states that 'population and human health' is a factor that should be assessed as part of an EIA.
- 1.2 In order to meet these requirements, Hatch Regeneris has prepared a Health Impact Assessment (HIA) which should be read in conjunction with the Socio-economics Chapter of the ES.
- 1.3 The remainder of this section describes the proposed development, sets out the methodology for undertaking the HIA and provides an overview of the profile of the local population. Section 2 comprises the HIA itself.

The Development Proposals

- 1.4 The Station Hill Site (hereafter referred to as 'the Site') is situated within the town centre of Reading. The site, which spans between Station Hill and Friar Street, currently comprises:
 - The South Site (Phase 1) - including Friars Walk Shopping Centre and Telecom House; and
 - The North Site (Phase 2 and Phase 3) - including Xfinity House, the NCP Car Park, and a temporary events space as well as open land and hard standing where former buildings have already been demolished.
- 1.5 In March 2013, an Outline Planning Application was submitted for redevelopment of land at Station Hill. This proposal was for the demolition of all the existing buildings and structures within the Site, excluding the multi-storey NCP car park, and construction of four new commercial buildings (referred to as Building Plots A - D) and two new primarily residential buildings (referred to as Building Plots E and F). The NCP Car-Park would be reconfigured and refurbished. The Planning Application was subsequently granted planning consent by Reading Borough Council (RBC) in January 2015 (hereafter the '2015 Consented Scheme').
- 1.6 In August 2015, two further planning applications were submitted to extend and amend Plot E of the 2015 Consented Scheme to incorporate an adjacent site referred to as the Telecom House Site. These two applications were granted planning consent in July 2016 and are together referred to in this report as the '2016 Consented Scheme'.
- 1.7 Following acquisition of the Site in 2018, SH Reading Master LLP (the Applicant) has made changes to the 2016 Consented Scheme and is seeking planning approval for these changes as described below:
 - South Site / Phase 1: minor changes to Plots E and F have been made to respond to a series of design changes. These changes were submitted to Reading Borough Council for approval by means of applications pursuant to Section 73 (hereafter 'the 2019 Section 73 Applications'). At the same time, further design details (known as reserved matters applications) were submitted for Plots E and F. Reading Borough Council has resolved to grant planning permission for these applications;
 - North Site / Phase 2 & 3: amendments to the North Site will be sought by means of a suite of new planning applications. The application for Phase 2, comprising Plot

G and surrounding public realm, is being submitted in detail and the application for Phase 3, comprising Plots A to D, is being submitted in outline.

- 1.8 The 2016 Consented Scheme, as altered by the proposed amendments above, is hereafter referred to as the 'Proposed Development'.

Assessment Methodology

- 1.9 There is no formal guidance from Reading Borough Council on the requirements to undertake an HIA. Therefore, this assessment uses the Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment Tool which has been designed to use existing evidence to assess the likely health impacts of development plans and proposals, as well as to recommend measures to address negative impacts and maximise benefits. The process looks at the positive and negative impacts of a development as well as assessing the indirect implications for the wider community.
- 1.10 The Rapid HIA tool includes 11 different categories which influence the health and well-being of an area. It does not identify all issues related to health and wellbeing, but focuses on the built environment and issues directly or indirectly influenced by planning decisions. The 11 categories as described by the HUDU are set out in Table 1.3 below.

Health Determinants	
Health Determinant	Potential Health Impacts
Housing quality and design	Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has an impact on community welfare, cohesion and mental wellbeing.
Access to healthcare services and other social infrastructure	Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.
Access to healthcare services and other social infrastructure	Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children are missing out on regular exercise, and an increasing number of children are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.
Air quality, noise and neighbourhood amenity	The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels of among children. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.

Accessibility and active travel	Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.
Crime reduction and community safety	Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.
Access to healthy food	Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families and older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.
Access to work and training	Employment and income are a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.
Social cohesion and lifetime neighbourhoods	Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe.
Minimising the use of resources	Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.
Climate change	There is a clear link between climate change and health. The Marmot Review is clear that local areas should prioritise policies and interventions that 'reduce both health inequalities and mitigate climate change' because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change. Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.

Source: HUDU Rapid Impact Assessment Tool, 2017, Third Edition

- 1.11 For each health determinant, the rapid HIA tool has been completed drawing on documents such as the Environmental Impact Assessment (EIA), Design and Access Statements (DAS), Transport Statement (TS), Transport Assessment (TA), Energy Statements and community engagement responses. These documents provide details of the methods of assessing impacts for each of the specialist areas. Where appropriate, these documents have been referenced and supplemented with information from discussions with the appropriate technical leads for each of the specialist areas.

- 1.12 The HIA covers a wide range of health determinants and outcomes and is a qualitative assessment, rather than quantitative. The potential health impacts are described as outlined in Table 1.4 below, based on broad categories for the identified qualitative impacts. Actions have been identified to mitigate negative impacts on health and opportunities to enhance health benefits have also been identified, where relevant. For the most part, these measures already form part of the Proposed Development and have been identified within the ES or supporting statements.

HIA Impact Categories

Positive	A beneficial impact is identified
Neutral	No discernible health impact is identified
Negative	An adverse impact is identified
Uncertain	Where uncertainty exists as to the overall impact

Source: HUDU Rapid Impact Assessment Tool, 2017, Third Edition

Local Context

- 1.13 The Site is situated within Abbey ward in central Reading. A summary of the key demographic characteristics of the area is provided below:
- According to the ONS 2017 Mid-Year Population Estimates (MYPE) Abbey ward has a population of 14,300, accounting for 9% of the total population of Reading.
 - The working age population of Abbey ward represents around 77% of the total population of the ward, which is above the average of both Reading (67%) and the South East (62%). In contrast, Abbey ward has a lower than average proportion of those aged 65 and over (6%).
 - Between the two census dates (2001 and 2011), the population of Abbey ward increased by 53% (+4,400) far outstripping the growth in population experienced by any other ward in Reading over the same period. This level of growth equated to 35% of the overall growth experienced by the Borough.
 - According to the Annual Population Survey (2017), economic activity rates in the Borough (79.6%) were slightly below that of the South East (81.4%), however unemployment rates were lower at 2.4% compared to 3.2% for the region. Data from the 2011 Census suggests that Abbey ward performs above the Reading average in terms of economic activity.
 - Around 48% of those aged 16 and over in the borough have a Level 4 qualification or above which above the regional average of 41%.
 - According to the 2011 Census, Abbey ward had 6,780 dwellings, however, this figure is likely to have increased significantly as a result of the delivery of new housing in the town centre since 2011. In addition, the ward has one of the highest levels of outstanding planning permissions for new housing to be delivered over the coming years.
 - According to the Census, over 72% of the dwellings within the ward were flats/apartments which is well above the Reading average (32%) but is to be expected for a town centre location. The private rented sector accounts for a higher proportion of households (51.5%) compared to Reading (26.1%) whereas the owner-occupied sector is less well represented in Abbey ward (28%).

- 1.14 The South Reading¹ Clinical Commissioning Group Locality Profile (2017) sets out the health needs of the area's local population and informs the priorities for the GP commissioners locally. The locality profile includes several key points of note, such as:
- A younger adult population than that seen nationally.
 - Disparities in opportunity across South Reading. Three of the area's neighbourhoods are in the 20% most deprived nationally, and the most deprived areas are in parts of Whitley, Church and Norcot wards.
 - Life expectancy of local residents within South Reading falls markedly behind the national picture. Life expectancy at birth for men is 77.2 years, which is somewhat lower than the national average (79.2 years). Life expectancy for woman (81.7 years) is also markedly worse than the national average (83 years).
 - Obesity is less prevalent amongst South Reading residents (6.8%) relative to the national average (9.7%).
 - The prevalence of cardiovascular diseases, cancer, respiratory diseases, diabetes, chronic kidney disease, mental health disorders, depression and dementia are all lower in South Reading than the national prevalence rates.
 - South Reading residents overall experience with their GP service was deemed to be good/very good by 81% of patients, which is below the national average (85%).
- 1.15 The Index of Multiple Deprivation (IMD) measures the overall relative deprivation of an area based on seven domains of deprivation. Out of the 16 wards in Reading, Abbey is the fifth most deprived ward. Within Abbey ward, the Site falls within a pocket of high deprivation, particularly in terms of income deprivation affecting older people, crime, barriers to housing and services and living environment.
- 1.16 The Proposed Development area is amongst the 50% least deprived neighbourhoods for: overall income deprivation; employment deprivation; education, skills and training deprivation; and health deprivation and disability.

¹ Reading is divided into two CCG areas including South Reading and Reading North and West. The South Reading CCG area includes 10 wards within Reading Borough Council (Abbey, Battle, Church, Katesgrove, Minster, Norcot, Park, Redlands, Tilehurst and Whitley) and covers 68% of the Council's total population.

2. Assessment

Housing Quality and Design				
Assessment criteria	Relevant?	Details/ evidence	Potential health impact	Recommended mitigation or enhancement measures
1.1 Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	The Design & Access Statements (DAS) for both the North Site ² and Plots E & F ³ , confirm that the Proposed Development (including plots A, B, D, E and F which have residential uses) complies with the criteria of Building Regulation Part M, BS 8300 and best practice. The landscape, architecture and the accommodation provided has been designed to meet the accessibility needs of all potential users.	Neutral	No mitigation measures required
1.2 Does the proposal address the housing needs of older people, i.e. extra care housing, lifetime homes and wheelchair accessible homes?	Yes	The DAS for Plots E & F further indicates that dwellings are designed so that they could be adapted in the future. The DAS also indicates that the ground floor levels have been designed to be step free and designated apartments will be wheelchair adaptable to meet the specific requirements of residents. The number of wheelchair accessible units is to be agreed with Reading Borough Council. In addition, the Station Hill Phase 2/3 Terms of Reference⁴ indicates there is potential for provision of a maximum of 250 Class C2 residential units across plots A, B and D which may include elderly care facilities.	Positive	S106 to confirm number, size and tenure of wheelchair accessible homes As part of the detailed application for Phase 3, the following need to be reviewed and confirmed: - The potential inclusion of Class C2 residential dwellings, including the nature and scale of provision; and - details regarding the accessibility of C3 residential units for residents with reduced mobility.
1.3 Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	The DAS for Plots E and F confirms that building and apartment design is compliant with Building Regulation Part M. Details regarding the accessibility and adaptability of residential units on the North Site will be provided at a	Positive	Detailed planning application for Phase 3 to confirm accessibility and adaptability of residential units on the North Site.

² CRTKL (December 2019): Station Hill North, Reading – Design and Access Statement Hybrid Planning Application

³ CRTKL (March 2019): Station Hill Reading – Design and Access Statement Plots E and F

⁴ DP9 (December 2019): Station Hill, Reading – Phase 2/3. Terms of Reference and Scheme Information.

		later stage. However, the DAS for the North Site confirms that buildings would be compliant with Building Regulation Part M.		
1.4 Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	A mixture of unit sizes, ranging from studio apartments to 3+ bedroom apartments will be provided across the whole site with a maximum total of 1,300 units and a minimum of 538 units. As part of Phase 3, there is also potential for provision of up to 250 C2 residential units. Phase 1 of the Proposed Development will incorporate up to 550 build-to-rent homes of which 5% will be affordable. Financial contributions would also be provided for off site affordable housing provision. Further build to rent and / or market housing and affordable housing would be provided as part of Phase 3. The Socio-Economics ES Chapter confirms that the proposed mix responds to local housing need and will contribute to local and Borough wide housing targets.	Positive	The precise number of C2, affordable homes and mixture of both size and tenure is to be agreed as part of a detailed application for Phase 3 and as part of a Section 106 Agreement.
1.5 Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)	Yes	The Proposed Development has been developed in consideration of energy efficiency and environmental performance, following the principles of the energy hierarchy – Be Lean – Be Clean – Be Green. The Energy Strategy prepared by Hoare Lea for Phase 1⁵, Phase 2 & Phase 3⁶ confirms that the proposals seek to reduce emissions by incorporating passive design and energy efficiency measures (such as the use of high-quality building fabric, and energy efficient heating and lighting systems). The Energy Strategy for Phase 1 recommends an 'all electric approach' using an electric heating and hot water strategy for the development whilst Phase 2 will incorporate air source heat pumps. Phase 3 will be designed at reserved matters stage but use of air source heat pumps or ground source heat pumps will be considered at that time. Connection into a site wide heating network will also be achievable through the design.	Positive	Adopt the recommendations set out within the Energy Strategies.

⁵ Hoare Lea (February 2019): Station Hill Phase 1 Reading, Sustainability, Energy Strategy Rev 2

⁶ Hoare Lea (December 2019): Station Hill North Reading, Energy Strategy

Access to Healthcare Services and Other Social Infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
2.1 Does the proposal retain or re-provide existing social infrastructure?	N/A	The Proposed Development does not affect existing social infrastructure.	N/A	N/A
2.2 Does the proposal assess the impact on healthcare services?	Yes	The Socio-economics ES Chapter assesses the impact of the Proposed Development on GP primary healthcare. The ES Chapter concludes that once occupied, the Proposed Development would accommodate between 1,070 (under a minimum housing scenario) and 2,590 residents (under a maximum housing scenario), potentially increasing the number of registered patients per FTE GP by 3.1% (i.e. 2,413 patients per FTE GP). These residents may therefore place additional pressure on existing facilities. The socio-economic ES Chapter assessed the significance of impact as adverse before mitigation.	Negative	To offset pressure on existing primary care providers, the use of a Community Infrastructure Levy / S106 may be a matter for negotiation. This will reduce the health impact to neutral.
2.3 Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	N/A	N/A	N/A
2.4 Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Yes	The Socio-Economics ES Chapter assesses the impact of the Proposed Development on local education provision and capacity. The ES Chapter concludes that under a maximum housing scenario, there will be a yield of 237 early years children, 125 primary school and 45 secondary school children generated as a result of the Proposed Development. According to the socio-economic assessment, prior to any mitigation, this increase would have an adverse effect on the existing early years, primary and secondary education provision in the local area and Borough. The Proposed Development incorporates between 4,302 sq. m and 7,352 sq. m (GIA) of retail, leisure and community facilities. The scale and nature of provision has yet to be defined.	Negative	To offset pressure on existing education providers, the use of a Community Infrastructure Levy / S106 agreement may be a matter for negotiation. This will likely reduce the impact on education providers to neutral. Confirm nature and scale of any community facility provision as part of detailed design.

2.5 Does the proposal explore opportunities for shared community use and colocation of services?	Yes	The local community will have access to 12,888sqm of fully accessible, community focused public realm space that is to be provided as part of the Proposed Development. Of this area, 7,880sqm is new public realm with the remaining area being upgraded public realm. Further specific community uses are not defined at this stage, however, as previously discussed, the Proposed Development incorporates between 4,302 sq. m and 7,352 sq. m (GIA) of retail, leisure and community facilities. The scale and nature of provision has yet to be defined.	Neutral	Confirm nature and scale of any community facility provision as part of detailed design.
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Access to Open Space and Nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
3.1 Does the proposal retain and enhance existing open and natural spaces?	Yes	The Proposed Development will enhance the area outside Reading Mainline Station and will be integrated with the bus interchange and taxi drop-off zone. The new public realm, which provides pedestrian access from Reading Station to Friar Street, will be fully accessible and provide landscaped open spaces throughout the Site.	Positive	Ensure that access routes and enhanced open spaces are fully accessible to all users, including features such as step-free access routes, appropriate tactile paving, lighting and signage. This will enhance safety in the existing area and improve wayfinding for all users.
3.2 In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	There is currently no open space on the Site. The Proposed Development seeks to create a new civic space for Reading and improve connections between Reading Mainline Station and the town centre. In particular, the DAS of the Phase 2 and 3 Hybrid Application ⁷ states that new, fully accessible, public spaces with green spaces will be introduced across the Site for the use of residents, employees and visitors to the area. These public spaces are known as Station Square, Pocket Park, Station Hill Gardens, Station Hill Plaza, The Rest and Friars Walk.	Positive	To maximise the benefits of creating new open space, ensure all open areas are fully accessible to all potential users, with the incorporation of tactile paving, appropriate lighting and signage to enhance safety and support wayfinding.
3.3 Does the proposal provide a range of play spaces for children and young people?	Yes	The DASs for Phase 1 and Phase 2&3 confirm that incidental play opportunities will be integrated in the landscape where possible through public realm furniture and detailing, and access to natural features.	Positive	No mitigation measures required.

⁷ CRTKL (December 2019): Station Hill North, Reading – Design and Access Statement Hybrid Planning Application

		All ages will be catered for in a variety of ways with overlapping play features, such as interactive play fountains and dedicated play areas for young and older children, as well as an outdoor gym for all ages.		
3.4 Does the proposal provide links between open and natural spaces and the public realm?	Yes	The nearest existing area of natural open space in proximity to the Proposed Development is Forbury Gardens, approximately 300m east of the Site. As such, the Proposed Development does not connect directly to any green open spaces. However, the Proposed Development will create new routes going north-south and west-east through the Site, with the aim of improving links between the proposed public realm and the wider area (including natural open spaces). New green space areas, such as the proposed residential gardens, will be created as part of the public realm design.	Positive	No mitigation measures required
3.5 Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The DASs for Plots E & F and the North Site indicate that the Proposed Development has been designed considering Secure By Design Principles. Open spaces and new public realm areas created as part of the Proposed Development have been designed to promote safety by establishing long views. In addition, the detailed design will adopt a non-cluttered approach and the positioning of trees and street furniture will be carefully considered. Lighting design will further support security and perceptions of safety. The DASs further state that the public realm has been designed to create level access into the new buildings. The proposed mix of office, retail and residential uses would not only animate the Site, but also create a 24-hour presence. The combination of uses will maximise natural surveillance from commercial and residential occupiers thereby reducing opportunities for crime and improving perceptions of safety. This will be enhanced by the active frontages along streets.	Positive	Continued engagement with Crime Prevention Design Officers as the scheme progresses.
3.6 Does the proposal set out how new open space will be managed and maintained?	Yes	The proposals do not currently set out how the proposed open space will be managed and maintained, however, the Applicant is committed to developing and implementing an Estate Management Plan. In addition, the DAS for Phase 1 indicates that soft and hard landscaping will be designed with minimal maintenance requirements in mind.	Neutral	Detailed Estate Management Plan to be agreed and implemented.

Air Quality and Noise

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
4.1 Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	The Noise and Vibration ES chapter and Air Quality ES chapter confirm that the approach to construction will seek to minimise the potential for dust, noise and vibration effects at their source through appropriate environmental management controls. Some dust, emissions, noise and vibration effects have been identified as being adverse during the demolition and construction works. However, the ES chapters confirm these will be temporary, local and short-term. Mitigation has been proposed to minimise the effects comprising implementation of a number of environmental management controls through a Construction Environmental Management Plan to reduce potential negative effects. The Noise and Vibration and Air Quality ES chapters state that, during demolition and construction, the total number of vehicles requiring access to the Site will peak at 35 vehicles per day (or 70 vehicle movements), which is assessed as being insignificant. This would be expected to have a negligible effect on air quality and noise.	Negative	Implementation of mitigation measures as set out in the Air Quality, Noise and Vibration Assessment (Chapters 10 and 11, respectively) including implementation of a Construction Environmental Management Plan.
4.2 Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The Air Quality ES chapter confirms that the Proposed Development seeks to minimise air pollution caused by traffic both during demolition and construction as well as during the operational phase. Energy facilities provided as part of the operational Proposed Development will be electric and there will therefore be no on Site emissions associated with energy facilities. Overall, the Air Quality Assessment found that during construction emissions from plant operating on-Site or construction vehicles accessing the Site would be small in comparison with the emissions from current road traffic. Furthermore, once operational, the Proposed	Negative	Implementation of mitigation measures identified in Air Quality Assessment (Chapter 10 of the ES), together with implementation of a Travel Plan. This will reduce the health impact to neutral.

		Development is anticipated to result in a negligible effect on nitrogen dioxide levels and fine particulates. Prior to construction, measures to control traffic to and from the Site will be discussed and agreed with Reading Borough Council (RBC). However, the most effective mitigation would be for construction traffic to avoid using sensitive roads (residential roads, etc.) where possible, and travel in non-peak times. During operation, the overall effects of the Proposed Development on air quality are assessed to be negligible, requiring no specific mitigation measures. However, the implementation of a Travel Plan will help to minimise air pollution caused by traffic by promoting walking, cycling and the use of public transport.		
4.3 Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	The Noise and Vibration ES Chapter confirms that the Proposed Development seeks to minimise noise pollution caused by traffic and commercial uses both during the construction and operational phases. However, the Noise and Vibration Assessment found that during construction there is potential for some temporary adverse effects as a result of demolition, earth moving, piling, concreting and pavement operations. The assessment confirms that at peak construction, there will be around 70 vehicle movements per day. However, it assessed the noise from these vehicles to be small when compared with the noise from vehicles on the surrounding local road network. Once operational, the major sources of noise pollution are anticipated to be traffic noise with noise from other sources such as building plant managed by design. The Proposed Development will include a mix of uses, including retail (A1-A5), community (D2) and commercial (B1), residential (C3) and hotel (C1) uses, all of which will generate service and delivery noise. However, at this stage of the design process, it is not possible to accurately quantify the number of delivery vehicles that may be associated with the retail units, as these are likely to vary in accordance with the end use.	Negative	Implementation of mitigation measures identified in the Noise and Vibration Assessment presented in Chapter 11 of the ES. Develop a Construction Environmental Management Plan. To reduce the noise effects on residential amenity, mitigation would be required in the form of suitable glazing combined with an appropriate ventilation strategy. It is recommended that discussions are held with RBC regarding servicing and delivery management (and consequent noise effects) with retailers once the retail end users are known.

However, controls on hours of operation and building design will enable noise from these sources to be managed.

Accessibility and Active Travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
5.1 Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes	The Station Hill North DAS states that the Proposed Development will improve connections between Reading Mainline Station and the town centre by creating new pedestrian routes across the entire development Site running west to east (between Greyfriars Road and Station Road) and north to south (between the railway station through to Friar Street). The DAS confirms that the existing site has poor pedestrian access. The proposed elevated plaza will provide level access across the Site with a layout that will become the preferred choice for pedestrians through Reading town centre. The public realm layout will be fully pedestrianised, giving priority to pedestrians (including those with mobility, visual and other impairments) over all other users. Further detail about the ways the Proposed Development will prioritise and encourage walking is set out in the Site-Wide Framework Travel Plan (SWFTP)⁸ which identifies a series of measures to be implemented such as creating a new public realm that promotes both walking and cycling, as well as hosting lunchtime/ evening walking and cycling events.	Positive	Implementation and monitoring of the SWFTP.
5.2 Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes	The Station Hill North DAS identifies pedestrians as having priority across Phases 1, 2 and 3. However, cycling is encouraged, and cycle infrastructure improvements across the Site are proposed. As part of Phase 1, 386 cycle parking spaces would be provided for the occupants whilst for Phase 2, 300	Positive	Liaise with RBC to build on the current Cycle Strategy. Implementation and monitoring of the SWFTP.

⁸ Peter Brett Associates (December 2019): Station Hill North, Reading - Site-Wide Framework Travel Plan

		spaces would be provided comprising 176 spaces for the office workers and 8 for the retail uses (via stackers) plus 56 Brompton Style Lockers as well as 60 Sheffield Stands within the public realm. Within Phase 3, 0.5 cycle parking spaces would be provided per 1-2 bedroom flat and 1 space per 3+ bedroom flat although this will likely be exceeded. Cycle parking within the commercial floorspace of Phase 3 will be provided in accordance with Reading Borough Council and BREEAM requirements. The RBC requirements are for 1 space per 200m ² of office space, and 1 space per 6 staff for retail floor space with an additional space per 300sqm. The hotel will provide cycle parking at 1 space per 6 staff members as a minimum.		
		Furthermore, the Proposed Development will incorporate showers, changing facilities and drying rooms, and lockers within the commercial and retail units. Cycling proficiency training (provided in collaboration with RBC) is also suggested as part of the SWFTP.		
		The Transport Assessment ⁹ for the North Site provides a cycle strategy which confirms that on-road cycle routes will be developed around the edge of the Site as well as along Garrard Street. Shared foot/cycleways will also be delivered across the Site as part of the Proposed Development. It is further confirmed that cycle parking spaces will be available for residents and employees within each Plot.		
5.3 Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The Proposed Development is ideally located to promote walking and cycling to and from all amenity areas in the town centre. The Site is located within close proximity to the Reading Town Centre Cycle Route as well as R1 and R10 cycle routes. In addition, the Site is located very close the R2, R3, R5, R6, R20, R30, R50 cycle routes, and NCN Route 4.	Positive	No further mitigation measures required.
5.4 Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	As mentioned previously, the Masterplan prioritises walking and cycling over and above all other modes of transport within the Site. This will be achieved in several ways, including through design and implementation of	Positive	Implementation and monitoring of the SWFTP.

⁹ Peter Brett Associates (December 2019): Station Hill North, Reading – Transport Assessment.

		the elevated pedestrian plaza and through the implementation of the SWFTP. The majority of servicing for Phases 1 and 2 will be undertaken in the lower ground levels away from pedestrians. Some on street servicing is also proposed for Phase 1 (from Friar Street), Phase 2 from Garrard Street and Phase 3, from Garrard Street and Greyfriars Road although the precise servicing arrangements is subject to detailed design. The SWFTP identifies a number of measures to minimise vehicular movements and particularly single occupant cars. These include providing a car club vehicle for residents, promoting car sharing, and encouraging the use of public transport. The Transport Assessment for the North Site further states that taxis will no longer be permitted to queue along Garrard Street (instead using new taxi interchanges created as part of the Proposed Development). Moreover, the eastern end of Garrard Street will only be accessible to emergency vehicles and buses. The Proposed Cycle Route Improvement Scheme proposes a number of measures designed to improve cycle safety.		
5.5 Is the proposal well connected to public transport, local services and facilities?	Yes	The Site is located within close proximity to the town centre and can be easily reached on foot from public transport nodes. The North Site Transport Assessment identifies that the Station Hill Site, in its entirety, is well connected to taxi services, bus routes and the railway station. The Site is also well positioned to benefit from future transport developments such as new park and ride schemes currently underway and new railway lines. The Station Hill North DAS states that the Proposed Development seeks to complement and seamlessly integrate with the improvements to the public realm and upgraded transport interchanges immediately adjacent to the Site (i.e. the upgraded Reading Mainline Station and South West Interchange). This is reiterated in the SWFTP which identifies measures to promote the use of	Positive	Implementation and monitoring of the SWFTP.

		public transport facilities and encourage sustainable travel behaviours.		
5.6 Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	As outlined above, the Masterplan for the Proposed Development encourages walking, and places private vehicle use as the lowest priority. The Proposed Development incorporates up to 835 car parking spaces on the North Site and 165 car parking spaces on the South Site. This is a similar level to that provided by the NCP car park and car parks within Xafinity House and Telecom House. Most of the parking will be provided within the North Site podium car park which spans up to three levels – two above ground levels and one basement level. The SWFTP¹⁰ identifies sustainable travel measures, such as car groups, electric charging points and car pools that will be promoted. In addition, the SWFTP identifies several measures to encourage car sharing, and proposes parking facilities for different transport modes including bicycles and motorbikes, in addition to the implementation of controlled car park entry.	Neutral	Implementation and monitoring of the SWFTP.
5.7 Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	As mentioned previously, the Proposed Development seeks to give pedestrians priority. This includes people with a disability and/ or needing wheelchair access. The DASs for both the North Site and Plots E & F states that step free/ level access will be provided to all buildings (i.e. dwellings, retail and commercial units) and the improved public realm across the entire Site.	Positive	Future reserved matters applications for Phase 3 will confirm the proposed design standards within this Phase. The design standards are confirmed in Phases 1 and 2 as these have been submitted in detail.

Crime Reduction and Community Safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
6.1 Does the proposal incorporate elements to help design out crime?	Yes	The DASs for the North Site and Plots E & F indicate that the Proposed Development has had regard to various guidance to design out crime, including:	Neutral	Develop and implement a security management plan.

¹⁰ Peter Brett Associates (December 2019): Station Hill North, Reading - Site-Wide Framework Travel Plan

		• Manual for Streets by the Department for Transport and Office for the Deputy Prime Minister (2007); • Safer Places, The Planning System and Crime Prevention (2004); • Secured by Design; and • Crime Prevention Through Environmental Design (CPTED). Secured by Design principles have been employed in the Masterplanning process to achieve a high overall standard of security and a security risk assessment has been undertaken to determine security requirements. A layered approach to security will be adopted creating a series of security zones. This will be enforced through a mixture of electronic access control, mechanical access control (key locks) or through clear delineation of areas (see ownership). Another key principle within the zoning approach that will be included is that of 'secure lobbies' and the requirements within these for a degree of permissible access from users. Surveillance requirements will be achieved through a balance of natural and active surveillance (video surveillance systems – VSS). The optimisation of natural surveillance- where space is naturally overlooked by users and occupiers - has the increased benefit of reducing the need for active measures whilst remaining an excellent deterrent to crime within that space. This is particularly applicable to the building curtilage/ immediate public space and the public realm. In addition, the DAS states that the design of the Proposed Development will promote a sense of ownership and encourage human activity to reduce the risk of crime and promote a sense of safety at all times.		
6.2 Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The proposed Development promotes a mixture of uses including public and private places. As identified in the DAS for Plots E & F, the courtyards will be visible from people's homes, roofs and garden terraces, and would include shared gardens and children's place spaces. Similar measures would be incorporated into the design of the North Site residential areas as part of the detailed design.	Neutral	No further mitigation measures required.

6.3 Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The Proposed Development will create a significant new mixed-use district. The Station Hill North DAS expresses the ambition to have a mixture of retail and residential uses as well as a number of public-private spaces, such as courtyards and children's play spaces. It further proposes interim and long term uses of public spaces and buildings.	Positive	No further mitigation measures required.
6.4 Has engagement and consultation been carried out with the local community?	Yes	The Statement of Community Involvement (prepared in September 2019)¹¹ confirms that the consultation strategy aligns with RBC's Statement of Community Involvement policy. Significant consultation has been undertaken at various stages of the design process, with the key aims to: • To conduct a wide-ranging consultation, engaging with local politicians, local groups, stakeholder groups and residents; • To explain the aims and rationale behind the proposals and the benefits, presenting as much information as possible; • To provide a number of channels for the local community to express their views, namely through face-to-face meetings, the public exhibition, feedback forms and the dedicated website and project email address; • To incorporate feedback where possible into the emerging proposals; • To work closely with RBC to ensure key officers and councillors were aware of the proposed development, consultation activities and outcomes at appropriate stages In practical terms, community engagement included pre-application meetings with officers, discussions at scoping stage, engagement with elected members and stakeholders, and presentations to a number of committees and other consultees. Public consultation via website, media coverage, posters, feedback forms and a three-day public exhibition has also been undertaken.	Neutral	Review responses received and ensure risks or concerns identified as part of the engagement process have been managed or mitigated as a result of the latest Proposed Development design.

Access to Healthy Food

¹¹ Redwood Consulting (December 2019): Station Hill North, Statement of Community Involvement

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
7.1 Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	No	N/A	N/A	N/A
7.2 Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	The proposed Development includes provision for between 4,302m ² and 7,352m ² of flexible retail (Use Class A1-A5), leisure (D1-D2) and office (B1) floorspace with the flexibility to include a range of unit sizes and respond to local demand.	Neutral	No further mitigation measures required.
7.3 Does the proposal avoid contributing towards an overconcentration of hot food takeaways in the local area	N/A	At this stage, the Applicant would like to retain flexibility with regards to the uses that may choose to locate within the retail units proposed (use class A1-A5). However, the Applicant has confirmed the scheme will be managed by an Estates Team who will ensure there is not an over concentration of hot food takeaways.	Neutral/ Negative	Consider retail uses as part of Estates Management Plan, and through discussions with RBC.

Access to Work and Training

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
8.1 Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Socio-Economic ES Chapter finds there will be the equivalent of an average demand for 1,180 temporary construction workers generated each year over the six-year demolition and construction period for Phases 1, 2 and 3. Once completed, according to the Socio-Economic Chapter the Proposed Development will generate between 4,399 and 9,085 gross direct on-site jobs across a range of sectors and occupations. It is likely that a proportion of these jobs could be filled by residents of Reading Borough.	Positive	Measures to target local employment during both construction and operation to be secured through a Section 106 agreement.
8.2 Does the proposal provide childcare facilities?	No	The proposed Development does not currently include provision of built-in childcare facilities.	Neutral/ Negative	Contributions may be required via S106 agreement/ CIL, in order to improve the capacity of existing providers where necessary subject to Reserved Matters applications for Phase 3.
8.3 Does the proposal include managed and affordable	No	N/A	N/A	N/A

workspace for local businesses?				
8.4 Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	Although there are no detailed procurement arrangements in place to date, the Applicant is willing to engage with RBC on this matter.	Neutral/Positive	Measures to promote local procurement during both construction and operation to be secured through a Section 106 agreement.

Social Cohesion and Lifetime Neighbourhoods

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
9.1 Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The Proposed Development connects well to the areas of the town adjacent. The creation of the fully accessible, level public realm, which provides north to south and east to west thoroughfares through the Proposed Development, will improve connections both within the Site and to / from the surrounding areas. In addition, the provision of 7,880sqm of new public realm will create space in which the local community can interact.	Positive	No further mitigation measures required.
9.2 Does the proposal include a mix of uses and a range of community facilities?	Yes	Although there are no specific community uses proposed as part of the Proposed Development, the proposed mix of uses will create an active, dynamic environment which will substantially improve this area of the town centre for the local community. The proposed mix of uses including residential, retail, offices, leisure, public realm and open space will be accessible to the local residents and visitors creating improved amenity. In addition, there is potential to include D1 and D2 community uses within all phases.	Positive	Confirmation of any community uses through detailed design and / or Estates Management Plan and discussions with RBC.
9.3 Does the proposal provide opportunities for the voluntary and community sectors?	Yes	The variety of public realm and amenity space provided as part of the Proposed Development will be accessible to all and could be used by local community groups.	Positive	No further mitigation measures required.
9.4 Does the proposal address the principles of Lifetime Neighbourhoods?	Yes	The proposed Development addresses the following principles of Lifetime Neighbourhoods: Access – multiple pedestrian routes will be provided throughout the Site and cycling routes will be provided on the perimeter of the Site, which will enable residents to connect with people and services in the immediate neighbourhood and beyond. Pedestrian access within the site has been designed to meet the needs of all users (including	Positive	Planning conditions and the reserved matters applications for Phase 3 to specify in more detail how the Proposed Development addresses the principles of Lifetime Neighbourhoods, such as: - Specify the provision of affordable housing by tenure; - Ensure there is safe and affordable access to key

	disabled and wheelchair users) by creating a barrier-free environment. • Services and amenities – the Proposed Development includes new retail (use class A1-A5), community and leisure (class D1 and D2), hospitality (class C1) and commercial office (use class B1) floorspace which will provide local amenity and employment opportunities, in addition to complementing the existing offer. • Built and public realm – the Proposed Development aspires to meet Secured by Design standards by providing safe and welcoming environments, in addition to good access to a range of different types of open space which will promote social interaction and active lifestyles. • Social networks/ wellbeing – the creation of the new public realm will provide an environment for social interaction amongst the local community. • Housing – the Proposed Development includes a mix of homes of different sizes and tenures, a proportion of which will be affordable, in addition to housing that is wheelchair accessible and adaptable for the elderly. As part of Phase 3, there may be provision of up to 250 C2 units likely providing elderly care facilities.	amenities, both within the Site of the Proposed Development and/ or Reading town centre. • Specify any provision of Use Class C2
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Minimising Use of Resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
10.1 Does the proposal make best use of existing land?	Yes	The Masterplan for the proposed Development has been designed to respond to its context and better integrate the Site with the rest of Reading town centre. Both the Station Hill North DAS and the DAS for Plots E & F confirm this and that the Proposed Development is entirely located on previously developed/ brownfield land. Best use of existing land is also promoted by the fact that the Proposed Development seeks to bring back in use a part of the town that has previously experienced decline and has been lying vacant for a period of time. In addition, the Proposed Development promotes best use	Positive	No further mitigation measures required.

		of land by creating new pedestrian and cycle routes through the Site and improving connections with its immediate surroundings.		
10.2 Does the proposal encourage recycling (including building materials)?	Yes	The Applicant is targeting a minimum of one credit against the BREEAM UK New Construction 2018 Construction Waste criteria. As a result, a maximum of 13.3m³ of waste per 100m² gross internal area (GIA) would be generated. The Sustainability Statement¹² confirms that materials used in the development will be responsibly and sustainably sourced and recycled where it is feasible to do so. Once construction is complete, the minimisation of operational waste will also be promoted. The Sustainability Statement confirms that dedicated waste stores which will have easy access will be provided. In addition, information in relation to waste reduction and recycling will be made available within Building User Guides provided to each tenant.	Positive	Implementation of BREEAM UK New Construction 2018 Assessment. Implementation of a construction waste management strategy. Implementation of a Waste Management Strategy during operation. Provision of Building User Guides to future tenants.
10.3 Does the proposal incorporate sustainable design and construction techniques?	Yes	The Sustainability Strategy for the South Site¹³ confirms that materials with a low environmental impact will be implemented where feasible. Recycled, sustainable and locally sourced materials will be used where possible. A full review of the materials specified for the Development will be undertaken during the detailed design development stages using the BRE's Green Guide to Specification. The Proposed Development seeks to achieve high levels of energy efficiency: firstly, by reducing energy demand and secondly through use of low and zero carbon technologies.	Neutral	No further mitigation measures required.

Climate Change

¹² Hoare Lea (December 2019): Station Hill North, Reading – Sustainability Statement

¹³ Hoare Lea (February 2019): Station Hill Phase 1, Reading – Sustainability Statement

Assessment criteria	Relevant?	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
11.1 Does the proposal incorporate renewable energy?	Yes	The Energy Strategies for the Proposed Development ^{14, 15} indicate that Solar Photo-voltaic (PV) cells will be installed on the roofs across the Site. The potential to incorporate additional renewable energy sources within Phase 3 will be considered at the Reserved Matters stage for the Plots within this Phase.	Positive	Reserved matters application for Phase 3 to consider additional renewable energy sources. No further mitigation measures required for Plots E, F and G.
11.2 Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping.	Yes	The Sustainability Statement for the South Site and the DAS for the North Site confirm that the health and wellbeing of the buildings' users has been considered. Facades will be optimised to maximise natural daylight penetration and views out whilst also reducing summer solar gains. Furthermore, all areas will be ventilated to the required standards. The Daylight, Sunlight and Overshadowing ES Chapter (Chapter 16) indicates that the design for residential buildings will result in a high level of compliance with the BRE Guide to Daylight and Sunlight ¹⁶ .	Neutral	Reserved matters application for Phase 3 to identify detailed design measures.
11.3 Does the proposal maintain or enhance biodiversity?	Yes	The Site is not subject to any nature conservation designations. The Ecological Management Plan ¹⁷ for Plots E and F confirm that the landscape design of these Plots includes native and non-native species planting, bird and bat boxes to enhance the ecological value of the Site. The proposed soft landscaping (both at ground and roof levels) will provide east-west and north-south green links of varying growth heights which will provide: nesting habitats for birds, micro-habitats for invertebrates and a variety of flowering plants – enhancing the biodiversity at the Site. Bat ¹⁸ and Black Redstart ¹⁹ surveys, undertaken in August 2018 and Summer 2019 respectively, confirmed	Positive	Implementation of the Ecological Management Plan for Plots E and F. Preparation of Ecological Management Plans for the remaining Plots.

¹⁴ Hoare Lea (February 2019): Station Hill Phase 1 Reading, Energy Strategy Rev 2

¹⁵ Hoare Lea (December 2019): Station Hill North Reading, Energy Strategy

¹⁶ BRE (September 2011): Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, (BR 209) Second Edition, BRE Press.

¹⁷ Waterman (July 2019): Plot E & F, Station Hill Reading – Ecological Management Plan.

¹⁸ Waterman (September 2018): Station Hill, Reading Bat Survey Report

¹⁹ Waterman (July 2019): Station Hill, Reading, Berkshire – Black Redstart Survey

		that, with the exception of feral pigeons, there are no bat or bird species roosting / breeding in the buildings, and that the effects on the species' remains negligible. It is advised that suitable measures are in place to address the presence of feral pigeons in line with the Wildlife and Countryside Act 1981.		
11.4 Does the proposal incorporate sustainable urban drainage techniques	Yes	Surface water run off would be attenuated in below ground cellular storage tanks, permavoids and oversized pipes before discharging to the Thames Water sewer network. These SuDS options have been assessed as being the most suitable for use at this Site. A full review of SuDS options is provided in the Drainage Strategy for the South Site (Phase 1) ²⁰ and the North Site (Phase 2 and 3) ²¹ .	Neutral	No mitigation measures required.

²⁰ Ramboll (February 2019): Station Hill, Reading - Phase 1 Drainage Strategy and SUDS Report, Rev 01

²¹ Ramboll (December 2019): Station Hill, Reading – Phase 2 and 3 Drainage Strategy and SUDS Report, Rev 01

3. Summary/Conclusions

3.1 The findings of the HIA suggest that the Proposed Development will lead to a number of positive health impacts. These can be summarised as follows:

- **Housing:** the Development will provide between 538 (under a minimum housing scenario) and up to 1,300 residential units (under a maximum housing scenario) of varying size and tenure contributing to Reading Borough's annual housing target as well as helping to meet local demand for family housing and affordable housing.
- **Access to Work and Training:** the Proposed Development will provide up to 126,141 sq. m GIA of commercial floorspace including office, retail, hospitality and leisure uses generating up to approximately 9,085 FTE jobs providing opportunities for employment across a range of sectors and occupations including for local residents. In addition, during the demolition and construction phase, temporary employment opportunities will be generated.
- **Social Cohesion:** The Proposed Development connects well to the areas of the town adjacent. The creation of new routes going north-south and west-east through the Proposed Development will improve connections both within the Site and to / from the surrounding areas. In addition, the provision of 7,880 sqm of new public realm and an additional 5,008 upgraded public realm will create space in which the local community can interact.
- **Improved amenity space:** the Proposed Development includes private and communal outdoor amenity space including 7,880 sqm of new public realm and 5,008 upgraded public realm.
- **Pedestrian and Cycling Activity:** The Proposed Development has strong public transport links and prioritises pedestrian and cycling modes of travel, both in terms of accessing the Site and within the Site itself.
- **Best use of existing land:** The Site meets the principle of paragraph 11 of the NPPF by reusing land that has previously been developed for a mix of uses.

3.2 The HIA has identified a number of mitigation or enhancement measures which should be considered as the design develops. The key measures are:

- Further consideration and detail to determine the type and tenure of affordable housing provision, the number and tenure of wheelchair accessible homes and the inclusion of Class C2 residential units.
- Contributions may be required via planning conditions and / or a Section 106 agreement and / or Community Infrastructure Levy in order to improve the capacity of existing schools and GP facilities where necessary.
- Implementation of the Site Wide Framework Travel Plan in line with the principles and timelines set out to promote sustainable modes of transport.
- Measures to promote local procurement during both construction and operation to be secured through a Section 106 agreement.
- Detailed Estate Management Plan to be agreed and finalised as part of Planning Conditions or a Section 106 Agreement.
- Implementation of all embedded mitigation and mitigation measures proposed in the Environmental Statement together with those set out in the Energy Strategy, Sustainability Strategy and Transport Statement.

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For the attention of Wendy Jones

Report No: **B22272**
Issue No **01**

LABORATORY TEST REPORT

Project Name		STATION HILL, READING	
Project Number		B22272	Date samples received
Your Ref			Date written instructions received
Purchase Order		34679/WJ	Date testing commenced
			23/01/2019
			23/01/2019
			23/01/2019
Please find enclosed the results as summarised below			
Figure / Table	Test Quantity	Description	ISO 17025 Accredited
1	7	Saturation Moisture Content of Chalk	No
Remarks :			
Issued by : Stephen Langman		Date of Issue : 06/02/2019	Key to symbols used in this report
Approved Signatories :  06/02/2019		S/C : Testing was sub-contracted	
G Wilson (JMD/Laboratories Director), S Langman (Laboratory Coordinator)			
Unless we are notified to the contrary, samples will be disposed after a period of one month from this date. The results reported relate to samples received in the laboratory only. All results contained in this report are provisional unless signed by an approved signatory This report should not be reproduced except in full without the written approval of the laboratory. Under multisite accreditation the testing contained in this report may have been performed at another Terra Tek laboratory. The enclosed results remain the property of Terra Tek Limited and we reserve the right to withdraw our report if we have not received cleared funds in accordance with our standard terms and conditions Only those results indicated in this report are UKAS accredited and any opinions or interpretations expressed are outside the scope of UKAS accreditation. Feedback on the this report may be left via our website www.terratek.co.uk/contact-us			



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9.1

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT (OCTOBER 2019)



Station Hill, Reading

Historic Environment Desk-Based Assessment

December 2019

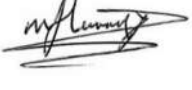
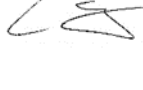
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Client Name: SH Reading Master LLP
Document Reference: WIE14788-100-R-15-3-1-HEDBA
Project Number: WIE14788-100

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
 Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
First	July 2019	Michael Fleming <i>Graduate Heritage Consultant</i>	Andrew Holmes <i>Associate Director</i>	Andrew Holmes <i>Associate Director</i>
				
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Comments

Comments

Disclaimer

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We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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Executive Summary

Waterman Infrastructure & Environment Ltd (Waterman) has been commissioned by SH Reading Master LLP (hereafter referred to as 'the Client') to provide a Historic Environment Desk-Based Assessment (HEDBA) to determine the impacts upon the historic environment resource arising from the proposed redevelopment of land at Station Hill, Reading, Berkshire, RG1 (hereafter referred to as 'the Site'). The redevelopment (hereafter referred to as 'the Development') is for a mixed use commercial and residential led scheme.

The purpose of the assessment is to identify the known historic environment resource present within the Site and surrounding study area, to assess likely impacts to heritage assets due to the Development, to assess the potential for as yet unknown buried archaeological remains within the Site, to determine the significance of heritage assets that may be affected by the Development and to make recommendations for any further assessment or site investigations to fully understand the risks to the historic environment.

The assessment has shown that the Site is likely to have an impact on the setting of surrounding designated and non-designated (locally listed) buildings along Station Hill, Station Road, Blagrove Street, Merchants Place, Caversham Road, Friar Street and Greyfriars Road. As such, the proposed design should be sensitive to the attributes and aesthetics of the collective built heritage associated with the medieval Greyfriars Church to the south-west and surrounding important post-medieval architecture.

Potential for unknown archaeological remains is assessed to be a low potential for Romano-British and modern remains, medium potential for medieval remains, a medium to high potential for prehistoric and early-medieval remains, and a high potential for post-medieval remains.

From the fieldwork undertaken within the Site to-date, there is evidence of significant archaeological truncation to the south of Garrard Street caused by the foundations of buildings currently occupying the Site. This is likely to affect the survival rates of as yet unknown archaeological remains ranging from the prehistoric to modern periods.

No conclusive evidence of settlement activity has been found and archaeological discoveries from investigations to date reflect sparse, isolated features and findspots together with linear features that may be associated with either the Danish fort defences or more likely the medieval boundary of 'Friars Mead' to the north-west of the Site.

Any early-medieval remains associated with Anglo-Saxon or Danish defences would likely be of high significance, early-medieval to medieval remains associated with the development of Reading would likely be medium to high significance, medieval remains associated with Franciscan activity and the Greyfriars church would likely be of medium to high significance, post-medieval remains associated with the Civil War defensive boundary of Reading would likely be of medium significance and post-medieval remains associated with the development of Reading would likely be of medium significance.

Given the multi-period archaeological potential within the site and the staged development of the Site, it is recommended that a site-wide investigation strategy is developed. The purpose of which would be to ensure appropriate investigation and recording of archaeological and palaeoenvironmental remains is carried out to enable phased remediation and construction works to progress. The strategy could form the basis of an updated overarching written scheme of investigation for the Development in consultation with Berkshire Archaeology and would and be subject to approval by the East Berkshire Senior Archaeologist.

1. Introduction

1.1 Site Location

Waterman Infrastructure & Environment Ltd (Waterman) has been commissioned by SH Reading Master LLP (hereafter referred to as 'the Client') to provide a Historic Environment Desk-Based Assessment (HEDBA) to determine the impacts upon the historic environment resource arising from the proposed redevelopment of land at Station Hill, Reading, Berkshire, RG1 (hereafter referred to as 'the Site'). The extent of the Site can be seen in **Figures 1 to 9**. The redevelopment (hereafter referred to as 'the Development') is for a mixed use commercial and residential led scheme.

The Site encompasses land between Station Hill, Greyfriars Road, Friar Street and Station Road. The Site currently includes a multi-storey car park, the site of a demolished bus station, a temporary events space, part of Station Hill road and commercial properties across a total area of 3.08ha. The approximate centre of the Site is located at National Grid Reference (NGR) 471351 173699.

This assessment follows best practice guidance produced by Historic England and by the Chartered Institute for Archaeologists (CIfA) and is intended to meet the information requirements of national heritage planning policy contained within the National Planning Policy Framework (NPPF) outlined in **Section 3** and **Appendix D**.

1.2 The Existing Consented Scheme

An outline planning application for the redevelopment of the Site was submitted by Sackville Developments Reading Ltd (SDRL) in March 2013 (Planning Reference: 130436). The development, known as SH3, included the demolition of all existing buildings and structures on-Site, excluding the existing multi-storey NCP car park, and replacement with four new commercial buildings (referred to as Building Plots A - D) and two new primarily residential buildings (referred to as building Plots E and F). The existing NCP car park would be reconfigured and refurbished. The planning application was granted in January 2015 and is hereafter referred to as the '2015 Consented Scheme'.

At the same time, an application was submitted for a temporary flexible event space on 0.35 ha of land within the north of the Site (Planning Application Reference: 130440/FUL). The temporary flexible event space was proposed to operate as an interim condition in the north-eastern part of the Site following demolition of the former Station Hill Retail Arcade (including 26 to 58 Station Hill). The temporary flexible events space was granted permission in January 2014.

Subsequent to submission of the application for SH3, SDRL acquired an area of land adjacent to the SH3 Site, known as the Telecom House site. An application to extend and amend Plot E of the 2015 Consented Scheme to incorporate the Telecom House site was submitted in August 2015 (Planning Reference: 151426 and 151427). These applications received consent in July 2016 and are hereafter referred to as the '2016 Consented Scheme'.

Since receiving planning consent, the buildings located within Plots B, C and D have been demolished and the temporary events space has been constructed in the location of Plot C.

With regards to the 2016 Consented Scheme outline planning consents (Planning References 130436 and 151427 for Plots A-D, F and G; and 151426 for Plot E) archaeological planning conditions were attached as follows;

Planning References 130436, 151426 & 151427:

- **Condition 25:** *"No development (including any works of demolition) shall take place until a site-wide archaeological Written Archaeological Scheme of Investigation (WSI) has been submitted to and*

approved in writing by the Local Planning Authority. Thereafter, the development shall only take place in accordance with the approved Scheme.

Reason: as only partial information is available regarding the value of the site in archaeological terms and a fuller investigation is required before commencement of development and in order to ensure that sufficient opportunity is afforded to examine archaeological material and evidence of significance during this development and in the interests of protecting the archaeological heritage of the Borough. Policies: CS33"

- **Condition 26:** *"No development (including any works of demolition) shall commence on any relevant Plot until an archaeological Written Archaeological Scheme of Investigation (WSI), to update the site-wide WSI, as necessary (to be approved in writing by the Local Planning Authority. Thereafter, the development of the Plot shall only take place in accordance with the approved Scheme.*

Reason: as the site is developed, additional information will be available, and therefore it may be prudent to amend the site-wide WSI, whilst ensuring that sufficient opportunity is afforded to examine archaeological material and evidence of significance during this development and in the interests of protecting the archaeological heritage of the Borough. Policies: CS33."

1.3 The Proposed Development

Following acquisition of the site from SDRL in 2018, the Client made changes to the 2016 Consented Scheme in respect of Plots E and F (referred to collectively as the South Site) to respond to a series of design alterations. This was undertaken by way of applications pursuant to section 73 of the Town and Country Planning Act 1990 (planning application references 190441 and 190442). At the same time, reserved matters applications and applications for condition discharge were submitted for approval for Plots E and F (reserved matters application references: 190465 and 190466). At the time of writing, these applications are currently being determined by Reading Borough Council.

The Applicant is currently preparing a new planning application in respect of Plots A, B, C, D and G located to the north of Garrard Street (referred to collectively as the North Site). This will result in changes to the massing and uses of the proposed buildings compared with the 2016 Consented Scheme meaning that the plot boundaries will also be slightly amended. **Figure 9** indicates the current updated Plot boundaries and all Plot references within this assessment have been updated to reflect the current proposed boundaries.

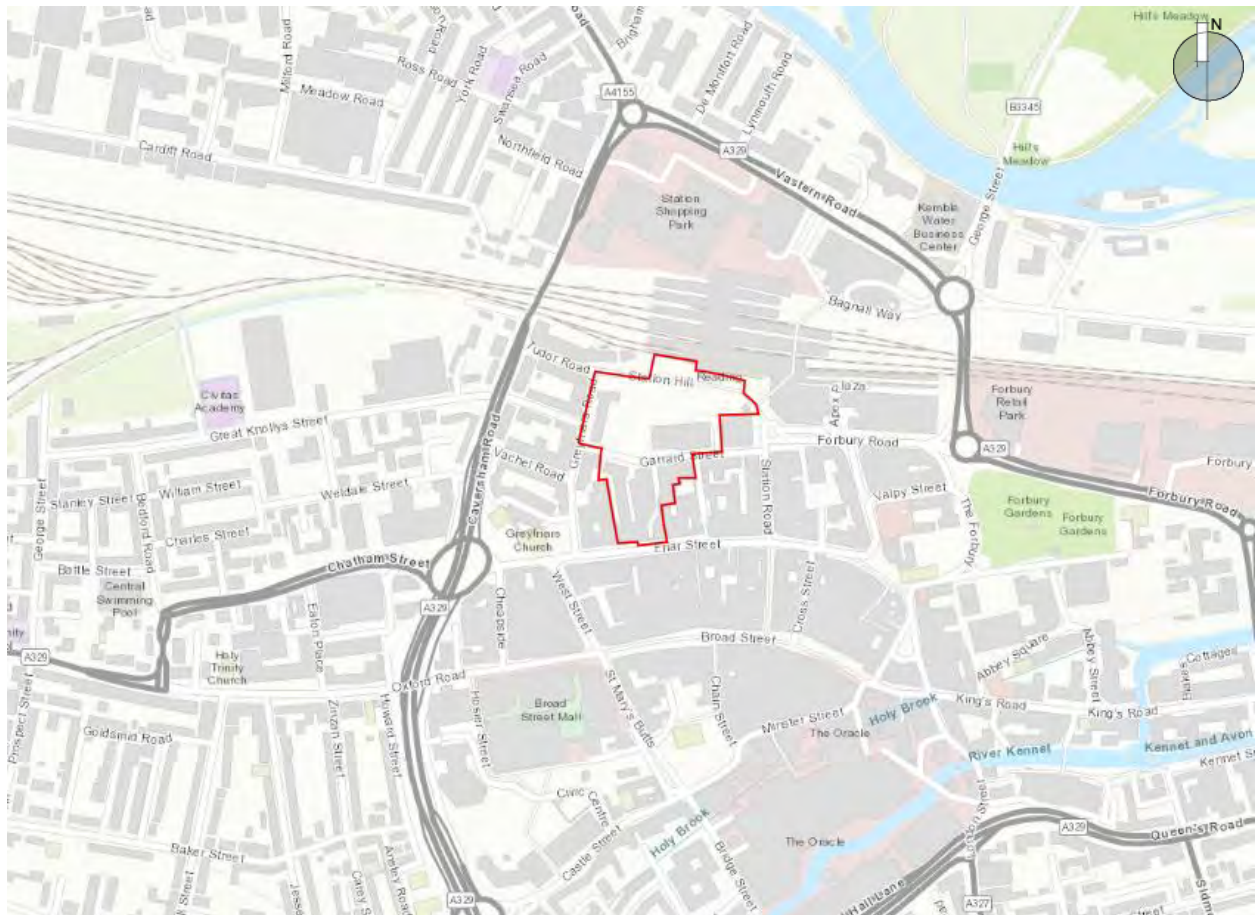
It must be noted that all previous documentation, including the recent (2019) Oxford Archaeology reports of the Watching Brief to monitor geotechnical site investigations of the North and South Sites, makes reference to old Plot boundaries.

1.4 Scope of the Report

The aims of this desk-based assessment are:

- To identify any known heritage assets present within the Site and wider study area;
- To determine the potential for as yet unknown archaeological remains within the Site;
- To assess the significance of heritage assets that could be affected by the Development;
- To determine the likely impacts of the Development upon known and potential undiscovered archaeological assets, including consideration of changes to their setting (where applicable); and
- To make recommendations for further assessment and/or field investigations, as appropriate.

Figure 1: Site Location



Source: OS Data © Crown Copyright and Database Right 2019 [Accessed via ArcGIS Online 1st October 2019]¹

¹ ArcGIS Online Available from: <https://www.arcgis.com/index.html> [Accessed on 1st October 2019]

2. Methodology

Data was sought from the following sources:

- Historic England's *The National Heritage List for England* (NHLE) online database² for designated archaeological assets within the Site and a 250m radius study area;
- Reading Historic Environment Record (HER) for non-designated heritage assets within the Site and a 500m radius study area;
- A Site visit undertaken on 29th May 2019 (see **Section 5.8**) to assess the known archaeological resource, to identify any additional significant heritage assets or features of historic interest and assess potential setting impacts (where applicable); and
- Available secondary sources, including historic mapping information accessed online, such as The National Library of Scotland³.

A list of references and sources consulted can be found in **Section 9**.

Heritage assets considered in this assessment include:

Designated Heritage Assets

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Conservation Areas
- Registered Parks & Gardens
- Registered Battlefields

Non-Designated Heritage Assets

- Monuments
- Archaeological sites
- Areas of Archaeological Potential (AAPs)
- Findspots

Although findspots in themselves are not heritage assets, as the artefact(s) would have been removed from their original context by this stage, they do nonetheless indicate potential activity or settlement in the area and are therefore considered in an evidential context for this assessment.

A gazetteer of all known designated and non-designated heritage assets discussed in this assessment is presented in **Appendix B** and **C** and a summary can be found in **Section 4**. Heritage assets are referenced by their Waterman ascribed 'Heritage Reference' (e.g. 'H1'), Monument Reference (e.g. 'M1'), or 'Event Reference', (e.g. 'E1'), which can be cross referenced to the official NHLE number (seven-digit number) or HER reference (prefixed with "MRD and ERD").

2.1 The NPPF Criteria for Assessment of Significance

The NPPF defines 'significance' in the context of heritage policy as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest

² Historic England, *The National Heritage List for England*, accessible via <https://historicengland.org.uk/listing/the-list>

³ The National Library of Scotland, accessible via <https://maps.nls.uk/>

*may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*⁴.

This assessment ascribes a value to heritage assets (see **Table 1**) to provide an initial framework for determining the significance of individual heritage assets and then combines this with guidance from Historic England⁵ which recommends making assessments under the categories of 'Evidential', 'Historical', 'Aesthetic' and 'Communal' value (see **Table 2**). This is applied using professional judgement against the current known condition of each asset, to provide an overall statement of significance.

Table 1: Statutory Value of Heritage Assets

Value	Type of Heritage Asset
Very High	World Heritage Sites (including nominated sites). Scheduled Monuments (including assets of schedulable quality). Grade I Listed Building. Grade I Registered Parks and Gardens. Protected Wrecks. Heritage assets of national or international importance.
High	Grade II* and II Listed Buildings. Conservation Areas. Grade II* and II Registered Parks and Gardens. Registered Battlefields. Protected heritage landscapes (ancient woodlands or historic hedgerows). Heritage assets of regional or county importance.
Medium	Locally listed buildings. Heritage assets with a district value or interest.
Low	Heritage assets with a local (e.g. parish) value or interest.
Very Low	Historic environment resource with no significant value or interest.
Unknown	Heritage assets for which current level of understanding is insufficient to allow significance to be determined.

Table 2: Significance of Heritage Values

Heritage Values	Definition
Evidential	Evidential value derives from the potential of a place to yield evidence about past human activity.
Historical	Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
Aesthetic	Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
Communal	Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

⁴ Ministry of Housing, Communities & Local Government, February 2019. *National Planning Policy Framework*.

⁵ Historic England, 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*.

3. Legislation, Policy & Guidance

This assessment has been produced within the context of relevant legislation, as well as local and national planning policy and considers policies laid out in the NPPF and the local planning policy of Reading City Council and/or Berkshire County Council (where relevant).

Additionally, guidance produced by the ClfA and Historic England have also been taken into account as far as practicable and where relevant to this assessment. Relevant legislation, policy and guidance is listed below, with further detail provided in **Appendix D**.

Legislation

- Ancient Monuments and Archaeological Areas Act 1979⁶.
- Planning (Listed Buildings and Conservation Areas Act) 1990⁷.

National and Local Policy

- National Planning Policy Framework (NPPF), February 2019⁸.
- Reading Local Plan, Adopted November 2019⁹.
- Reading Station Area Framework, December 2010¹⁰.

Guidance

The Chartered Institute for Archaeologists (ClfA)

- Standard and guidance for historic environment desk-based assessment, 2014¹¹.

Historic England

- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, 2008¹².
- Historic Environment Good Practice Advice in Planning Note 2 (GPA 2) – Managing Significance in Decision-Taking, 2015¹³.
- Historic Environment Good Practice Advice in Planning Note 3 (2nd edition) (GPA 3) – The Setting of Heritage Assets, 2017¹⁴.

Regional Research Framework

- Solent Thames Research Framework, 2014¹⁵.

⁶ HMSO, *Ancient Monuments and Archaeological Areas Act*. 1979.

⁷ HMSO, *Planning (Listed Buildings and Conservation Areas) Act*. 1990.

⁸ Ministry of Housing, Communities and Local Government, February 2019. *National Planning Policy Framework*.

⁹ Reading Borough Council, March 2018. *Submission Draft Reading Borough Local Plan*.

¹⁰ Reading Borough Council, December 2010. *Reading Station Area Framework*.

¹¹ Chartered Institute for Archaeologists, Jan 2017. *Standard and Guidance for Historic Environment Desk Based Assessments*.

¹² English Heritage (now Historic England), 2008. *Conservation Principles, Policies and Guidance for the sustainable Management of the Historic Environment*.

¹³ Historic England, March 2015. *Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning Note 2*.

¹⁴ Historic England, 2017. *Historic Environment Good Practice Advice in Planning Note 3 (2nd edition) (GPA 3) – The Setting of Heritage Assets*.

¹⁵ Hey, G. and Hind, J., 2014. *Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas*. Oxford Wessex Monograph No. 6

4. Baseline Conditions

4.1 Site Conditions

The Site is brownfield and currently comprises of vacant office space, vacant retail units, a temporary events space and associated café and an operational multi-storey car park. The Site is bound by roads/built development on all sides.

A Site visit was undertaken on the 29th May 2019 and is discussed further in **Section 5.8**.

4.2 Geology & Topography

The underlying geology of the Site is recorded by the British Geological Survey as Seaford Chalk Formation and Newhaven Chalk Formation. The superficial deposits are recorded as Alluvium (clay, silt, sand and gravel) to the north of Garrard Street and Taplow Gravel Member (sand and gravel) to the south of Garrard Street¹⁶.

The Site descends on a gradual slope from approximately 46m above Ordnance Datum (aOD) in the south-east of the Site to approximately 39m aOD in the north of the Site.

4.3 Designated Heritage Assets

There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within the Site or 250m study area.

There are 3 Conservation Areas, 1 Scheduled Monument and 35 Listed Buildings within the study area.

A complete list of designated heritage assets is given in **Appendix B** and shown in **Figures 2 and 8**.

Conservation Areas (CA)

There are 2 Conservation Areas (CA) within 250m of the Site. A map of the CA Locations can be found in **Figure 8**. The CAs are listed as follows:

- Market Place/London Street CA is approximately 150m east of the Site; and
- St Mary's Butts/Castle Street CA, approximately 230m to the south.

Market Place/London Street CA¹⁷

The character appraisal for this CA indicates the area is of national importance as a result of Reading's importance as a market town in the medieval and post-medieval period. The majority of the CA is a tight knit urban area composed of continuous frontages of two-, three- and four-storey buildings with streets of varying length and width.

The CA is split between 4 character areas as follows:

- London Street, south of the Inner Distribution Road (IDR), which has medieval origins and is currently represented by post-medieval Georgian and later buildings made from elements of Reading Abbey. The road was planned in the 12th century and by the post-medieval period the area was highly desirable. This was the main route to London before the arrival of the railway and still contains many notable historic buildings.
- Church Street and the environs of St. Giles' Church. The church is medieval in origin and a key building with a secluded burial ground to the north, but the area is best characterised by post-medieval buildings and modern development.

¹⁶ British Geological Survey. [Accessed on 13th May 2019] Available from; <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

¹⁷ Reading Borough Council, 2007, *Market Place/London Street Conservation Area Appraisal*.

- Jackson's Corner including King Street, London Street (north), Duke Street and the River Kennet which is characterised by post-medieval buildings centred around the key crossroad of Jackson's Corner.
- Market Place and the environs of St. Laurence's Church and the Town Hall including part of Blagrove Street and The Forbury. This area is characterised by the 12th century church which looks down the Market Place and overlooks Town Hall Square. Originally the outer gate of Reading Abbey was attached to its south flank. The post-medieval municipal buildings are also of note.

St Mary's Butts/Castle Street CA¹⁸

The character appraisal for this CA shows the area is of national importance as it indicates its importance as the Anglo-Saxon centre of Reading and also includes the post-medieval Church of St. Mary and the surrounding post-medieval architecture.

The CA is split between 3 character areas as follows:

- St. Mary's Church and walled churchyard which occupy a dominant position in the historic centre of Reading and have associated large open spaces;
- St. Marys Butts which contains some of the oldest surviving buildings within Reading from the 16th century onwards along its broad thoroughfare;
- The Gun Street and Castle Street frontages. This area is reflective of the surviving medieval street pattern of this part of Reading and is the original core of the town. Good examples of buildings dating from all periods from the 16th century onwards are also located here.

Scheduled Monuments

There is one Scheduled Monument within 250m of the Site as follows:

- The Cluniac and Benedictine monastery of Reading Abbey and Civil War earthwork [H1] approximately 250m to the east of the Site at its closest point.

Listed Buildings

There are 35 Listed Buildings within 250m of the Site, 1 is Grade I listed, 1 is Grade II* listed and 33 are Grade II listed. The presence of high buildings creates a tight visual envelope and restrict the views to and from the Site as discussed in **Section 5.8**.

There are 24 listed buildings whose settings may be impacted by the Development. These assets date from the medieval and post-medieval era and comprise:

- The Grade II Listed Statue of King Edward VII [H11] approximately 20m east of the Site;
- The Grade II Listed main building of Reading General Station [H31] approximately 20m north of the Site;
- The Grade II Listed Quadrant walls and railings to Former Number 64 (Greyfriars Vicarage) [H6] approximately 70m west of the Site;
- The Grade II Listed 13 and 15, Station Road [H12] approximately 70m east of the Site;
- The Grade II Listed Great Western House [H13] approximately 70m east of the Site;
- The Grade I Listed Greyfriars Church [H34] approximately 100m west of the Site;
- The Grade II Listed Mitre Inn [H27] approximately 100m south-west of the Site;
- The Grade II Listed Number 147 Friar Street [H7] approximately 115m south-east of the Site;
- The Grade II Listed Regent Place [H22] approximately 130m west of the Site;
- The Grade II Listed Numbers 1-31 Queen Victoria Street [H9] approximately 150m south-east of the Site;

¹⁸ Reading Borough Council, March 2008, *St Mary's Butts/Castle Street Conservation Area Appraisal*.

- The Grade II Listed Numbers 29 and 31, Caversham Road [H21] approximately 150m west of the Site;
- The Grade II Listed Numbers 11 -15 Friars Street [H32, H3, H33, H4 and H5] approximately 170m east of the Site at their closest point;
- The Grade II Listed Number 154 Friar Street [H8] approximately 170m south-east of the Site;
- The Grade II Listed Walter Parsons Corn Stores [H28] approximately 220m east of the Site;
- The Grade II Listed Number 155 Friar Street [H29] approximately 220m south-east of the Site;
- The Grade II Listed Municipal Buildings Concert Hall [H17], art gallery and museum [H36] and School of Art [H14] approximately 240m east of the Site at their closest point;
- The Grade II Listed Queen Victoria Jubilee Statue [H2] approximately 240m south-east of the Site;
- The Grade II* Listed Town Council Chamber, offices and Clock Tower [H16] approximately 250m south-east of the Site.

4.4 Non-Designated Heritage Assets

Non-designated heritage assets are listed within the gazetteer in **Appendix C** and are shown on **Figures 3 to 6**. The historic and archaeological background of the Site and of Reading is outlined in **Section 5**.

There are 358 non-designated assets located within the 500m study area and individually these range between low and high importance. When considered as a group within CAs these assets should be considered as high importance.

Of the 358 non-designated assets, 21 are locally listed buildings, 247 are monuments, 9 contain burial evidence, 71 are findspots, 13 are roads and 6 summarise time periods within the town.

Broadly, the non-designated evidence by period comprises of 18 assets containing prehistoric activity, 21 assets containing Romano-British activity, 45 assets containing early-medieval activity, 279 assets containing medieval activity, 229 assets containing post-medieval activity, 58 assets containing modern activity and a further 16 assets contained undated evidence.

Most of the activity within the study area indicate early medieval, medieval and post-medieval activity, unsurprising when considering Reading's importance as a defensive trade town which later grew rapidly during the industrial revolution as an industrial and trading hub.

Within the Site itself, there are 7 known non-designated heritage assets recorded by the HER, 6 of which are situated to the north of Garrard Street (Plots A, B, C, D & G) and are associated with medieval features uncovered by 3 archaeological investigations, land given to the Friars Minor by the Abbot and Convent of Reading in 1233 known as Vastern meadows and a findspot of medieval pottery. The seventh non-designated heritage asset comprises the projected boundary of the Civil War defences of Reading which is suggested by the HER to run under Garrard Street. These are discussed further within **Section 4.5**.

It is worth noting that Chapter 12 of the Reading Station Area Framework indicates that the Site lies within the 'Station Area' and is also part of an area of archaeological potential (AAP) where an application is likely to affect an area of archaeological potential, although the boundary of this is not indicated by the HER¹⁹.

4.5 Previous Study and Investigations

A gazetteer of all previous investigations and surveys can be found in **Appendix C** and their locations are presented in **Figure 7**. A summary is provided below.

A total of 145 archaeological events have been recorded by the HER within the study area and comprise of 38 desk-based assessments, 13 building surveys, 37 watching briefs, 44 evaluations, 24 excavations, 3

¹⁹Reading Borough Council, December 2010. *Reading Station Area Framework*.

Geoarchaeological Surveys and 1 Geophysical Survey.

The desk-based assessments (DBAs) are classified as secondary source material and have therefore not been included as part of this assessment. Some of the archaeological events also represent multiple phases of investigation.

Within the Site

To date, 14 archaeological investigations and studies have been undertaken as follows:

- A DBA in 2003 covering Plots A, B, C, D and G [E123] with the exception of the extended Site boundary along Station Hill in Plot G²⁰;
- An Environmental Statement in 2007 covering Plots A, B, C, D and G with the exception of the extended Site boundary along Station Hill in Plot G²¹;
- A DBA in 2009 covering all Plots except Telecom House and the extended Site boundary along Station Hill in Plot G [E69]²²;
- An Environmental Statement in 2009 covering all Plots, except Telecom House and the extended Site boundary along Station Hill in Plot G²³;
- An evaluation covering elements of Plots A, B, C and D in 2009 [E67] which revealed a possible medieval pit to the south of Garrard Street (the north of Plot E) and a north-south aligned ditch (Plot B)²⁴;
- Two DBAs in 2012, one covering part of Plot G²⁵ and one covering all Plots, except Telecom House and the extended Site boundary along Station Hill in Plot G²⁶;
- An Environmental Statement in 2013 covering all Plots with the exception of the extended Site boundary along Station Hill in Plot G²⁷;
- A DBA 2015 covering all Plots with the exception of the extended Site boundary along Station Hill in Plot G²⁸;
- An Environmental Statement in 2015 covering Plot E and Telecom House²⁹;
- An evaluation and watching brief in 2016 covering elements of Plots A, B, C and D [ERM97] which revealed a north-north-west to south-south-east aligned undated linear feature containing alluvial deposits potentially associated with a managed watercourse surrounding 'Friary Mead' which was potentially backfilled in the Victorian era (Plot A)³⁰;
- A watching brief between November 2018 and March 2019 to monitor geotechnical site investigations and party wall inspection works prior to the demolition of buildings and redevelopment on Plots E and

²⁰ Thames Valley Archaeological Services. 2003. *Land at Station Hill, Reading - Archaeological Assessment*.

²¹ Waterman Environmental, February 2007. Environmental Statement, Report Ref. EN4903/R/1.1.1/CR

²² Foundations Archaeology, May 2009. *Land at Station Hill and Friars Walk, Borough of Reading, Archaeological Assessment*. Report Ref. 639

²³ Waterman Environmental, June 2009. Environmental Statement, Report Ref. 30601E

²⁴ Foundations Archaeology, August 2009. *Station Hill And Friars Walk, Friar Street, Reading, Berkshire, Archaeological Evaluation: Phase One*. Report Ref. 659

²⁵ Foundations Archaeology, December 2012. *Temporary Flexible Event Space, Station Hill, Borough of Reading Archaeological Assessment*. Report Ref. 856

²⁶ Foundations Archaeology, May 2012. *Land at Station Hill and Friars Walk, Borough of Reading Archaeological Assessment*. Report Ref. 796

²⁷ Waterman Group, March 2013. *Station Hill, Reading, Environmental Statement Volume 1: Chapter 8: Archaeology*. Report Ref. EED12350-111.R.1.2.3

²⁸ Foundations Archaeology (On Behalf of Waterman), August 2015. *SH3 Scheme (Incorporating Telecom House/Plot E Scheme), Station Hill, Reading, Berkshire, Desk-Based Assessment*. Report Ref: 989

²⁹ Foundations Archaeology (On Behalf of Waterman), August 2015. *Plot E and Telecom House Outline Application Environmental Statement, Chapter 8: Archaeology*.

³⁰ Archaeology South-East, 2016. *Archaeological Evaluation and Watching Brief Report, Station Hill and Friars Walk (Plots B & D) Friar Street, Reading, Berkshire*. Report Ref. 2016009

F. This revealed high levels of deep truncation caused by the foundation and basement cuts of the current buildings within both plots. The report suggests that as yet unknown archaeological remains are more likely to survive to the north of Garrard Street than the south of the Site³¹;

- A watching brief between May and June 2019 to monitor geotechnical site investigations prior to redevelopment on elements of Plots A, B, C, D and G. This revealed the Plots lie on artificially raised ground on the southern edge of the Thames Valley floodplain with chalk bedrock/ drift geology sealed by alluvial/fluvial deposits. A low level of prehistoric activity was evidenced by the small number of redeposited worked flints. Potential palaeochannels were suggested to the west of the area and the alluvial sequences across the Site suggest an open wetland landscape with minimal occupation prior to Victorian development with some limited activity extending north of the medieval limits of Reading³².

Within the Study Area

The earliest discoveries within the study area are of Mesolithic, Neolithic and Bronze Age activity [E2] approximately 430m to the south.

Evidence of the Roman activity is represented by disturbed and disarticulated human and animal bone [E21] and Roman tiles [E36] approximately 500m and 385m to the south-east respectively.

Early medieval (Anglo-Saxon) activity has been discovered during 6 investigations [E34, E9, E12, E23, E2 and E36] that recorded buried soil horizons, timber revetments, a pit filled with burnt daub and residual artefacts, approximately 140m to the south and south-east of the Site.

Medieval activity is very well represented in a total of 56 investigations within the Site and wider area. The medieval activity is, in general, centred around the core of the town, around the Market Place, Abbey, Greyfriars Church, St. Laurence Church and along roadways heading towards the Market, such as Castle Street and London Street. The evidence represents settlement, trade and places of worship and includes walls, hearths, occupation layers, surfaces, cess pits, rubbish pits and residual artefacts identified predominantly to the west, south-west, south, south-east and east of the Site, approximately 30m to the south at their closest point.

A series of investigations have occurred surrounding the Scheduled Monument of Reading Abbey [H1] approximately 250m to the east of the Site at its closest point. These have recorded elements of the Abbey and Cloister [E61, E62, E93, E60 and E57] and also include associated archways to the Abbey Mill to the south [E132 and E56], Stables to the south [E59], the Refectory Wall to the west [E58], as well as associated features such as cess and rubbish pits [E55].

Investigations around Greyfriars Church [H34] and Vicarage approximately 90m to the south-west of the Site revealed potential evidence of the medieval Friary in the form of two burials which may be of this period, a possible surface, deposition layers and residual artefacts [E82 and E64]. A watching brief at St. Laurence Church and graveyard [1113532 and 1113533] approximately 300m to the south-east of the Site also revealed medieval walls and re-used building materials of the period, associated with the Church [E102].

Post-medieval activity has been recorded in 68 investigations within the wider study area and in general indicates the wealth and rapid growth of Reading from the Industrial Revolution onwards. Occupation activity in the form of walls, culverts, extant buildings, layers, surfaces, rubbish pits, robber cuts and residual artefacts have been identified surrounding the Site. This trend continues into the Modern period where activity has been recorded in 4 investigations within the wider area.

Three geoarchaeological surveys are recorded by the HER within the study area, one within the Grade II listed park of the Forbury Gardens [E101] and one at Energis House [E74] both approximately 440m to the

³¹ Oxford Archaeology, June 2019. *Station Hill (South Site), Plots E and F, Reading, Archaeological Watching Brief Report*. Report Ref. RESHSS18

³² Oxford Archaeology, July 2019. *Station Hill North, Plots A, B, C, D and G, Reading, Archaeological Watching Brief Report*. Report Ref. RESHSS18

east of Site and one at the 'River Thames Pedestrian and Cycle Bridge' [E77] approximately 400m to the north-east along the southern bank of the river. These surveys are however, too far from the Site to give an accurate indication of the palaeoenvironmental potential within the Site.

4.6 Archaeological and Historic Background

Palaeolithic to Iron Age (500,000 BC to AD 43)

Palaeolithic and palaeoenvironmental evidence have been recovered along the river terrace gravels of the River Kennet to the south-east of the Site which is known to be the focus of prehistoric settlement and activity from the Palaeolithic period through to the Iron Age.

The HER records 13 records of this period. The earliest archaeological evidence within the study area is of the Lower Palaeolithic period in the form of two hand axes [M304 and M306] approximately 90m to the west and 90m to the east of Site respectively and a Levalloisian flake [M305] approximately 160m west of the Site. These artefacts were findspots and indicate residual artefacts and are not from *in situ* deposits.

Mesolithic activity has been recorded near the River Thames 400m to the north-east of the Site in the form of a land surface [M354 and E2] and a Tranchet Axe dredged from the River itself.

The HER records Neolithic activity between the River Thames and Kennet in the form of two axes [M4 and M6] dredged from the River Thames 400m to the north-east, a ground axe [M3] found at the Forbury Gardens 400m to the east and a flint knife recovered near High Bridge approximately 460m to the south-east [M2].

A total of 3 HER entries note Bronze Age activity in the form of residual artefacts during investigations at Numbers 31-37 Castle Street [E2] 430m to the south of Site, pottery at the rear of Number 1 Friar Street [M177] approximately 290m to the south-east of Site and a findspot including a dagger blade, socketed knife, two bronze palstaves, a socketed sickle, a socketed axehead, two spearheads and a Bronze Age pot dredged from the River Thames [M7] 400m to the north-east.

Iron Age activity is limited to 5 residual findspots and includes a brooch [M9] from Friar Street approximately 180m south-east of the site, a sherd of pottery [M22] approximately 480m to the south-east and two gold coins [M8 and M185] approximately 360m south-east of the site including one of a king of the Atrebatas tribe in the mid-1st century BC known as 'Commius'. The central settlement to this tribe was 'Calleva' (Silchester), approximately 13.5km southwest of the Site. Evidence of Iron Age of water management has also been observed along the edge of the River Kennet [M127] approximately 500m to the south-east of the Site.

Undated prehistoric finds have been recovered 200m to the south-west in the form of a stone/flint net sinker or loomweight and bone needle [M5], flint waste flakes near St Mary's Church [M39] approximately 240m south of the site and flint waste flakes at Forbury Garden to the east [M314].

Records of prehistoric activity, appears to have been predominantly residual findspots, however activity of these periods would likely have been centred along the rivers to the north-east and south-east of the Site. Archaeological material recovered within the Site from these periods would likely be of **high** importance dependent on their nature and typology. There is however, a **medium to high** potential for as yet unknown archaeology of this period to be present within the Site, plus subsequent construction and demolition events on the Site may have severely truncated any as yet unknown archaeological remains.

Romano-British (AD 43 to AD 410)

Calleva continued to act as the administrative centre for the area during the Romano-British Period as *Calleva Atrebatum*. The Rural Settlement of Roman Britain Project indicates that Reading remained largely

rural with a number of villa sites noted within the wider area³³. Documentary evidence recorded by the HER suggests Reading may have served as a trading-port on the Thames for Calleva [M186]. Material evidence predominantly comes from findspots of Roman Ceramic Building Material (CBM) [M160, M330 and E36], pottery [M10, M11, M177, M14, M15, E1 and M312] and coins [M12, M13, M16, M17 and M18]. Further evidence of human remains from this period have also been recovered at Reading Waterfront [M126 and E21] approximately 490m to the south-east of site³⁴.

The distribution of evidence is predominantly situated to the south, south-east and east of the Site during the Romano-British period. Archaeological material recovered within the Site from this period would likely be of **medium** importance dependent on their nature and typology. There is a **low** potential for as yet unknown archaeology of the Romano-British period to be present within the Site. Subsequent construction and demolition events on the Site may have also severely truncated any as yet unknown archaeological remains.

Early medieval (AD 410 to AD 1066)

Reading is first documented in the Anglo-Saxon Chronicle³⁵ for AD 870-871 as the site of a 'Danish winter camp' [M188]. Asser in his Life of Alfred records that the Danes built a rampart between the Rivers of the Thames and Kennet in AD 893 associated with the winter camp prior to the Battle of Ashdown in AD 871. The location of the rampart is unknown, but it has been suggested that it may have been located within the Site, based on field name evidence. The north of the Site is recorded as Vastern Meadows [M323] originating from the Old English word 'Faestern', meaning Stronghold³⁶. The HER records the possible line of the Danish defences roughly following the route of Blagrove Street [M145] approximately 165m east of the Site at its nearest point.

Two Anglo-Saxon sunken-featured buildings (SFBs) [M345] subsequently cut by ditches have been uncovered during an excavation at Numbers 55-56 St. Mary's Butts to the south of Friar Street [E53] and suggest settlement activity approximately 220m south of the Site. The report suggests the Danish defences may incorporate the settlement activity and that the Danish defences could extend northwards into the Site area through Telecom House³⁷.

Reading may have been the site of a late Saxon Borough [M189] in the 10th century, focused on the Old Market [M197], at the crossing point of the roads between Oxford, Winchester, London and Bath near to St Mary's Church, approximately 275m south of the site, with the town recaptured by the Danes in AD 1006. The northern extent of the Saxon town has been suggested to lie along the south side of Friar Street and the Site would therefore lie outside the settlement [M146]²⁶.

A major bridge over the River Kennet is thought to have been located close to the current Grade II Listed post-medieval Scheduled Monument at High Bridge [1005388 and 1321938] approximately 470m to the south-east of the Site as a major crossing point to the core of the early-medieval town.

The HER indicates that that Reading was both politically and economically important during the early-medieval period. Reading is documented to contain a market [M192], a mint [M193 and M196] and a nunnery [M190] in the 11th Century.

Early medieval human remains have been recovered on several nearby excavations including:

- The engine sheds at Reading Station. This excavation recovered remains of a man, horse and sword [M187] approximately 130m to the north of the Site;
- St. Mary's Churchyard, including a hoard of silver pennies [MR20] approximately 230m south of the Site;

³³ Allen M. et al., 2018. *The Rural Settlement of Roman Britain Project*. [Accessed 15th May 2019] Available from: <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html>

³⁴ Hawkes J.W and Fasham P.J., 1997. *Excavations on Reading Waterfront Sites 1979 -1988*. pp. 44-45

³⁵ Pick. C. (ed.), 1995. *The Anglo-Saxon Chronicle*, Translated and Collated by Anne Savage. Tiger Books International: London

³⁶ Astill, G.G., 1978. *Historic towns in Berkshire: An archaeological appraisal*. Page 83

³⁷ Foundations Archaeology, 2010. *55-56 St Mary's Butts, Reading, Berkshire - Archaeological Evaluation*.

- The Plummery Wall [M49] approximately 320m east of the Site.

As discussed in **Section 4.5**, further archaeological evidence includes buried soil horizons, timber revetments, a pit filled with burnt daub and residual artefacts.

Evidence from this period is predominantly situated to the south and south-east of the Site. Based on the above, archaeological material recovered within the Site from the early-medieval period would likely be of **high** importance dependent on their nature and typology. There is a **medium** to **high** potential for as yet unknown archaeology of the early medieval period to be present within the Site although subsequent construction and demolition events on the Site may have severely truncated any as yet unknown archaeological remains.

Medieval (AD 1066 to AD 1540)

The Domesday Record³⁸ indicates that Reading was a borough by AD 1066 named 'Radinges'. The town is described as:

'King's land and Henry de Ferrers from the king; Battle Abbey holds the church. 6 mills, 5½ fisheries'.

Although located outside of the study area, the western-most boundary of the Scheduled Ancient Monument of Reading Abbey [H1] is approximately 250m to the east of the Site at its closest point and represents a key feature of Reading in this period. The Abbey was established in AD 1121 by Henry I as a Cluniac order, although the abbey becomes Benedictine in the 13th Century and expands to become one of the ten richest abbeys in the country by the 14th Century. The Abbey was purged during the Dissolution of the Monasteries in AD 1539 where most of the Abbey buildings were subsequently demolished, the ruins of which still survive including the Grade I Listed Abbey Gate [1155691] and inner gate [M120], Grade II Listed Abbey Mill Ruins [1113390], elements of the Abbey Stables [M52, M53, M54 and M55], the Abbot's House and guest apartments [M122], the bakehouse [M123], Dovecote [M124] and the Refectory Wall [E58].

The Hospitium of St. John the Baptist [M57, M118 and M41], approximately 250m east of the site, was founded by the Abbey to the north of St. Lawrence's Church in the late 12th Century and forms part of the Scheduled Abbey. The building itself is Grade II Listed and was constructed in the late 15th Century although it may also incorporate some of the earlier building. A school [M217] was later founded in AD 1468 in buildings that formerly comprised part of the hospital.

The Grade I Listed St. Lawrence Church and Churchyard [1113532] to the south of the Hospitium was built at the Abbey gate in the mid.-15th Century with later additions occurring in the post-medieval period.

The Hospital of St. Mary Magdalen [M58] was a leper hospital founded between AD 1130 and 1175 and was administered by the Abbey. Although the exact location is unknown, a reference from AD 1479 records the hospital *'in the est syde of the towne'*³⁹. It has been suggested it was located near the inner gateway to the abbey. The building was demolished in 1479, with the foundations dug out when the Assize Courts were built in AD 1901⁴⁰.

A Franciscan Friary [M214] was built west of the Site at the west end of Friar Street in AD 1233. Parts of the land grant are located within the Site, known as Vastern Meadows [M323], although appear to have not been developed developed by AD 1311⁴¹. In the late 13th to 14th centuries, the Friary was moved to its current location (approximately 90m to the south-west of the Site) due to flooding⁴². This suggests that the area may not have been under the direct influence of the friars during this time. The relocation is

³⁸ Martin, G., 2003. *Domesday Book: A Complete Translation*. London: Penguin

³⁹ Anon., 1907. *Victoria County History of Berkshire II*. pp.98-9

⁴⁰ Hurry, J B., 1901. *Reading Abbey*.

⁴¹ Anon., 1923. *Victoria County History Berkshire. Volume III*. pp.324-364; 367-8

⁴² Astill, G.G., 1978. *Historic towns in Berkshire: An Archaeological Appraisal*. pp.78-79

documented within the will of Alan de Baunebury in AD 1311⁴³ with the building restored around AD 1863 to become the current Grade I Listed Greyfriars Church [H34 and M215].

As discussed in **Section 4.5**, archaeological investigations within the site have revealed evidence of medieval activity in the form of a potential managed watercourse associated with Friary land to the north of the Site as well as a potential ditch and a further potential pit feature.

The medieval activity is in general centred around the core of the town, around the Market Place, Abbey, Greyfriars Church, St. Laurence Church and along roadways heading towards the Market Place such as Castle Street and London Street. The activity represents settlement predominantly follows the suggested early-medieval settlement boundary. This is represented by trade and places of worship located along the south of Friar Street to the west, south-west, south, south-east and east of the Site, approximately 30m to the south at their closest point.

In AD 1150 King Stephen constructed a castle within the abbey precinct at Forbury Hill [M212] to the east of the Site, although this was destroyed in AD 1152. The current roughly circular mound may be the remains of this motte although this has been modified by post-medieval Civil War activity and later 19th century landscaping.

Based on the recording of medieval remains within the Site and study area, further archaeological material recovered within the Site from this period would likely be of **medium** to **high** importance dependent on their nature and typology. There is a **medium** potential for as yet unknown archaeology of the medieval period to be present within the Site, however, subsequent construction and demolition events on the Site may have severely truncated any as yet unknown archaeological remains.

Post-medieval (AD 1540 to AD 1901)

In 1560 Elizabeth I confirmed the royal charter granted to Reading by Henry VII conferring greater powers of self-government indicating the importance of Reading in this period²⁰.

By 1611, Reading is noted to contain a population of over 5,000 and its trade in cloth makes it an important economic town²⁶. This, in combination with its strategic position, meant that Reading played an important role during the English Civil War between AD 1642 to 1651. The HER indicates that east-west aligned northern Civil War defences of Reading [M174] may run through the middle of the Site along the path of Garrard Street, although the exact location has not been confirmed by any investigations within the Site to date. The defences may have been destroyed by the construction of the existing buildings and basements within the Site as well as Garrard Street itself. An undated but possible Civil War defensive ditch has been identified at Numbers 25-26 Friar Street [M326] approximately 36m to the east of the Site. St. Edmund's Chapel [M248] was also converted into a fort during the Civil War and may follow the line of the defences approximately 180m west of the Site⁴⁴.

The Market Place [M243] and roadways [M209, M202, M284, M241, M242, M245, M250, M253 and M277] remained the central focus of the town, during the Victorian period as Reading continued to grow as an industrial and economic hub. A majority of the Listed Buildings within the study area belong to this period in the form of municipal buildings, dwellings and urban infrastructure. The Site itself becomes bounded by the current street layout in the post-medieval period with much of the south and west of the Site containing a mix of residential and industrial buildings as described in **Section 5.8**.

The Great Western Railway from London to Reading Station [H31 and M278] was constructed by 1840 to the north of the Site. Reading to Mortimer Station [M282], the South Eastern and Chatham Railway [M283] and the Caversham Road underbridge [M353] were subsequently constructed at later dates and also reflect the towns importance in the Victorian period.

⁴³ Anon., 1923. *Victoria County History Berkshire. Volume III*. pp.324-364; 367-8

⁴⁴ Berkshire Archaeological Society. 1906. *Berkshire Archaeological Journal*. Volume 12. pp.28-29

Post-medieval activity has been uncovered at 68 investigations within the wider area and in general indicate the wealth and rapid growth of Reading from the Industrial Revolution onwards. Occupation activity in the form of walls, culverts, extant buildings, demolition layers, surfaces, rubbish pits and residual artefacts have all been identified in the surrounding area. Robber cuts indicating the re-use of building materials has also been observed.

Post medieval human remains have been recovered on nearby excavations including:

- The United Reform Chapel, Broad Street [M292] approximately 160m south of the Site;
- St. Mary's Churchyard [M339, M293 and M294] approximately 230m south of the Site.

The above evidence suggests the Reading was of high strategic importance during the Civil War and began to develop rapidly from the Industrial Revolution onwards with the arrival of the railway. Archaeological material discovered dating to this period would likely be of **low** to **medium** importance dependent on its nature and typology. There is a **high** potential for as yet unknown archaeology of the post-medieval period to be present within the Site, however, subsequent construction and demolition events on the Site may have severely truncated any as yet unknown archaeological remains.

Modern (AD 1901 to Present)

Modern activity within the study area reflects further commercial and retail growth within Reading, with the buildings currently occupying the Site constructed after WWII. These were constructed following demolition of post-medieval buildings shown by historic mapping.

Archaeological material recovered within the Site from this period would likely be of **low** importance dependent on its nature and typology. There is a **low** potential for as yet unknown archaeology of the WWII period to survive on the Site. The construction and later demolition of the buildings previously and currently occupying the Site indicated by the recent geotechnical pitting discussed in **Section 4.5**, suggest the modern buildings currently occupying the Site have deep and wide foundation cuts to the south of Garrard Street, which may have severely truncated any as yet unknown archaeological remains.

4.7 Map Regression

A review of historic maps was undertaken to understand the development of the Site and the study area over time. This helps to highlight previous changes to land use and its development that may influence the conditions for the preservation of earlier archaeological remains, if present. Archaeological features such as field boundaries, orchard plots or building foundations for example may be linked directly to specific map editions and provide a *terminus ad quem* date (the point at which something ends or finishes).

While earlier mapping may indicate features of archaeological potential, the exact location of the Site cannot accurately be determined due to their basic characteristics.

The historic maps were viewed through freely available mapping sources from the National Library of Scotland⁴⁵ and other online services, the links for which are provided below.

Saxton Atlas of England and Wales, 1583⁴⁶

This map can be observed online, the link for which is provided in the footnote. This is the earliest observed mapping and indicates Reading as a major town established where the River Kennet and Thames meet. As is expected of maps of this period, details are basic although a bridge is shown to the south-east of the town, which may represent the Scheduled Monument of Highbridge [1005388] that took traffic to and from

⁴⁵ The National Library of Scotland, accessible via <https://maps.nls.uk/> (accessed on 30th May 2019)

⁴⁶ Old Maps Online, accessible via <http://www.bl.uk/onlinegallery/onlineex/unvbrit/o/zoomify83369.html> (accessed on 30th May 2019)

London.

John Speed's Map of Reading 1611⁴⁷

This map can be observed online, the link for which is provided in the footnote. The first observed detailed map of Reading indicates that the Site may have been on the northern fringes of the town and may have predominantly been open land with the exception of a series of buildings situated along the north of Friar Street within Plots E and F. Greyfriars Church is indicated to the south-west of the Site, as are the ruins of the Abbey and the location of the market to the east.

Hinton's Map of Reading, 17th Century⁴⁸

The previous desk-based assessment of the Site (Figure 4, Foundations Archaeology on Behalf of Waterman, August 2015) includes a plan of Hinton's map suggesting the site was located at the confluence between the Rivers Thames and Kennet, with a tributary of the River Thames passing directly through the Site. The map also indicates the Civil War defences running in an east-west alignment through the south of the Site, possibly following the current line of Garrard Street.

Roque's Map of Berkshire, 1761⁴⁹

This map can be observed online, the link for which is provided in the footnote. This map indicates that settlement in Reading was centred around the market, with buildings concentrated around the main roads, including Friar Street.

Coates' Map of Reading, 1802

This map is held by Berkshire Record Office (Ref. D/P 96/28/25) and shows the Site has been developed by this time, with Friar Street lined with houses and associated gardens. To the east of the Site a large building has been constructed of unknown use.

The north of the Site appears to be open fields known as 'The home Vastern'. As previously noted in **Section 4.6**, Vastern may derive from the word 'Faestern' meaning stronghold and may indicate the location of early-medieval defences.

'Friery Mead' is noted as an enclosure to the north-west of the Site and it appears to contain a number of trees. The shape of this enclosure appears to mimic that of the tributary to the Thames indicated on Hinton's map and was likely owned by the Greyfriars to the south-west.

Child's Map, 1813⁴³

This map is highlighted in the previous desk-based assessment (Figure 6, Foundations Archaeology on Behalf of Waterman, August 2015) and shows the north of the Site remains undeveloped and is labelled as 'Marsh' on the map. The north-south aligned Caversham Road has been constructed to the west of the Site and 'Friery Mead' is no longer indicated.

Ordnance Survey (OS) Maps, 1879 1:500 and 1883 1:10,560⁵⁰

By the time of these maps Reading has grown into an economic hub during the Industrial Revolution, supported by the Great Western Railway and Reading Station [H31] and Rifle Factory now both situated to the north of the Site. A steep bank appears to descend from Station Hill towards the Site from the north

⁴⁷ Cambridge University Library, accessible via <http://cudl.lib.cam.ac.uk/view/PR-ATLAS-00002-00061-00001/10> (accessed on 30th May)

⁴⁸ Foundations Archaeology (On Behalf of Waterman), August 2015. SH3 Scheme (Incorporating Telecom House/Plot E Scheme), Station Hill, Reading, Berkshire, Desk-Based Assessment. Report Ref: 989

⁴⁹ Old Maps Online, accessible via http://biblio.unibe.ch/web-apps/maps/zoomify.php?pic=Ryh_1805_58.jpg&col=ryh (accessed on 30th May)

⁵⁰ National Library of Scotland, Accessible via <https://maps.nls.uk/view/97791994> (accessed on 30th May 2019)

and may indicate that either the railway has been built up from the natural topography or that the Site itself has been truncated by this time.

Much of the current street layout can now be seen. To the east of the Site along Station Road the 'Royal Horse and Carriage Repository' and a Hotel [H13] have also been constructed. Greyfriars Church [H34] is clearly indicated, as is a 'Masonic Hall' immediately to the south-west of the Site. Victorian 'Grid-Iron' residential housing now occupies much of the west and the Site is now bounded entirely by development.

Within the Site, buildings are still fronting Friar Street and these still have garden plots behind them, including a 'Veterinary Infirmary' now labelled within the south-west and a 'Livery Stable' and wooded area within the north-east. Garrard Street has now been constructed running east-west through the Site to the north of the space occupied by the large building on Coates' map, which is now labelled as a 'Malthouse'. Further Grid-Iron and possible industrial buildings are also situated along Garrard Street and Greyfriars Road to the west of the Site.



Plate 1: Ordnance Survey (OS) Map 1883 Reproduced with the permission of the National Library of Scotland

OS Map, 1899⁵¹

Little has changed on this map except the wooded area to the north has been cleared. The land may be

⁵¹ National Library of Scotland, Accessible via <https://maps.nls.uk/view/97791994> (accessed on 30th May 2019)

associated with the Livery Stables although the land-use of this portion of the Site remains unclear.

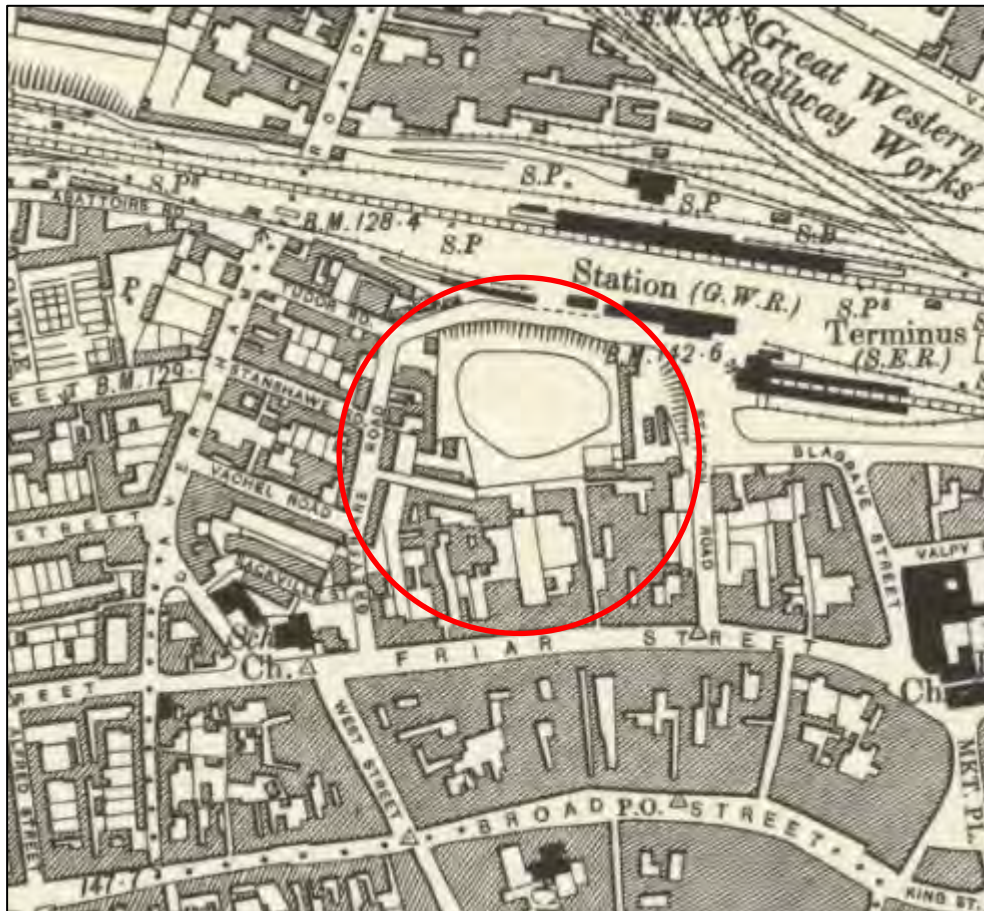


Plate 2: OS Map, 1899 Reproduced with the permission of the National Library of Scotland

OS Map, 1957⁵²

This map can be observed online, the link for which is provided in the footnote. No notable changes to the Site are observed until this map recording. The open area to the north of the Site now contains a garage to the north of Garrard Street. A findspot of medieval pottery is marked within the north-east corner of the Site. A 'Depository' is indicated to the south of Garrard Street and the building within the north-west corner of the Site is labelled 'Factory'. The remaining open area to the north of the Garage is later labelled as a car park on the 1962 OS mapping, and a large building now occupies the south-western part of the Site.

OS Map, 1973-1974⁵³

This map can be observed online, the link for which is provided in the footnote. The large building within the south-west of the Site is labelled as 'Government Offices' and the factory within the north-west of the Site is noted as a 'Furniture Factory'. A substantial building now occupies the south-east of the Site between Friar Street and Garrard Street. The Grid-Iron buildings along the west of Garrard Street have now been demolished and replaced by a bus station to the north. The open area to the north of Site is now occupied by a series of buildings fronting Station Hill, including 'Western Tower'. A large 'Ballroom' has also been constructed between Station Hill and the Bus Station, however the partial nature of the map gives

⁵² Old Maps, Accessible via <https://www.old-maps.co.uk/#/Map/471500/173500/13/101329> (accessed on 30th May)

⁵³ Old Maps, Accessible via <https://www.old-maps.co.uk/#/Map/471319/173690/13/100951> (accessed on 30th May)

no details of the north-east of the Site.

OS Map, 1988⁵⁴

This map can be observed online, the link for which is provided in the footnote. This map edition indicates that the Grid-Iron buildings along Greyfriars Road have been demolished to create one large building. The ballroom is now labelled as a 'Club' with the Bus Station situated below. The current NCP car park is now shown to the north of Garrard Street. The high-rise building of Thames Tower is also indicated directly to the east of the Site.

OS Map, 2006⁵⁵

The map indicates the only changes surrounding the Site are the buildings fronting Station Hill, which have been demolished and the area is now marked as being part of the Bus Station.

OS Map, 2016⁵⁶

The bus station and north-east of the Site are indicated as open land between Garrard Street and Station Hill. This represents the existing condition of the Site and its immediate surroundings.

4.8 Site Walkover Survey

A site walkover survey was undertaken on 29th May 2019 to assess the conditions of known heritage assets and to identify any additional significant heritage assets not recorded on the HER. The resultant photographic record of the survey can be found in **Appendix E**.

The Site lies on a gradual slope descending from the east and south of the Site towards flat topography north of Garrard Street. The area is occupied by multiple post-medieval and modern buildings, former industrial buildings and roadways predominantly to the east, south-east, south, south-west and west of the Site. The Site is bounded by Station Hill to the north, Station Road to the east, Friar Street to the south and Greyfriars road to the west. Garrard Street runs east-west through the Site and separates the northern and southern areas.

The surrounding buildings and landscape act to restrict most direct views of the Site from most of the surrounding designated and non-designated heritage assets, however particular note was made of the Grade I Listed Greyfriars Church [H34] immediately to the south-west of the Site along Friar Street. Views to and from this Listed Building are likely to be affected by the Development (**Plate 3**).

Although distant and with a restricted visual envelope, direct views of the Site can be afforded along Friar Street where it meets Blagrove Street to the south-east of the Site. This can also be seen with the view from the Grade II Listed Queen Victoria Jubilee Statue [H2] and Grade II* Listed Town Council Chamber, offices and Clock Tower [H16] (**Plate 4**).

From the east, there is a restricted visual envelope of the Site from assets including the Grade II Listed Walter Parsons Corn Stores [H28] and statue of King Edward VII [H11] along Forbury Road. This is caused by the presence of two tall buildings, an Ibis Hotel fronting Friar Street which runs the length of Merchants Place to the west and Thames Tower, east of the NCP car park and north of Garrard Street. (**Plate 5**). There is a more direct view of the Site from the Grade II Listed Great Western House [H13] along Garrard Street looking west (**Plate 6**).

Along Merchants Place, 'The Milk Bar' is situated on the boundary of Plot F. Although this building is not listed as a designated or non-designated asset the building is of some historic (and communal) interest (**Plate 7**).

⁵⁴ Old Maps, Accessible via <https://www.old-maps.co.uk/#/Map/471319/173690/10/101322> (accessed on 30th May)

⁵⁵ Ordnance Survey, 2006. *Reading & Windsor Explorer Map 175*.

⁵⁶ Ordnance Survey, 2016. *Reading & Windsor Explorer Map 175*.

There are extensive views from the northern boundary of Site towards the railway line [M278] and Reading Station [H31] as seen in **Plate 8**.

The two public houses of 'The Greyfriars' where Station Hill meets Greyfriars Road to the north-west (**Plate 9**) and 'The Gateway' where Stanshawe Road meets Greyfriars Road to the west of the Site (**Plate 10**) are not identified as designated or non-designated assets but are of some historic interest.

Views taken from the NCP car park show Site conditions and general settings at the time of recording (**Plates 11-13**).

4.9 Statutory Consultations

The County Archaeological Advisor for Reading and Berkshire County Council was consulted in May 2019 and will use this assessment to inform on the subsequent Site-wide strategy to fulfil the archaeological requirement of the Development.

5. Statement of Significance

The significance of heritage assets within the Site and study area that could be affected by future development is assessed below using the criteria set out in **Tables 1** and **2** and through applied professional judgement (see **Section 2**). This excludes heritage assets considered to be of negligible interest (such as modern remains directly associated with the current or recently demolished building plots occupying the Site) or which are unlikely to be present within the Site, such as prehistoric to Romano-British remains. The assets considered are as follows:

- Early medieval remains associated with Anglo-Saxon and Danish defences;
- Early medieval and medieval town remains associated with settlement, defences and transport routes;
- Medieval remains associated with Franciscan activity and Greyfriars Church;
- Post-medieval remains associated with Civil War defences; and
- Medieval and post-medieval remains associated with residential and industrial buildings within the Site.

5.1.1 Early medieval Town and Camp Defences

Evidential

The evidential value of archaeological remains associated with the Anglo-Saxon town and Danish camp defences of Reading is considered to be high. The Site lies close to the potential northern boundary of the early-medieval Borough defences of Reading, with Danish defences thought to be situated to the east in proximity to or within the Site. Any such remains associated with the town or camp would contribute to a greater understanding of these early medieval defences and potentially locate these historical references.

Historical

The historical value of such remains is considered to be of high value based on the potential to further illustrate the defensive development of Reading and the conquest strategies employed by the Danes in a regional and national context. Defences associated with this period would reflect the importance of the town as a key authority in this period at the confluence of two navigable trading rivers, as indicated by the town's periodical occupation by both the Anglo-Saxons and the Danes.

Aesthetic

The aesthetic value of the early medieval defences is considered to be negligible given the likely truncated nature, functional defence forms and depth of any preserved remains.

Communal

The communal value of any remains of early medieval defences is considered to be low. This is based on the loss of any tangible direct links to this period of the town's history and potentially limited local interest in such remains.

5.1.2 Early medieval to medieval Town

Evidential

The evidential value of archaeological remains associated with the development of the town of Reading is considered to be medium. The Site was close to and possibly within, the boundary of the early-medieval to post-medieval fringes of Reading. Archaeological investigations indicate evidence of medieval activity

is predominantly within the boundaries of the town to the west, south-west, south, south-east and east of the Site, although minor evidence of medieval activity has been observed within the Site. Any such remains would contribute to a greater understanding of the town's development during these early periods.

Historical

The historical value of such remains is considered to be of medium to high value based on the potential to further illustrate and verify development changes to the medieval town, reflecting its increasing prosperity and regional and national importance.

Aesthetic

The aesthetic value of any town development remains is considered to be negligible given the likely truncated nature, functional forms and depth of preserved archaeology.

Communal

The communal value of any early medieval to medieval town remains is considered to be low. This is based on the loss of any tangible direct links to this period of the town's history and potentially limited local interest in such remains.

5.1.3 Franciscan Activity and Greyfriars Church

Evidential

The evidential value of archaeological remains associated with Franciscan activity and Greyfriars Church [H34] is considered to be high. The Site was close to and within the boundary of land occupied by the Franciscans during the medieval period. Archaeological investigations within the Site indicate potential evidence of a channel associated with the medieval boundary of 'Friars Mead' to the north-west of the Site. In the medieval period, the Site is likely to have been situated on the northern boundary of the town, with further minor evidence of medieval activity also having been observed within the Site. Any remains associated with Franciscan activity would contribute to a greater understanding of the development of the Franciscan order in the town in a regional and national context, reflecting its importance in this period.

Historical

The historical value of such remains is considered to be of medium to high value based on the potential to further understand the relationship between civic and religious governance of the town during this time.

Aesthetic

The aesthetic value of the Grade I Listed Greyfriars Church is considered to be high and is described as the most complete surviving example of Franciscan architecture in England. However, any archaeology discovered on the Site that may be associated with the order is likely to be of low aesthetic value given likely previous truncation of remains and their depth at which they would be preserved.

Communal

The communal value of any medieval remains associated with the Franciscans is considered to be low. This is based on the loss of any tangible direct links to this period of the town's history and potentially limited local interest in such remains.

5.1.4 Post-medieval Civil War Defences

Evidential

The evidential value of archaeological remains associated with Civil War defences of Reading is considered to be medium. The HER suggests that the northern Civil War defences to Reading run east-west along the line of Garrard Street through the middle of the Site. Any such remains associated with the Civil War would contribute to a greater understanding of the town's defences during this period.

Historical

The historical value of such remains is considered to be of medium value based on the potential to further illustrate defensive development and considered threats to Reading at a national level. Defences associated with this period would reflect the importance of the town as a key economic and strategic position during the Royalists and Roundheads struggle for rule.

Aesthetic

The aesthetic value of Civil War defences is considered to be negligible given the likely truncated nature and functional form of such archaeology.

Communal

The communal value of remains of Civil War defences is considered to be low. This is based on the loss of any tangible direct links to this period of the town's history and potentially limited local interest in such remains.

5.1.5 Medieval and Post-medieval Buildings

Evidential

The evidential value of remains associated with medieval and post-medieval residential and industrial properties within the Site is considered to be medium. The Site is likely to have contained medieval and post-medieval residential and industrial buildings, reflecting changes in commercial and residential growth of Reading during these periods. However, any surviving building remains are likely to be heavily truncated and provide limited new information.

Historical

The historical value of such remains is considered to be of medium to low value based on their ability to further map the development of Reading and confirm likely functions these properties would have played.

Aesthetic

The aesthetic value of such remains is considered to be negligible given only highly truncated foundations are likely to survive below ground and reflect little in situ architectural merit.

Communal

The communal value of remains associated with the former properties is considered to be low. This is based on the loss of any tangible direct links to this period of the town's history and potentially limited local interest in such remains.

6. Potential Impacts from Development

6.1 Types of Impact

It is considered that the Development has the potential to have a direct physical and settings impact on heritage assets, which may be temporary or permanent in nature.

Physical impacts during construction related works such as piling, excavation of foundations and service trenching could partially or wholly remove known or potential as yet unknown buried archaeological remains.

The Development could have direct settings impacts on the significance of heritage assets through, for example, changes to the historic character of a given area or through removing key sight lines around which they were designed to be visible from and towards.

6.2 Potential Impacts on Designated Heritage Assets

There will be no direct physical impacts on designated assets within the Site. The Development could have an impact on the setting of surrounding designated and locally listed buildings within the study area along Station Hill, Station Road, Blagrove Street, Merchants Place, Caversham Road, Friar Street and Greyfriars Road. These buildings represent the historic urban landscape attributes that reflect Reading's growth. Unsympathetic development of the Site could have an adverse effect on these assets.

6.3 Potential Impacts on Non-Designated Heritage Assets

There will be a direct physical impact on buried archaeological remains within the Site, which have been identified by previous phases of archaeological investigation. These include a possible medieval pit to the south of Garrard Street (the north of Plot E), a north-south aligned ditch (Plot B) and a north-north-west to south-south-east aligned undated linear containing alluvial deposits potentially associated with a managed watercourse surrounding 'Friary Mead' (Plot A). The depth of preserved archaeological remains varies across the site and while there has been both heavy truncation from basements and building foundations evident, impacts on the archaeological resource could still occur below these areas.

There are no non-designated assets within the surrounding study area that are likely to be affected by the Development save for settings impacts on locally listed buildings as described in the above section.

6.4 Potential Impacts on Unknown Archaeology

There is potential for as yet unknown archaeological remains to be physically impacted by the Development. These remains could date from the prehistoric period onwards and represent hunting activity or settlement not previously recorded within the study area. Such discoveries could include palaeoenvironmental evidence associated with palaeochannels running off the Rivers Thames and Kennet. As with impacts on non-designated assets above, previous construction of basements and foundations may not have wholly removed such resources.

7. Conclusion and Recommendations

This assessment has shown that the Development could have an impact on the setting of surrounding designated and non-designated (locally listed) buildings along Station Hill, Station Road, Blagrove Street, Merchants Place, Caversham Road, Friar Street and Greyfriars Road. As such building design should be sensitive to the attributes and aesthetics of the collective built heritage that are associated with the medieval Greyfriars Church to the south-west and important post-medieval architecture in the immediate area.

While earlier mapping may indicate features of archaeological potential within the Site, the exact location of the Site cannot be determined due to the basic methods and representation of early map recording.

Within the Site there is assessed to be a low potential for Romano-British and modern remains, medium potential for medieval remains, a medium to high potential for prehistoric and early-medieval remains, and a high potential for post-medieval remains. Geotechnical investigations undertaken within the southern half of the Site (south of Garrard Street) has recorded archaeology and a possible palaeochannel below building basements, indicating similar survival could occur across the northern half of the Site.

However, no conclusive evidence of settlement activity has been found and archaeological discoveries from investigations to date reflect sparse, isolated features and findspots together with linear features that may be associated with either the Danish fort defences or more likely the medieval boundary of 'Friars Mead' to the north-west of the Site.

The likely significance of any such archaeology discovered on Site is set out below;

- Prehistoric – high significance with medium to high potential.
- Romano-British – medium significance with low potential.
- Early medieval – high significance with medium to high potential.
- Medieval – medium to high significance with medium potential.
- Post-medieval – low to medium significance with high potential.
- Modern (WWII) – low significance with low potential.

Given the multi-period archaeological potential and the staged development of the Site, it is recommended that a site-wide investigation strategy is developed. The purpose of this strategy would be to ensure appropriate investigation and recording of archaeological and palaeoenvironmental remains is carried out to enable phased remediation and construction works to progress. The strategy could form the basis of an updated overarching Written Scheme of Investigation for the Development in consultation with Berkshire Archaeology and would be subject to approval by the East Berkshire Senior Archaeologist.

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APPENDICES

A. Figures

Figure 2: Designated Heritage Assets

Figure 3: Non-Designated Heritage Assets

Figure 4: Non-Designated Heritage Assets Immediately Surrounding the Site

Figure 5: Non-Designated Heritage Assets to the east of the Site

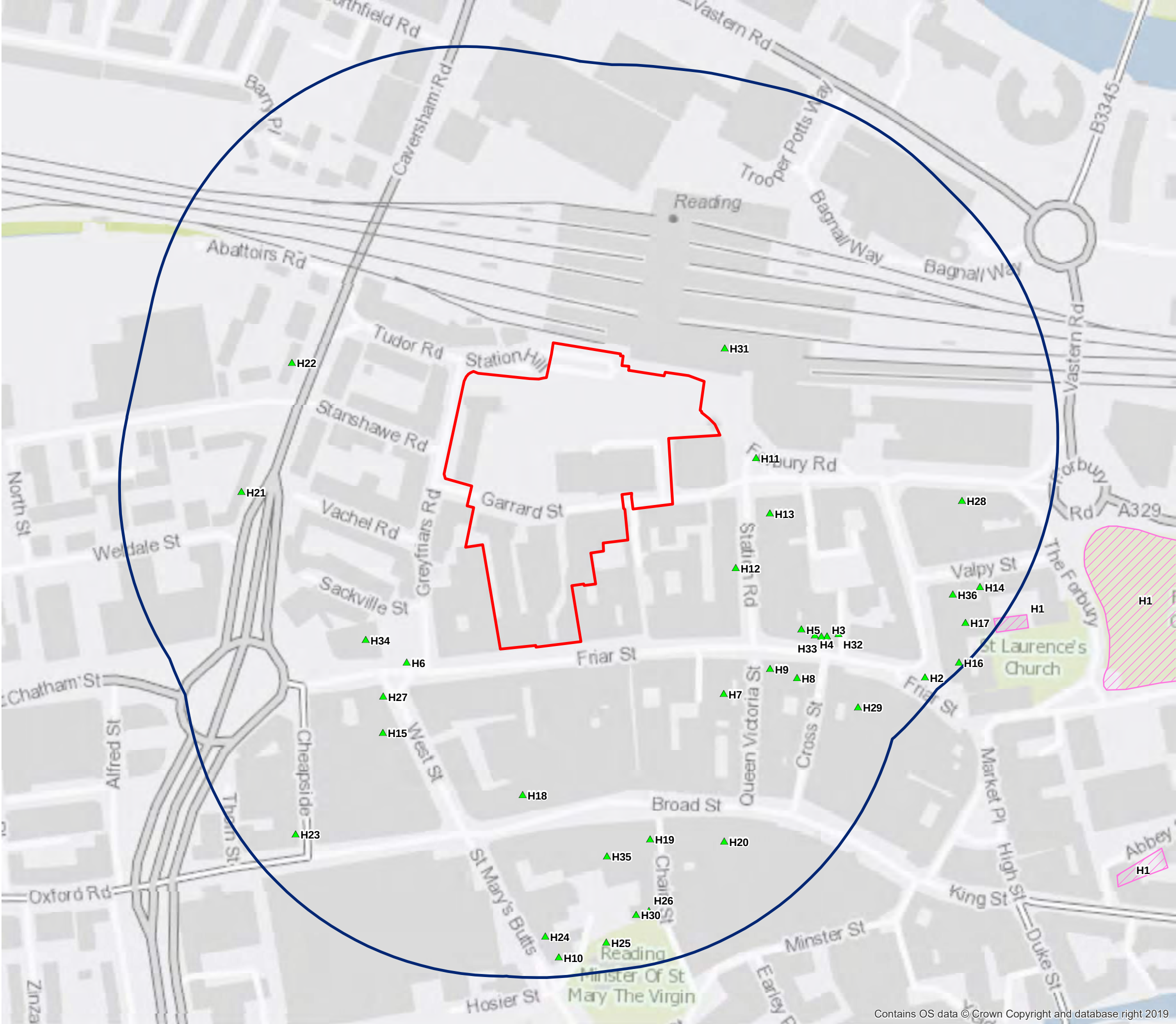
Figure 6: Non-Designated Heritage Assets to the south-east of the Site

Figure 7: Previous Archaeological Investigations and Study

Figure 8: Conservation Areas

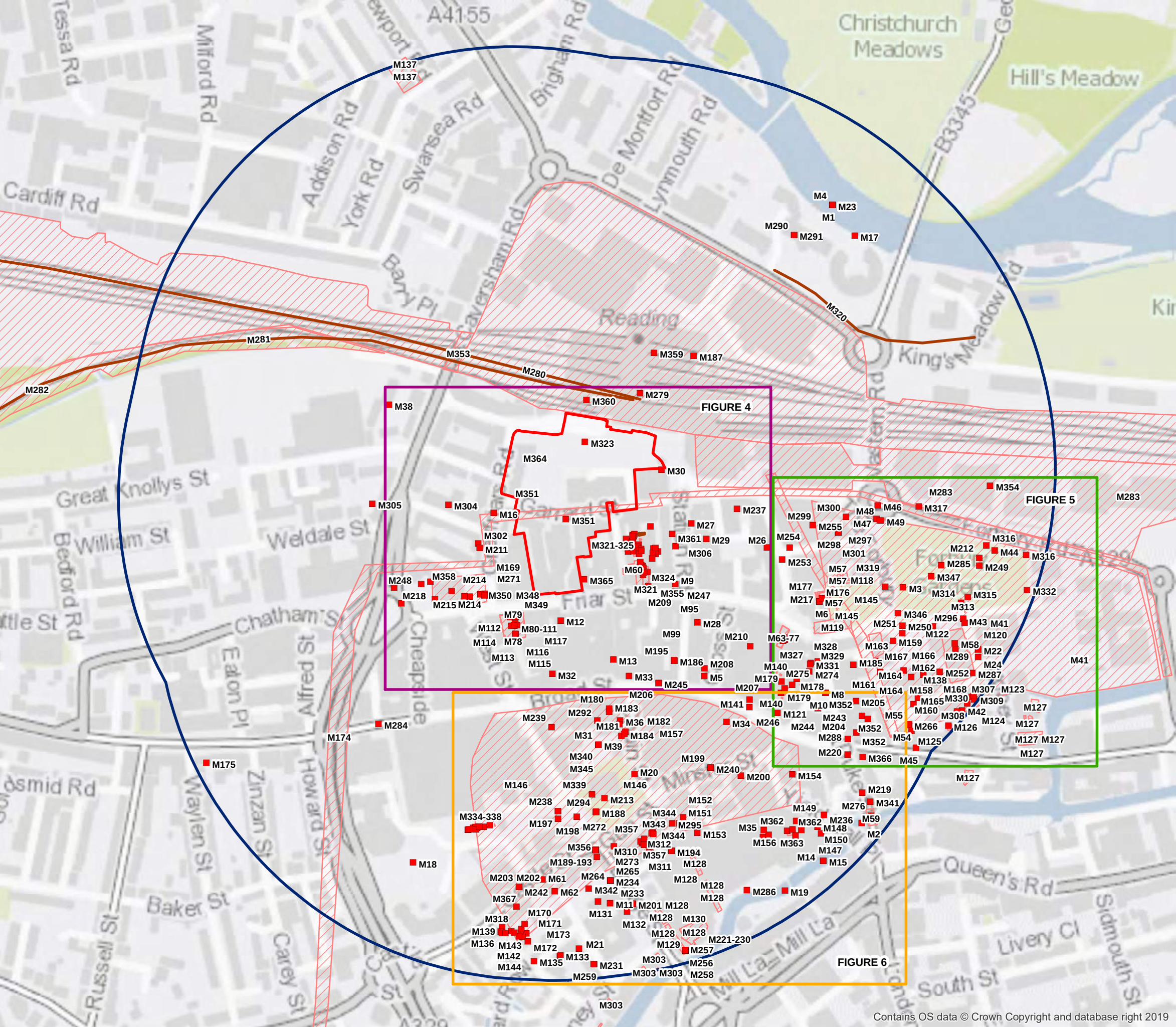
Figure 9: Development Plot Locations

- Site Boundary
- 250m Study Area
- Listed Building
- Scheduled Monument



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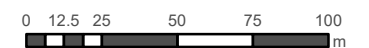
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Date	October 2019
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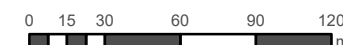
- Site Boundary
- 500m Study Area
- Figure 4
- Figure 5
- Figure 6
- Non-Designated Asset
- Non-Designated Asset
- Non-Designated Asset



Project Details	WIE14788-103: Station Hill, Reading
Figure Title	Figure 3: Non-Designated Heritage Assets
Figure Ref	WIE14788-103_GIS_HEDBA_3B
Date	October 2019
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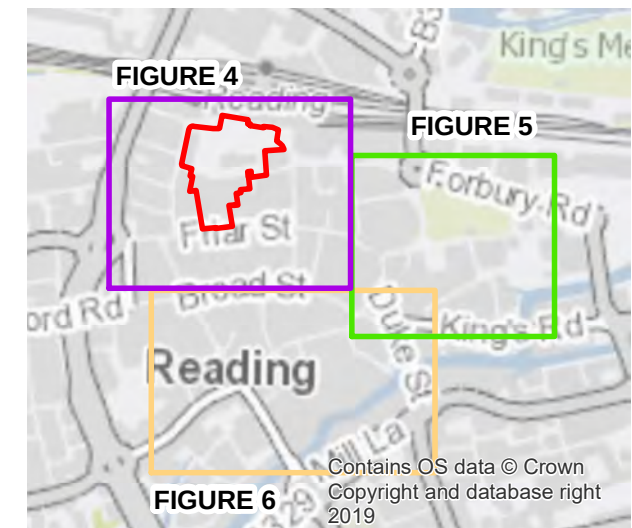
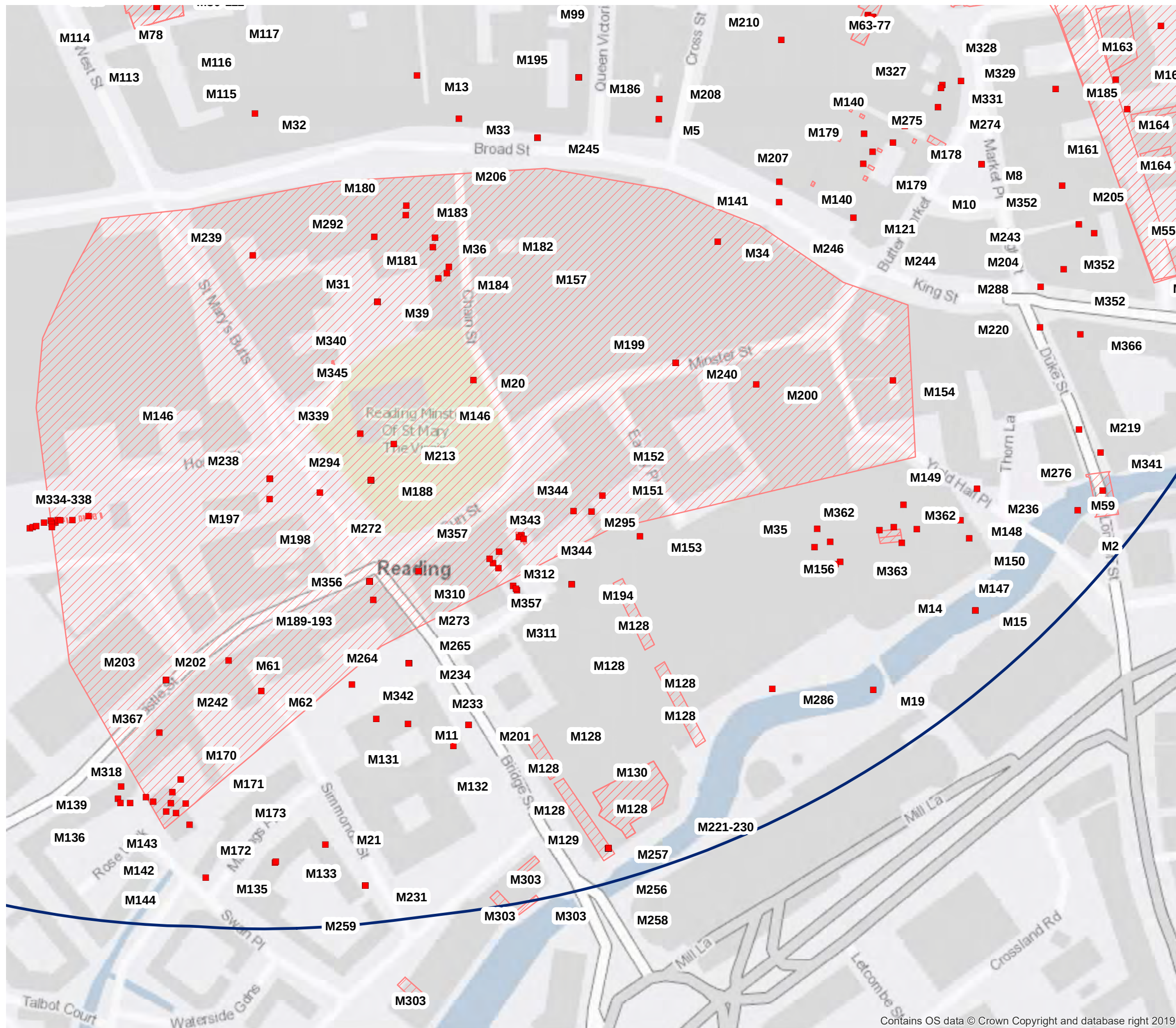
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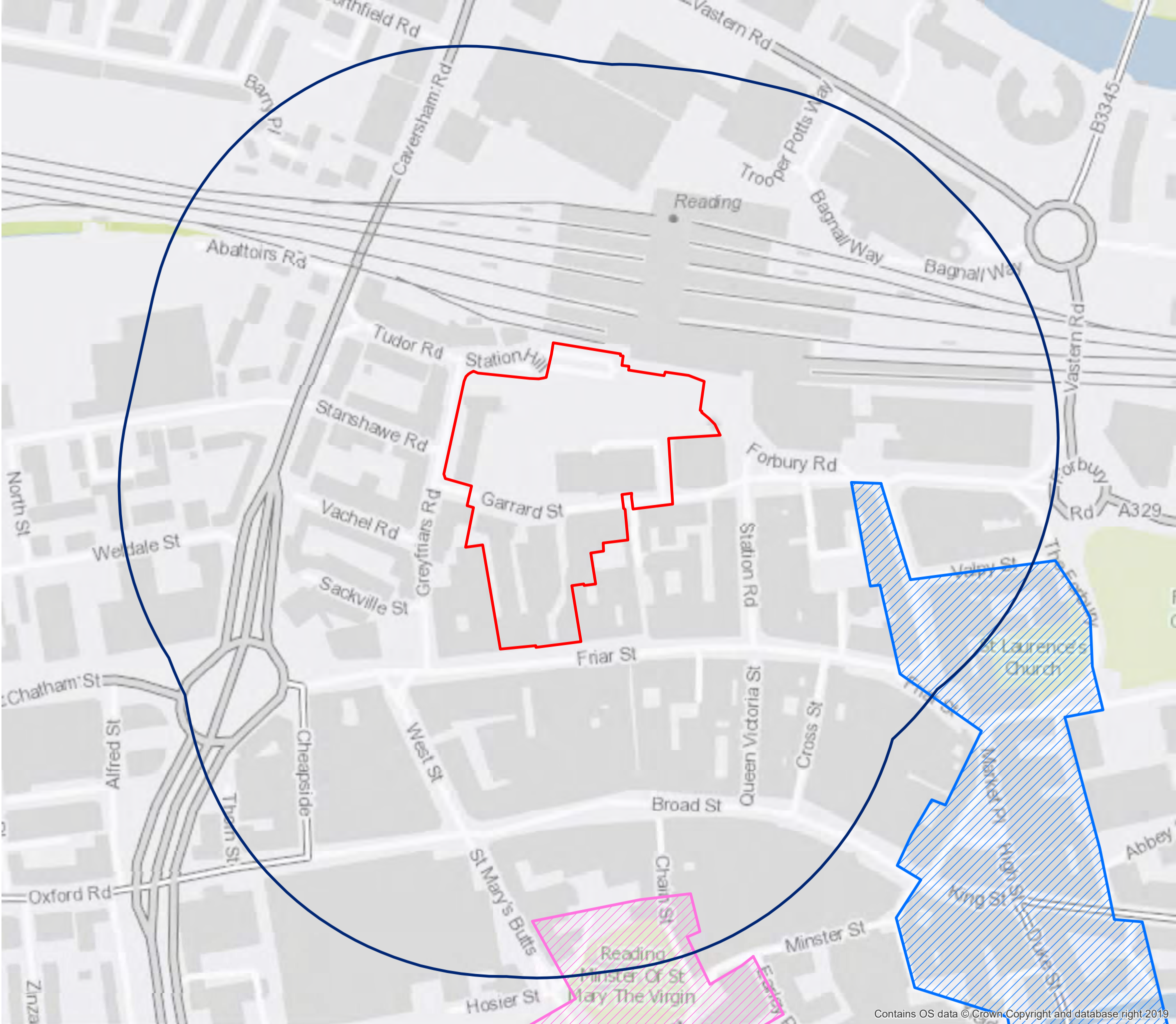
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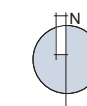


- Site Boundary
- 250m Study Area
- Saint Mary's Butts and Castle Street Conservation Area
- Market Place Conservation Area



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Project Details	WIE14788-103: Station Hill, Reading
Figure Title	Figure 8: Conservation Areas
Figure Ref	WIE14788-103_GIS_HEDBA_8B
Date	October 2019
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Project Details	WIE14788-103: Station Hill, Reading
Figure Title	Figure 9: Development Plot Locations
Figure Ref	WIE14788-103_GR_HEDBA_9B
Date	October 2019
File Location	\\s-incs\wie\projects\wie14788\100\graphics\hebdal\issued figures

B. Gazetteer of Heritage Assets

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
H1	1007932	19019	Scheduled Ancient Monument	N/A	Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.	Medieval
H2	1113483	38947	Listed Building	II	Queen Victoria Jubilee Statue	Post-medieval
H3	1113484	38949	Listed Building	II	12, Friar Street	Post-medieval
H4	1113485	38951	Listed Building	II	14, Friar Street	Post-medieval
H5	1113486	38952	Listed Building	II	15, Friar Street	Post-medieval
H6	1113487	38954	Listed Building	II	Quadrant Walls And Railings To Former No 64 (Greyfriars Vicarage)	Post-medieval
H7	1113488	38957	Listed Building	II	147, Friar Street	Post-medieval
H8	1113489	38959	Listed Building	II	154, Friar Street	Post-medieval
H9	1113564	39134	Listed Building	II	1-31, QUEEN VICTORIA STREET (See Details For Further Address Information)	Post-medieval
H10	1113572	39154	Listed Building	II	55 And 55a, St Mary's Butts	Post-medieval
H11	1113589	39189	Listed Building	II	The Statue Of King Edward Vii	Modern
H12	1113590	39191	Listed Building	II	13 And 15, Station Road	Modern
H13	1113591	39193	Listed Building	II	Great Western House	Post-medieval
H14	1113600	39217	Listed Building	II	Municipal Buildings School Of Art	Post-medieval
H15	1113613	39240	Listed Building	II	W I Palmer Memorial Hall	Post-medieval
H16	1113400	38761	Listed Building	II*	Town Council Chamber And	Post-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Offices With Clock Tower	
H17	1113401	38764	Listed Building	II	Municipal Buildings Concert Hall	Post-medieval
H18	1113405	38776	Listed Building	II	67 And 68, Broad Street	Post-medieval
H19	1113406	38778	Listed Building	II	95, Broad Street	Post-medieval
H20	1113407	38779	Listed Building	II	Saxone	Post-medieval
H21	1113433	38834	Listed Building	II	29 And 31, Caversham Road	Post-medieval
H22	1113434	38835	Listed Building	II	Regent Place	Post-medieval
H23	1113436	38839	Listed Building	II	3 AND 5, CHEAPSIDE (See Details For Further Address Information)	Post-medieval
H24	1156940	39155	Listed Building	II	The Allied Arms Inn	Post-medieval
H25	1156950	39158	Listed Building	II	Group Of 4 Churchyard Tombs North Of St Mary's Church	Post-medieval
H26	1156954	39161	Listed Building	II	Church House	Post-medieval
H27	1157216	39241	Listed Building	II	The Mitre Inn	Post-medieval
H28	1248738	430486	Listed Building	II	Walter Parsons Corn Stores	Post-medieval
H29	1303154	38960	Listed Building	II	155, Friar Street	Post-medieval
H30	1321887	39160	Listed Building	II	Building To West Of Church House	Post-medieval
H31	1321892	39190	Listed Building	II	Main Building Of Reading General Station	Post-medieval
H32	1321949	38948	Listed Building	II	11, Friar Street	Post-medieval
H33	1321950	38950	Listed Building	II	13, Friar Street	Post-medieval
H34	1321952	38955	Listed Building	I	Greyfriars Church	Medieval

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Station Hill, Reading

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
H35	1321954	38777	Listed Building	II	Congregational Church And Numbers 89 And 89a	Post-medieval
H36	1321990	38765	Listed Building	II	Municipal Buildings Art Gallery And Museum	Post-medieval
M1	MRD11164	02002.00.000	Findspot	N/A	Mesolithic finds - River Thames at Reading, Berkshire	Mesolithic
M2	MRD11168	02004.00.000	Findspot	N/A	Flint knife - River Kennet by High Bridge, Reading, Berkshire	Early Neolithic to Late Neolithic
M3	MRD11181	02017.00.000	Findspot	N/A	Neolithic axe - The Forbury, Reading, Berkshire	Early Neolithic to Late Neolithic
M4	MRD11185	02021.00.000	Findspot	N/A	Neolithic artefacts - River Thames, Reading, Berkshire	Early Neolithic to Late Neolithic
M5	MRD11197	02025.00.000	Findspot	N/A	Prehistoric finds - Capital and Counties Bank, Cross Street, Reading, Berkshire	Prehistoric
M6	MRD11209	02035.00.000	Findspot	N/A	Neolithic flint axe - St Laurence's Churchyard, Reading, Berkshire	Early Neolithic to Late Neolithic
M7	MRD11218	02042.00.000	Findspot	N/A	Bronze Age artefacts - River Thames, Reading, Berkshire	Bronze Age
M8	MRD11245	02055.00.000	Findspot	N/A	Iron Age coin - Market Place, Reading, Berkshire	Iron Age
M9	MRD11254	02060.00.000	Findspot	N/A	Iron Age brooch - Friar Street, Reading,	Iron Age

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Station Hill, Reading

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Berkshire	
M10	MRD11255	02061.01.000	Findspot	N/A	Roman sherds - Market Place, Reading, Berkshire	Roman
M11	MRD11256	02061.02.000	Findspot	N/A	Roman coins - 13 Bridge Street, Reading, Berkshire	Roman
M12	MRD11257	02061.03.000	Findspot	N/A	Romano-British sherds-Friar Street, Reading, Berkshire	Roman
M13	MRD11258	02061.04.000	Findspot	N/A	Roman coins - Vaudeville Theatre, Broad Street, Reading, Berkshire	Roman
M14	MRD11260	02061.05.000	Findspot	N/A	Earthenware bottle - River Kennet near High Bridge, Reading, Berkshire	Roman
M15	MRD11261	02061.05.001	Findspot	N/A	Roman pottery - River Kennet, Reading, Berkshire	Roman
M16	MRD11262	02061.06.000	Findspot	N/A	Roman coin - Greyfriars Road, Reading	Roman
M17	MRD11296	02071.00.000	Findspot	N/A	A dupondius of Vespasian - Vastern Road, Reading, Berkshire	Roman
M18	MRD11305	02080.00.000	Findspot	N/A	Roman coin - 53 Hosier Street, Reading, Berkshire	Roman
M19	MRD11339	02100.00.000	Findspot	N/A	Saxon axe and spearhead- River Kennet, Reading, Berkshire	Early-medieval
M20	MRD11341	02101.00.000	Findspot	N/A	Early medieval coffin and coin	Early-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					hoard - St Mary's Churchyard, Reading, Berkshire	
M21	MRD11344	02102.00.000	Findspot	N/A	Saxon spearhead at Courage Brewery Site, Reading, Berkshire	Early-medieval
M22	MRD11345	02103.00.000	Findspot	N/A	Sherd of Iron Age pottery- Reading Abbey Cloisters Site 5, Reading, Berkshire	Iron Age
M23	MRD11346	02104.00.000	Findspot	N/A	Early medieval artefacts - River Thames at Reading, Berkshire	Early-medieval
M24	MRD11362	02110.02.000	Findspot	N/A	Saxon pot sherd - Reading Abbey Cloister, Reading, Berkshire	Early-medieval
M25	MRD11364	02110.04.000	Findspot	N/A	Saxon sherd at Abbey Cloisters Site 5, Reading Abbey, Reading, Berkshire	Early-medieval
M26	MRD11365	02113.30.000	Findspot	N/A	Medieval jug - Blagrove Street, Reading, Berkshire	Medieval
M27	MRD11367	02113.32.000	Findspot	N/A	Medieval coin - Great Western Hotel, Reading, Berkshire	Medieval
M28	MRD11369	02113.34.000	Findspot	N/A	13th century pottery - 10 Queen Victoria Street, Reading, Berkshire	Medieval
M29	MRD11370	02113.35.000	Findspot	N/A	Medieval pottery at Wiston Terrace, Reading, Berkshire	Medieval
M30	MRD11371	02113.36.000	Findspot	N/A	Medieval sherds -	Medieval

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Station Hill, Reading

WIE14788-100

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					New garage near railway station, Reading, Berkshire	
M31	MRD11375	02113.38.000	Findspot	N/A	14th century pottery sherds - The Vicarage, St Mary's, Reading, Berkshire	Medieval
M32	MRD11377	02113.25.000	Findspot	N/A	14th century pottery sherds - 60 Broad Street, Reading	Medieval
M33	MRD11378	02113.27.000	Findspot	N/A	Medieval skeleton and finds - Broad Street, Reading, Berkshire	Medieval
M34	MRD11381	02113.28.000	Findspot	N/A	Late Norman or early Medieval pot - Wellsteads, Broad Street, Reading	Medieval
M35	MRD11386	02114.28.000	Findspot	N/A	Post-medieval coin hoard - Yield Hall, Reading	Post Medieval
M36	MRD11389	02114.23.000	Findspot	N/A	Post-medieval token - Chain Street/Broad Street, Reading	Post Medieval
M37	MRD11395	02122.00.000	Findspot	N/A	Medieval? arrowhead - River Thames at Reading	Medieval
M38	MRD11398	02113.39.000	Findspot	N/A	Pilgrim bottle found at Corn Exchange, Reading, Berkshire	Medieval
M39	MRD11400	02131.00.000	Findspot	N/A	Struck flint - Vicarage Site, St Mary's Church, Reading, Berkshire	Prehistoric
M40	MRD11401	02132.00.000	Findspot	N/A	17th century sword - River Thames at	Post Medieval

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Station Hill, Reading

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WIE14788-100-R-15-3-1-HEDBA

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Reading	
M41	MRD1374	01022.00.000	Monument	N/A	Reading Abbey, Reading, Berkshire	Medieval
M42	MRD1375	01022.01.000	Monument	N/A	Reading Abbey Mill Arch and wall, Reading, Berkshire	Medieval to Modern
M43	MRD1376	01022.02.000	Monument	N/A	Reading Abbey Gateway	Medieval
M44	MRD1379	01022.05.000	Monument	N/A	Inner Abbey wall - Reading Abbey	Medieval to Modern
M45	MRD1383	01022.08.000	Monument	N/A	Precinct Wall - Reading Abbey, Reading, Berkshire	Medieval
M46	MRD1385	01022.08.110	Monument	N/A	The Plummery Wall, Reading Abbey, Berkshire	Medieval
M47	MRD1386	01022.08.200	Monument	N/A	Pits near the Plummery Wall, Reading Abbey, Berkshire	Medieval
M48	MRD1387	01022.08.300	Monument	N/A	Hearths at The Forbury near the Plummery Wall, Reading, Berkshire	Medieval
M49	MRD1388	01022.08.400	Monument	N/A	Inhumations near The Plummery Wall, Reading, Berkshire	Early-medieval
M50	MRD1391	01022.11.000	Monument	N/A	Building - Abbey Stables at Reading Library, Reading	Medieval to post-medieval
M51	MRD1392	01022.11.100	Monument	N/A	Saxon-medieval plough soil - Abbey stables/Reading Library, Reading, Berkshire	Early-medieval to medieval
M52	MRD1393	01022.11.200	Monument	N/A	Abbey Stables - Reading Abbey, Reading	Medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
M53	MRD1394	01022.11.300	Monument	N/A	Stable floor - Abbey Stables, Reading Abbey, Berkshire	Medieval
M54	MRD1395	01022.11.301	Monument	N/A	Clay dump - Abbey Stables, Reading Abbey, Berkshire	Medieval
M55	MRD1396	01022.11.302	Monument	N/A	Stone post pads - Abbey Stables, Reading Abbey, Berkshire	Medieval
M56	MRD1397	01022.11.400	Monument	N/A	Abbey Stables - Reading Abbey, Reading, Berkshire	Medieval to post-medieval
M57	MRD1398	01022.12.000	Monument	N/A	St Laurence's and hospitium - Reading, Berkshire	Medieval
M58	MRD1399	01022.13.000	Monument	N/A	The Hospital of St. Mary Magdalen, Reading, Berkshire	Medieval
M59	MRD1412	01023.00.000	Monument	N/A	Scheduled Monument 1005388 - High Bridge, Reading, Berkshire	Medieval
M60	MRD15462	06454.00.000	Locally Listed Building	N/A	The Boar's Head, Friar Street, Reading, Berkshire	Medieval to Modern
M61	MRD15490	06503.00.000	Locally Listed Building	N/A	Lyndford House, 17 Castle Street, Reading, Berkshire	Medieval to post-medieval
M62	MRD15491	06504.00.000	Locally Listed Building	N/A	Castle Street Brewery, Reading, Berkshire	Post Medieval
M63	MRD15493	06506.01.001	Monument	N/A	Medieval hearth - 172 Friar Street, Reading, Berkshire	Medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
M64	MRD15495	06506.01.000	Monument	N/A	Medieval occupation layer - 172 Friar Street, Reading, Berkshire	Medieval
M65	MRD15496	06506.00.000	Monument	N/A	Phases of occupation - 172 Friar Street, Reading, Berkshire	Medieval to Modern
M66	MRD15497	06506.01.002	Monument	N/A	Medieval hearth - 172 Friar Street, Reading, Berkshire	Medieval
M67	MRD15498	06506.01.003	Monument	N/A	Fireplace support? - 172 Friar Street, Reading, Berkshire	Medieval
M68	MRD15499	06506.01.004	Monument	N/A	Tile course - 172 Friar Street, Reading, Berkshire	Medieval
M69	MRD15500	06506.02.000	Monument	N/A	Late medieval/post-medieval pit - 172 Friar Street, Reading, Berkshire	Medieval to post-medieval
M70	MRD15501	06506.03.000	Monument	N/A	C18th-C19th phase of activity - 172 Friar Street, Reading, Berkshire	Post Medieval
M71	MRD15502	06506.03.001	Monument	N/A	Post-medieval pit - 172 Friar Street, Reading, Berkshire	Post Medieval
M72	MRD15503	06506.03.002	Monument	N/A	Post-medieval wall foundations - 172 Friar Street, Reading, Berkshire	Post Medieval
M73	MRD15504	06506.03.003	Monument	N/A	Post-medieval wall remains - 172 Friar Street,	Post Medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Reading, Berkshire	
M74	MRD15505	06506.03.004	Monument	N/A	Possible tile hearth - 172 Friar Street, Reading, Berkshire	Post Medieval
M75	MRD15506	06506.04.000	Monument	N/A	Pre 1920's phase - 172 Friar Street, Reading, Berkshire	Post Medieval to Modern
M76	MRD15507	06506.04.001	Monument	N/A	Early 20th century floor - 172 Friar Street, Reading, Berkshire	Post Medieval to Modern
M77	MRD15508	06506.04.002	Monument	N/A	20th century wall - 172 Friar Street, Reading, Berkshire	Post Medieval to Modern
M78	MRD15512	02113.40.000	Monument	N/A	Phases of occupation from medieval to modern at 99-105 Friar Street, Reading, Berkshire	Medieval to Modern
M79	MRD15513	02113.40.100	Monument	N/A	12th-13th century occupation at 99-105 Friar Street, Reading, Berkshire	Medieval
M80	MRD15514	02113.40.101	Monument	N/A	12th-13th century post holes and a post pad at 99-105 Friar Street, Reading, Berkshire	Medieval
M81	MRD15515	02113.40.102	Monument	N/A	12th -13th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
M82	MRD15516	02113.40.103	Monument	N/A	12th-13th century medieval floor layers at 99-105 Friar Street, Reading,	Medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Berkshire	
M83	MRD15517	02113.40.104	Monument	N/A	12th-13th century post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
M84	MRD15518	02113.40.105	Monument	N/A	12th-13th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
M85	MRD15519	02113.40.107	Monument	N/A	12th-13th century medieval hearth at 99-105 Friar Street, Reading, Berkshire	Medieval
M86	MRD15520	02113.40.108	Monument	N/A	12th - 13th century floor layers at 99-105 Friar Street, Reading, Berkshire	Medieval
M87	MRD15521	02113.40.109	Monument	N/A	12th - 13th century medieval wall at 99-105 Friar Street, Reading, Berkshire	Medieval
M88	MRD15522	02113.40.110	Monument	N/A	12th -13th century pits and post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
M89	MRD15523	02113.40.111	Monument	N/A	12th-13th century ditches at 99-105 Friar Street, Reading, Berkshire	Medieval
M90	MRD15524	02113.40.112	Monument	N/A	Medieval pits at 99-105 Friar Street, Reading, Berkshire	Medieval
M91	MRD15525	02113.40.113	Monument	N/A	12th -13th century quarry pits at 99-105 Friar Street,	Medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Reading, Berkshire	
M92	MRD15526	02113.40.114	Monument	N/A	12th-13th century pit at 99-105 Friar Street, Reading, Berkshire	Medieval
M93	MRD15527	02113.40.115	Monument	N/A	12th-13th century post hole at 99-105 Friar Street, Reading, Berkshire	Medieval
M94	MRD15528	02113.40.116	Monument	N/A	12th-13th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
M95	MRD15529	02113.40.200	Monument	N/A	Mid 13th - 14th century occupation at 99-105 Friar Street, Reading, Berkshire	Medieval
M96	MRD15530	02113.40.201	Monument	N/A	Mid 13th -14th century floor deposits at 99-105 Friar Street, Reading, Berkshire	Medieval
M97	MRD15531	02113.40.202	Monument	N/A	Mid 13th-14th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
M98	MRD15532	02113.40.203	Monument	N/A	Mid 13th - 14th century floor deposit at 99-105 Friar Street, Reading, Berkshire	Medieval
M99	MRD15533	02113.40.204	Monument	N/A	Mid 13th-14th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
M100	MRD15534	02113.40.300	Monument	N/A	14th - 15th century	Medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					occupation at 99-105 Friar Street, Reading, Berkshire	
M101	MRD15535	02113.40.301	Monument	N/A	14th-15th century floor deposits at 99-105 Friar Street, Reading, Berkshire	Medieval
M102	MRD15536	02113.40.302	Monument	N/A	Pits and scoops at 99-105 Friar Street, Reading, Berkshire	Undated
M103	MRD15537	02113.40.303	Monument	N/A	14th -15th century post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
M104	MRD15538	02113.40.304	Monument	N/A	14th-15th century wall cuts at 99-105 Friar Street, Reading, Berkshire	Medieval
M105	MRD15539	02113.40.305	Monument	N/A	14th - 15th century hearths at 99-105 Friar Street, Reading, Berkshire	Medieval
M106	MRD15540	02113.40.306	Monument	N/A	14th -15th century post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
M107	MRD15541	02113.40.307	Monument	N/A	14th-15th century floor deposit at 99-105 Friar Street, Reading, Berkshire	Medieval
M108	MRD15542	02113.40.308	Monument	N/A	14th-15th century ditch at 99-105 Friar Street, Reading, Berkshire	Medieval
M109	MRD15543	02113.40.309	Monument	N/A	14th-15th century pits at 99-105 Friar Street,	Medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Reading, Berkshire	
M110	MRD15544	02113.40.310	Monument	N/A	14th-15th century post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
M111	MRD15545	02113.40.311	Monument	N/A	A 15th-16th century pit and another pit at 99-105 Friar Street, Reading, Berkshire	Medieval to post-medieval
M112	MRD15546	02113.40.400	Monument	N/A	16th-19th century occupation at 99-105 Friar Street, Reading, Berkshire	Medieval to post-medieval
M113	MRD15547	02113.40.401	Monument	N/A	16th-17th century tiled area and chalk/brickearth floor at 99-105 Friar Street, Reading, Berkshire	Medieval to post-medieval
M114	MRD15548	02113.40.402	Monument	N/A	Post-medieval pits and a post hole at 99-105 Friar Street, Reading, Berkshire	Post Medieval
M115	MRD15549	02113.40.403	Monument	N/A	Post-medieval pits at 99-105 Friar Street, Reading, Berkshire	Post Medieval
M116	MRD15550	02113.40.404	Monument	N/A	A post-medieval pit and post hole at 99-105 Friar Street, Reading, Berkshire	Post Medieval
M117	MRD15551	02113.40.405	Monument	N/A	Post-medieval pits at 99-105 Friar Street, Reading, Berkshire	Post Medieval
M118	MRD15563	RD15563	Findspot	N/A	Reading Abbey - Hospitium	Medieval
M119	MRD15564	RD15564	Locally	N/A	St Laurence	Medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
			Listed Building		Church, Reading, Berkshire	
M120	MRD15566	RD15566	Monument	N/A	Reading Abbey - Inner Gate	Medieval
M121	MRD15568	02113.41.000	Findspot	N/A	Sandstone head of a knight - 4 Broad Street, Reading, Berkshire	Medieval
M122	MRD15569	RD15569	Monument	N/A	Reading Abbey - Abbot's House and guest apartments	Medieval
M123	MRD15570	RD15570	Monument	N/A	Reading Abbey - Bakehouse	Medieval
M124	MRD15571	RD15571	Monument	N/A	Reading Abbey - Dovecote	Medieval
M125	MRD15592	09017.00.000	Monument	N/A	Reading Waterfront - Reading Library site	Medieval
M126	MRD15593	09018.00.000	Findspot	N/A	Medieval revetment and Roman? remains - Reading Waterfront - 27 Kings Road Site, Reading, Berkshire	Roman to post-medieval
M127	MRD15594	09019.00.000	Monument	N/A	Middle Iron Age to 19th century at Reading Waterfront - Abbey Wharf and Crane Wharf	Middle Iron Age to post-medieval
M128	MRD15600	09025.00.000	Monument	N/A	Reading Waterfront - Bridge Street East, Reading, Berkshire	Early-medieval to post-medieval
M129	MRD15601	09026.00.000	Monument	N/A	Reading Waterfront - Bridge Street East, Reading, Berkshire	Early-medieval to medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
M130	MRD15602	09027.00.000	Monument	N/A	Reading Waterfront - Bridge Street East, Reading, Berkshire	Post Medieval
M131	MRD15603	09028.00.000	Monument	N/A	Reading Waterfront - Bridge Street West, Reading, Berkshire	Medieval
M132	MRD15604	09029.00.000	Monument	N/A	Reading Waterfront - Bridge Street West, Reading, Berkshire	Medieval to post-medieval
M133	MRD15605	09030.00.000	Monument	N/A	Reading Waterfront - Chalk bank and revetments, Fobney Street, Reading, Berkshire	Medieval to post-medieval
M134	MRD15606	09031.00.000	Monument	N/A	Reading Waterfront - Chalk bank at Fobney Street, Reading, Berkshire	Medieval to post-medieval
M135	MRD15607	09032.00.000	Monument	N/A	Reading Waterfront - Revetments at Fobney Street, Reading, Berkshire	Medieval to post-medieval
M136	MRD15610	RD15610	Monument	N/A	Medieval pits at land to rear of 31-37 Castle St, Reading, Berkshire	Medieval
M137	MRD15611	RD15611	Monument	N/A	Former St. Pauls Church, York Road, Reading, Berkshire	Modern
M138	MRD15619	RD15619	Monument	N/A	Foundations at land off Abbey Square, Rear of 26 the Forbury,	Medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Reading, Berkshire	
M139	MRD15622	RD15622	Monument	N/A	Phase 1 - Land rear 31-37 Castle St, Reading, Berkshire	Medieval
M140	MRD15623	RD15623	Monument	N/A	A flint and mortar wall at 7-8 Broad Street, Reading, Berkshire	Medieval to post-medieval
M141	MRD15624	RD15624	Monument	N/A	19th century basements at 7/8 Broad St, Reading, Berkshire	Post Medieval
M142	MRD15625	RD15625	Monument	N/A	Phase 2 - Land rear 31-37 Castle St, Reading, Berkshire	Medieval
M143	MRD15626	RD15626	Monument	N/A	Phase 3 -Land rear 31-37 Castle St, Reading, Berkshire	Medieval
M144	MRD15627	RD15627	Monument	N/A	Phase 4 -Land rear 31-37 Castle St, Reading, Berkshire	Medieval to post-medieval
M145	MRD15633	RD15633	Monument	N/A	Danish Defences? Reading, Berkshire	Early-medieval
M146	MRD15634	RD15634	Town	N/A	Saxon Reading	Early-medieval
M147	MRD15638	RD15638	Monument	N/A	Medieval revetment -The Oracle Site, Reading, Berkshire	Medieval
M148	MRD15639	RD15639	Monument	N/A	Medieval and post medieval timber structures - Oracle Site, Reading, Berkshire	Medieval to post-medieval
M149	MRD15640	RD15640	Findspot	N/A	Medieval finds - Oracle Site, Reading,	Medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Berkshire	
M150	MRD15641	RD15641	Findspot	N/A	Dumped deposits - Oracle Site, Reading, Berkshire	Undated
M151	MRD15643	RD15643	Monument	N/A	Medieval and post-medieval structures - The Oracle Site, Reading, Berkshire	Medieval to post-medieval
M152	MRD15644	RD15644	Monument	N/A	Medieval buildings and deposits - The Oracle Site, Reading, Berkshire	Medieval to post-medieval
M153	MRD15645	RD15645	Monument	N/A	16th-17th century bank of the Minster Mill stream -The Oracle Site, Reading, Berkshire	Medieval to post-medieval
M154	MRD15646	RD15646	Monument	N/A	Possible medieval building/revetment - Oracle site, Yield Hall Car Park, Reading, Berkshire	Medieval
M155	MRD15647	RD15647	Monument	N/A	Oracle Site, Yield Hall Car Park, Reading, Berkshire	Post Medieval to Modern
M156	MRD15648	RD15648	Findspot	N/A	Water channels at Oracle Site, Yield Hall Car Park, Reading, Berkshire	Medieval
M157	MRD15659	RD15659	Monument	N/A	Flint wall - 90-93 Broad Street, Reading, Berkshire	Undated
M158	MRD15662	RD15662	Monument	N/A	Early medieval features and finds - Forbury Square,	Early-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Reading, Berkshire	
M159	MRD15663	RD15662	Monument	N/A	Medieval pit - Forbury House, Reading, Berkshire	Medieval
M160	MRD15664	RD15662	Findspot	N/A	Roman brick and tile - Forbury House, Reading, Berkshire	Roman
M161	MRD15665	RD15665	Monument	N/A	Post-medieval stakehole and postholes at Forbury House, Reading, Berkshire	Post Medieval
M162	MRD15666	RD15666	Monument	N/A	Remains of Sutton's Seeds Factory - Forbury House, Reading, Berkshire	Post Medieval
M163	MRD15667	RD15667	Monument	N/A	Medieval gravel pit - Forbury Square, Reading, Berkshire	Medieval
M164	MRD15668	RD15668	Monument	N/A	Medieval ditches - Forbury Square, Reading, Berkshire	Medieval
M165	MRD15669	RD15669	Monument	N/A	Medieval pits and post hole - Forbury Square, Reading, Berkshire	Medieval
M166	MRD15670	RD15670	Monument	N/A	Post-medieval pits - Forbury Square, Reading, Berkshire	Post Medieval
M167	MRD15671	RD15671	Monument	N/A	Post-medieval cellar and well - Forbury Square, Reading, Berkshire	Post Medieval
M168	MRD15687	RD15619	Monument	N/A	Medieval chalk-lined cesspit - Abbey Square, 26	Medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					The Forbury, Reading, Berkshire	
M169	MRD15688	RD15688	Locally Listed Building	N/A	Greyfriars Church, Friar Street, Reading, Berkshire	Medieval to post-medieval
M170	MRD15699	RD15699	Monument	N/A	Medieval pit and post-medieval features at 31-37 Castle Street, Reading, Berkshire	Medieval to Modern
M171	MRD15700	RD15700	Monument	N/A	Medieval deposits - 31-37 Castle Street, Reading, Berkshire	Medieval
M172	MRD15701	RD15701	Monument	N/A	Medieval floor layer and later garden feature- 31-37 Castle Street, Reading, Berkshire	Early-medieval to medieval
M173	MRD15702	RD15702	Monument	N/A	Early medieval pit at 31-37 Castle Street, Reading, Berkshire	Early-medieval to medieval
M174	MRD15703	RD15703	Monument	N/A	Civil War Defences at Reading, Berkshire	Post Medieval
M175	MRD15721	RD15721	Locally Listed Building	N/A	Former Methodist Church, Oxford Road, Reading, Berkshire	Post Medieval to Modern
M176	MRD15734	RD15734	Findspot	N/A	Medieval finds at rear of 1 Friar Street, Reading, Berkshire	Medieval to post-medieval
M177	MRD15735	RD15735	Findspot	N/A	Medieval features and multi-period finds - rear of 1 Friar Street, Reading, Berkshire	Bronze Age to post-medieval
M178	MRD15737	RD15737	Monument	N/A	Saxon-Medieval	Early-

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					pits at 7-8 Market Way (Broad Street), Reading, Berkshire	medieval to medieval
M179	MRD15738	RD15738	Monument	N/A	Post-medieval cellar and cess pit - 7-8 Market Way (Broad Street), Reading, Berkshire	Post Medieval
M180	MRD15744	RD15659	Locally Listed Building	N/A	Former Boots Building, Broad Street, Reading, Berkshire	Post Medieval to Modern
M181	MRD15745	RD15659	Findspot	N/A	Saxon findspot - 90-93 Broad St, Reading, Berkshire	Early-medieval
M182	MRD15746	RD15659	Monument	N/A	Medieval features - 90-93 Broad St, Reading, Berkshire	Medieval
M183	MRD15747	RD15659	Monument	N/A	Late medieval pits at 90-93 Broad Street, Reading, Berkshire	Medieval
M184	MRD15748	RD15659	Monument	N/A	Post-medieval features - 90-93 Broad St, Reading, Berkshire	Medieval to post-medieval
M185	MRD15751	RD15751	Findspot	N/A	Gold stater - site of Lloyds Bank, Market Place, Reading, Berkshire	Iron Age
M186	MRD3883	02061.00.000	Town	N/A	Romano-British settlement at Reading?	Roman
M187	MRD3891	02092.00.000	Monument	N/A	Burial near the engine sheds at Reading Station, Reading, Berkshire	Early-medieval
M188	MRD3906	02112.00.000	Monument	N/A	Saxon royal vill at Reading?	Early-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
M189	MRD3909	02112.01.000	Town	N/A	Saxon town at Reading	Early-medieval
M190	MRD3910	02112.01.001	Monument	N/A	Nunnery at Reading, Berkshire	Early-medieval
M191	MRD3911	02112.02.000	Town	N/A	Reading - Medieval town	Medieval
M192	MRD3913	02112.02.020	Monument	N/A	A pre-conquest market at Reading	Early-medieval
M193	MRD3914	02112.02.030	Monument	N/A	An early medieval mint at Reading	Early-medieval
M194	MRD3916	02112.02.050	Monument	N/A	Medieval mills at Reading, Berkshire	Medieval to post-medieval
M195	MRD3917	02113.00.000	Town	N/A	Medieval Reading	Medieval
M196	MRD3918	02113.00.001	Monument	N/A	Saxon mint at Reading	Early-medieval
M197	MRD3919	02113.01.000	Monument	N/A	Old Market/ St Mary's Butts, Reading, Berkshire	Early-medieval
M198	MRD3920	02113.01.010	Burials	N/A	Possible medieval burials - St Mary's Butts, Reading, Berkshire	Medieval
M199	MRD3921	02113.02.000	Road	N/A	Minster Street/Gun Street, Reading	Early-medieval
M200	MRD3922	02113.02.010	Monument	N/A	Rubbish pit feature at 52-53 Minster Street, Reading, Berkshire	Medieval to Modern
M201	MRD3923	02113.03.000	Road	N/A	Old Street/Bridge Street, Reading, Berkshire	Early-medieval
M202	MRD3924	02113.04.000	Road	N/A	Castle Street, Reading, Berkshire	Medieval to post-medieval
M203	MRD3925	02113.04.001	Monument	N/A	Castle Street, Reading, Berkshire	Medieval
M204	MRD3926	02113.05.000	Monument	N/A	Market Place, Reading	Medieval
M205	MRD3927	02113.05.010	Monument	N/A	Medieval pit or	Medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					ditch - East side of Market Place, Reading, Berkshire	
M206	MRD3928	02113.06.000	Road	N/A	Broad Street/King Street, Reading	Medieval
M207	MRD3929	02113.26.000	Monument	N/A	Flint and tile wall at Broad Street, Reading, Berkshire	Medieval
M208	MRD3930	02113.29.000	Monument	N/A	Well in Cross Street, Reading, Berkshire	Medieval
M209	MRD3931	02113.07.000	Road	N/A	New Street/Friar Street, Reading, Berkshire	Medieval to Modern
M210	MRD3932	02113.07.010	Monument	N/A	Medieval cess pits at 160-163 Friar Street, Reading, Berkshire	Medieval
M211	MRD3933	02113.07.020	Monument	N/A	Medieval wall - 7 Greyfriars Road, Reading, Berkshire	Medieval to Modern
M212	MRD3934	02113.08.000	Monument	N/A	Motte? at Forbury Hill, Reading, Berkshire	Medieval
M213	MRD3935	02113.09.000	Monument	N/A	Church of St Mary, Reading, Berkshire	Medieval to post-medieval
M214	MRD3938	02113.12.000	Locally Listed Building	N/A	Greyfriars - Reading, Berkshire	Medieval to post-medieval
M215	MRD3939	02114.25.000	Locally Listed Building	N/A	Greyfriars Church, Reading, Berkshire	Post Medieval
M216	MRD3941	02113.13.000	Monument	N/A	Minster Mill, Reading, Berkshire	Medieval to post-medieval
M217	MRD3943	02113.15.000	Locally Listed Building	N/A	St Laurence's School, Reading, Berkshire	Medieval to post-medieval
M218	MRD3944	02113.16.000	Monument	N/A	St Edmund's Chapel - Reading, Berkshire	Medieval to post-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
M219	MRD3945	02113.17.000	Road	N/A	Road at Duke Street, Reading, Berkshire	Medieval
M220	MRD3946	02113.17.010	Monument	N/A	13th-15th century bridge over the Holybrook, Duke Street, Reading, Berkshire	Medieval
M221	MRD3947	02113.18.000	Monument	N/A	Waterfronts - Bridge Street, Reading, Berkshire	Medieval to post-medieval
M222	MRD3948	02113.18.100	Monument	N/A	11th century watercourse at Bridge Street, Reading, Berkshire	Early-medieval to medieval
M223	MRD3949	02113.18.200	Monument	N/A	Medieval leat at Bridge Street, Reading, Berkshire	Medieval
M224	MRD3950	02113.18.201	Monument	N/A	Revetment at Bridge Street, Reading, Berkshire	Medieval
M225	MRD3951	02113.18.202	Monument	N/A	Clay bank at Bridge Street, Reading, Berkshire	Medieval
M226	MRD3952	02113.18.300	Monument	N/A	Late 12th or early 13th century channel, Bridge Street, Reading, Berkshire	Medieval
M227	MRD3953	02113.18.301	Monument	N/A	A late 12th or early 13th century timber revetment, Bridge Street, Reading, Berkshire	Medieval
M228	MRD3954	02113.18.302	Monument	N/A	Chalk and gravel bank at Bridge Street, Reading, Berkshire	Medieval
M229	MRD3955	02113.18.400	Monument	N/A	13th century chalk hard standing at	Medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Bridge Street, Reading, Berkshire	
M230	MRD3956	02113.18.401	Monument	N/A	Flint and mortar walls at Bridge Street, Reading, Berkshire	Medieval
M231	MRD3957	02113.19.000	Monument	N/A	Oak and birch revetment at Fobney Street, Reading, Berkshire	Medieval to post-medieval
M232	MRD3958	02113.19.100	Monument	N/A	Oak post and plank revetment- Fobney Street, Reading, Berkshire	Medieval
M233	MRD3959	02113.20.000	Monument	N/A	Waterfront - Bridge Street (West) Reading, Berkshire	Medieval to post-medieval
M234	MRD3960	02113.20.001	Monument	N/A	Bank and back braces at West Bridge Street, Reading, Berkshire	Medieval to post-medieval
M235	MRD3961	02113.20.100	Monument	N/A	Piles - West Bridge Street, Reading, Berkshire	Medieval to post-medieval
M236	MRD3963	02114.00.000	Town	N/A	Post-medieval Reading, Berkshire	Post Medieval to Modern
M237	MRD3964	02114.29.000	Monument	N/A	Wall at Blagrove Street, Reading, Berkshire	Undated
M238	MRD3965	02114.01.000	Monument	N/A	Old market/St. Mary's Butts, Reading	Post Medieval to Modern
M239	MRD3966	02114.01.001	Monument	N/A	Flint lined well - St Mary's Butts, Reading, Berkshire	Undated
M240	MRD3967	02114.02.000	Findspot	N/A	Human cranium - back of Minster Street, Reading,	Undated

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Berkshire	
M241	MRD3968	02114.03.000	Road	N/A	Old Street/Bridge Street, Reading, Berkshire	Post Medieval to Modern
M242	MRD3969	02114.04.000	Road	N/A	Castle Street, Reading, Berkshire	Post Medieval to Modern
M243	MRD3970	02114.05.000	Monument	N/A	Market Place - Reading, Berkshire	Post Medieval to Modern
M244	MRD3971	02114.05.001	Monument	N/A	Flint lined well - Butter Market, Reading, Berkshire	Undated
M245	MRD3972	02114.06.000	Road	N/A	Broad Street/King Street, Reading	Post Medieval to Modern
M246	MRD3973	02114.06.001	Monument	N/A	Possible late/post-medieval brick footings - Broad Street, Reading, Berkshire	Post Medieval
M247	MRD3978	02114.07.000	Findspot	N/A	Skeletons and finds - Friar Street, Reading, Berkshire	Post Medieval to Modern
M248	MRD3979	02114.31.000	Monument	N/A	St Edmund's Chapel, Reading was used as a fort during the Civil War	Post Medieval
M249	MRD3980	02114.08.000	Monument	N/A	Forbury Hill, Forbury Gardens, Reading, Berkshire	Post Medieval to Modern
M250	MRD3984	02114.10.000	Road	N/A	The Forbury, Reading, Berkshire	Post Medieval to Modern
M251	MRD3985	02114.10.001	Monument	N/A	Post-medieval-modern well at 22 The Forbury, Reading, Berkshire	Post Medieval to Modern
M252	MRD3986	02114.24.000	Monument	N/A	Post medieval terracing - Old	Post Medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Shire Hall, Reading, Berkshire	
M253	MRD3987	02114.11.000	Road	N/A	Blagrove Street, Reading, Berkshire	Post Medieval to Modern
M254	MRD3988	02114.11.010	Monument	N/A	Former Victoria Buildings, Reading, Berkshire	Post Medieval to Modern
M255	MRD3989	02114.11.020	Monument	N/A	Well at Reading Chronicle Building, Valpy Street, Reading	Post Medieval
M256	MRD3990	02114.12.000	Monument	N/A	Post-medieval revetments at Bridge Street, Reading, Berkshire	Post Medieval
M257	MRD3991	02114.13.000	Monument	N/A	Tanning pits - Bridge Street, Reading, Berkshire	Post Medieval
M258	MRD3992	02114.14.000	Monument	N/A	18th -19th century wharf side - Bridge Street East Reading, Berkshire	Post Medieval to Modern
M259	MRD3993	02114.15.000	Monument	N/A	Timber revetment - Fobney Street, Reading, Berkshire	Post Medieval
M260	MRD3994	02114.16.000	Monument	N/A	Chalk block rampart - Fobney Street, Reading, Berkshire	Post Medieval
M261	MRD4244	02114.27.000	Monument	N/A	The Holy Brook Culvert, Reading, Berkshire	Medieval to post-medieval
M262	MRD4245	02114.27.100	Monument	N/A	16th/17th century brick arch - Holy Brook, West Bridge Street, Reading, Berkshire	Medieval to post-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
M263	MRD4246	02114.27.200	Monument	N/A	Walling - Holy Brook Culvert, West Bridge Street, Reading, Berkshire	Medieval to post-medieval
M264	MRD4247	02114.27.300	Monument	N/A	Holy Brook Culvert - West Bridge Street, Reading, Berkshire	Medieval to post-medieval
M265	MRD4248	02114.27.400	Monument	N/A	Ribbed arch roofing - Holy Brook Culvert, West Bridge Street, Reading, Berkshire	Medieval to post-medieval
M266	MRD4249	01022.20.000	Monument	N/A	The Holy Brook - Abbey Stables, Reading Abbey	Medieval
M267	MRD4250	01022.20.100	Monument	N/A	Revetments of AD 1130 to 1150 date - Holy Brook, Reading Library site, Reading	Medieval
M268	MRD4251	01022.20.200	Monument	N/A	Revetments dating between AD 1170 and 1220 - Reading Library site, Reading	Medieval
M269	MRD4252	01022.20.300	Monument	N/A	Revetments on Holybrook dated from 1380 - 1420 at Reading Library site, Reading, Berkshire	Medieval
M270	MRD4285	01022.20.400	Monument	N/A	Holy Brook revetment - Reading Library site, Reading, Berkshire	Medieval to post-medieval
M271	MRD4467	02113.12.100	Burials	N/A	Graves at Greyfriars Vicarage, Reading, Berkshire	Undated

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
M272	MRD5503	05019.00.000	Locally Listed Building	N/A	St Marys Butts stall - St Marys Butts, Reading, Berkshire	Modern
M273	MRD5504	05020.00.000	Locally Listed Building	N/A	Cross Keys Pub, corner of Gun and Bridge Street, Reading, Berkshire	Post Medieval to Modern
M274	MRD5534	05031.01.000	Monument	N/A	Hall of the Corn Exchange, Market Place, Reading	Post Medieval
M275	MRD5535	05031.02.000	Locally Listed Building	N/A	Campanile at Corn Exchange - Market Place, Reading	Post Medieval
M276	MRD5765	05050.03.020	Monument	N/A	Scheduled Monument 1005388 - High Bridge, Reading, Berkshire	Post Medieval
M277	MRD5909	05052.00.000	Road	N/A	A4 Bath Road through Reading	Post Medieval to Modern
M278	MRD6024	05053.00.000	Monument	N/A	Great Western Railway (GWR) - London to Reading Station	Post Medieval
M279	MRD6041	05053.08.000	Locally Listed Building	N/A	Reading Railway Station, Reading	Post Medieval to Modern
M280	MRD6042	05053.09.000	Monument	N/A	Reading Station to Tilehurst Station	Post Medieval to Modern
M281	MRD6048	05053.12.000	Monument	N/A	Reading to Reading West Station	Post Medieval to Modern
M282	MRD6122	05055.01.000	Monument	N/A	Reading to Mortimer Station, Berkshire	Post Medieval to Modern
M283	MRD6125	05056.00.000	Monument	N/A	South Eastern and Chatham Railway - Reading line	Post Medieval
M284	MRD6180	05066.00.000	Road	N/A	Toll road from Reading to	Post Medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Wallingford	
M285	MRD6289	04143.00.000	Monument	N/A	The Forbury Garden, Reading, Berkshire	Post Medieval to Modern
M286	MRD6323	02114.18.000	Monument	N/A	Medieval mill stream - Reading Bus Depot, Mill Lane, Reading, Berkshire	Medieval to post-medieval
M287	MRD6341	01022.17.000	Findspot	N/A	Possible medieval walls - Reading Assize Court, Reading, Berkshire	Medieval
M288	MRD6376	02113.22.000	Monument	N/A	Undated wall at Jacksons Corner, Reading	Undated
M289	MRD6408	02114.19.000	Monument	N/A	Post-medieval quarrying and land reclamation - Assize Courts, Reading, Berkshire	Post Medieval
M290	MRD6571	02071.01.000	Monument	N/A	Post-medieval linear ditch at Vastern Road, Reading, Berkshire	Post Medieval to Modern
M291	MRD6573	02071.01.200	Monument	N/A	Cinders and hoggin layer - Vastern Road, Reading, Berkshire	Post Medieval
M292	MRD6624	06033.00.000	Burials	N/A	Burials at United Reform Chapel, Broad Street, Reading, Berkshire	Post Medieval
M293	MRD6695	02113.09.100	Burials	N/A	Burials - St Mary the Virgin Church, Reading, Berkshire	Medieval to post-medieval
M294	MRD6696	02113.09.101	Burials	N/A	Human inhumations - St Mary the Virgin Church, Reading,	Medieval to post-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Berkshire	
M295	MRD6970	02114.34.000	Findspot	N/A	Post-medieval wall and sherd of medieval pottery - 15 Gun Street, Reading, Berkshire	Medieval to post-medieval
M296	MRD7108	01022.22.000	Monument	N/A	Medieval wall - 26 The Forbury, Reading, Berkshire	Medieval
M297	MRD7305	01022.16.000	Monument	N/A	Post-medieval features at 21-23 Valpy Street, Reading, Berkshire	Post Medieval
M298	MRD7306	01022.16.001	Monument	N/A	Robber trench at 21-23 Valpy Street, Reading, Berkshire	Post Medieval
M299	MRD7307	01022.16.002	Monument	N/A	Post hole at 21-23 Valpy Street, Reading, Berkshire	Medieval
M300	MRD7308	01022.16.003	Monument	N/A	Pit at 21-23 Valpy Street, Reading, Berkshire	Post Medieval
M301	MRD7309	01022.16.004	Monument	N/A	Pit at 21-23 Valpy Street, Reading, Berkshire	Post Medieval
M302	MRD7368	02113.12.200	Monument	N/A	Victorian well at 5 Greyfriars Road, Reading, Berkshire	Post Medieval
M303	MRD7376	02113.23.000	Monument	N/A	Bear Wharf, Fobney Street, Reading, Berkshire	Medieval to post-medieval
M304	MRD9047	00981.00.000	Findspot	N/A	Hand axe - Vachel Road, Reading, Berkshire	Lower Palaeolithic
M305	MRD9048	00981.00.001	Findspot	N/A	Levalloisian flake - Caversham Road, Reading,	Lower Palaeolithic

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Berkshire	
M306	MRD9049	00982.00.000	Findspot	N/A	Hand axe at Station Road, Reading, Berkshire	Lower Palaeolithic
M307	MRM15765	MRM15765	Findspot	N/A	Quarry and finds at Abbey Mill House and Forbury Vaults, Reading, Berkshire	Medieval to post-medieval
M308	MRM15766	MRM15766	Monument	N/A	Pit at Abbey Mill House and Forbury Vaults, Reading, Berkshire	Undated
M309	MRM15767	MRM15767	Monument	N/A	Pit - Abbey Mill House and Forbury Vaults, Reading, Berkshire	Undated
M310	MRM15788	MRM15788	Monument	N/A	Medieval hearth at rear of Gun Street, Reading, Berkshire	Medieval
M311	MRM15804	MRM15804	Findspot	N/A	Medieval hearths at rear of 7-9 Gun Street, Reading, Berkshire	Early-medieval to medieval
M312	MRM15805	MRM15805	Findspot	N/A	Roman and medieval finds at 7-9 Gun Street, Reading, Berkshire	Roman to medieval
M313	MRM15880	MRM15880	Monument	N/A	Post-medieval wall in Forbury Gardens, Reading, Berkshire	Post Medieval to Modern
M314	MRM15881	MRM15881	Findspot	N/A	Prehistoric worked flint - Forbury Gardens, Reading, Berkshire	Prehistoric
M315	MRM15882	MRM15882	Findspot	N/A	Saxon pottery sherd - Forbury	Early-medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Gardens, Reading, Berkshire	
M316	MRM15883	MRM15883	Burials	N/A	Medieval cemetery in the north-east of the Forbury Gardens, Reading, Berkshire	Medieval
M317	MRM15914	MRM15914	Monument	N/A	Possible section of Plummary Wall at Forbury Road, Reading, Berkshire	Medieval to Modern
M318	MRM15953	MRM15953	Monument	N/A	Medieval and post-medieval features - 41 Castle Street, Reading, Berkshire	Medieval to post-medieval
M319	MRM15954	MRM15954	Monument	N/A	Wall and gatepiers of St Laurence's Graveyard, Reading, Berkshire, Reading	Medieval to post-medieval
M320	MRM15994	MRM15994	Monument	N/A	The Vastern Road Brook - Vastern Road to Kings Meadow, Reading, Berkshire	Post Medieval to Modern
M321	MRM16013	MRM16013	Monument	N/A	12th-14th century medieval activity at 25-26 Friar Street and Shoemiths Court, Reading, Berkshire	Medieval
M322	MRM16014	MRM16014	Monument	N/A	14th -16th century medieval activity at 25-26 Friar Street and Shoemiths Court, Reading,	Medieval to post-medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Berkshire	
M323	MRM16015	MRM16015	Monument	N/A	Vastern Meadows, Reading, Berkshire	Medieval to post-medieval
M324	MRM16016	MRM16016	Monument	N/A	16th - 18th century post-medieval activity at 25-26 Friar Street and Shoemiths Court, Reading, Berkshire	Post Medieval
M325	MRM16017	MRM16017	Findspot	N/A	Sherd of Saxon pottery at Shoemiths Court, Reading, Berkshire	Early-medieval
M326	MRM16042	MRM16042	Monument	N/A	Possible Civil War defences ditch at 25-26 Friar Street Reading, Berkshire	Undated
M327	MRM16062	MRM16062	Locally Listed Building	N/A	32 Market Place, Reading, Berkshire	Post Medieval
M328	MRM16064	MRM16064	Locally Listed Building	N/A	27 and 28 Market Place, Reading, Berkshire	Post Medieval
M329	MRM16066	MRM16066	Locally Listed Building	N/A	The Coopers Public House, Market Place, Reading, Berkshire	Post Medieval to Modern
M330	MRM16077	MRM16077	Findspot	N/A	Undated quarry - Abbey Mill House and Forbury Vaults, Abbey Square, Reading, Berkshire	Roman to medieval
M331	MRM16111	MRM16111	Monument	N/A	Medieval flint and stone rubble walling - The Coopers Arms, Reading, Berkshire	Medieval

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
M332	MRM16206	MRM16206	Monument	N/A	'Requiem' (Spanish Civil War monument), outside Civic Centre, Reading, Berkshire	Modern
M333	MRM16211	MRM16211	Findspot	N/A	Medieval activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Early-medieval to medieval
M334	MRM16212	MRM16212	Monument	N/A	16th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Medieval to post-medieval
M335	MRM16213	MRM16213	Monument	N/A	17th century activity, Reading Civic Headquarters and Hosier Street, Reading	Post Medieval
M336	MRM16214	MRM16214	Findspot	N/A	18th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
M337	MRM16215	MRM16215	Monument	N/A	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
M338	MRM16224	MRM16224	Burials	N/A	Undated human remains-Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Undated

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
M339	MRM16314	MRM16314	Burials	N/A	Human remains (pre 16th century), Minster of St Mary-the-Virgin, Reading, Berkshire	Post Medieval
M340	MRM16392	MRM16392	Findspot	N/A	Medieval pottery sherds - Vicarage Site, St Mary's Church, Reading, Berkshire	Medieval
M341	MRM16403	MRM16403	Monument	N/A	Remains of street tramway - Duke Street, Reading, Berkshire	Modern
M342	MRM16437	MRM16437	Monument	N/A	Rear boundary wall at 9 Castle Street, Reading, Berkshire	Post Medieval
M343	MRM16503	MRM16503	Monument	N/A	Medieval activity at rear of 10-11 Gun Street, Reading, Berkshire	Medieval to post-medieval
M344	MRM16504	MRM16504	Monument	N/A	Post -medieval features and finds at rear of 10-11 Gun Street, Reading, Berkshire	Post Medieval to Modern
M345	MRM16505	MRM16505	Monument	N/A	Medieval features at 56-56 St Mary's Butts, Reading, Berkshire	Medieval
M346	MRM16508	MRM16508	Monument	N/A	First World War memorial - Forbury, Reading, Berkshire	Modern
M347	MRM16509	MRM16509	Monument	N/A	Maiwand Memorial, Forbury Gardens, Reading, Berkshire	Post Medieval
M348	MRM16548	MRM16548	Burials	N/A	Grave at Greyfriars, Friar Street, Reading,	Undated

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Berkshire	
M349	MRM16549	MRM16549	Findspot	N/A	Medieval pottery sherds and tile at Greyfriars, Friar Street, Reading, Berkshire	Medieval
M350	MRM16550	MRM16550	Findspot	N/A	Post-medieval activity at Greyfriars, Friar Street, Reading, Berkshire	Post Medieval
M351	MRM16558	MRM16558	Monument	N/A	Medieval/early post-medieval feature - Station Hill, Reading, Berkshire	Medieval to post-medieval
M352	MRM16665	MRM16665	Locally Listed Building	N/A	Jackson's Department Store, 1-6 King's Road, Reading, Berkshire	Post Medieval to Modern
M353	MRM16715	MRM16715	Monument	N/A	Caversham Road Underbridge, Reading, Berkshire	Post Medieval
M354	MRM16767	MRM16767	Monument	N/A	Prehistoric Land Surface and Palaeochannel (the Plummery Ditch) at Energis House, Forbury Road, Reading	Lower Palaeolithic to post-medieval
M355	MRM16784	MRM16784	Findspot	N/A	Medieval deposits and artefacts - Friar Street, Reading, Berkshire	Medieval
M356	MRM17527	MRM17527	Locally Listed Building	N/A	1 Castle Street, Reading, Berkshire	Post Medieval to Modern
M357	MRM17565	MRM17565	Monument	N/A	Earlier post-medieval and possible medieval deposits at rear of 7-9 Gun Street, Reading,	Medieval to post-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Grade	Description	Period
					Berkshire	
M358	MRM17581	MRM17581	Monument	N/A	Possible Medieval activity at land at Greyfriars Church, Reading, Berkshire	Medieval
M359	MRM17606	MRM17606	Monument	N/A	Former Ticket Office and Parcel Depot - Reading Station, Reading, Berkshire	Post Medieval to Modern
M360	MRM17607	MRM17607	Monument	N/A	Former western wing of station buildings - Reading Station, Reading, Berkshire	Post Medieval to Modern
M361	MRM17664	MRM17664	Monument	N/A	17-27 Station Road, Reading - site of Baroque Art Nouveau and Flemish style office building	Modern
M362	MRM18222	MRM18222	Monument	N/A	The Back Brook (Oracle Site 101) – Medieval activity	Medieval
M363	MRM18223	MRM18223	Monument	N/A	The Back Brook (Oracle Site 101) – Post-medieval activity	Post Medieval
M364	MRM18235	MRM18235	Monument	N/A	Undated linear feature at Station Hill, Reading, Berkshire	Undated
M365	MRM18276	MRM18276	Locally Listed Building	N/A	39 Friar Street, Reading, Berkshire	Post Medieval to Modern
M366	MRM18332	MRM18332	Monument	N/A	Site of former late 19th century building – 2 and 2B, Kings Road, Reading	Post Medieval to Modern
M367	MRM18335	MRM18335	Locally Listed Building	N/A	31 Castle Street, Reading, Berkshire	Post Medieval to Modern

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C. Gazetteer of Previous Archaeological Studies & Investigations

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
E1	ERD101		Evaluation	Forbury House, Reading, Berkshire	Medieval to post-medieval
E2	ERD103	CSR99/24	Evaluation and Excavation	31-37 Castle Street, Reading	Mesolithic to post-medieval
E3	ERD110	H2208_01	Desk Based Assessment	The Lion Public House, Great Knollys Street, Reading	N/A
E4	ERD116		Building Survey	Boars Head, 25 Friars Street, Reading	Medieval
E5	ERD119	ASR01ex	Excavation	Abbey Square, Reading	Medieval
E6	ERD138		Desk Based Assessment, Building Survey and Evaluation	123-125 Oxford Road, Tilehurst	Post-medieval
E7	ERD152	RFS98/71	Evaluation	Rear of 1 Friar Street, Reading, Berkshire	Medieval to post-medieval
E8	ERD153	RFS98/71	Excavation	Rear of 1 Friar Street, Reading, Berkshire	Medieval to post-medieval
E9	ERD156		Excavation	7-8 Market Way, Broad Street, Reading	Early-medieval to post-medieval
E10	ERD157		Desk Based Assessment	Forbury House, The Forbury, Reading, Berkshire	N/A
E11	ERD162		Desk Based Assessment	Land to the Rear of 31-37 Castle Street, Reading	N/A
E12	ERD164		Excavation	90-93 Broad Street, Reading	Early-medieval to post-medieval
E13	ERD166		Building Survey	Simmonds Street Culvert, Reading	Post-medieval
E14	ERD21	BRR98/80	Evaluation	Brigham Road, Reading, Berkshire	No Archaeology
E15	ERD27	REFMS97	Excavation	172 Friar Street, Reading	Medieval to post-medieval
E16	ERD33		Evaluation	99 - 105 Friar	Medieval to

Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
				Street, Reading. Berkshire	post-medieval
E17	ERD34	FSR95	Excavation	99 -105 Friar Street, Reading, Berkshire	Medieval to post-medieval
E18	ERD37	W176	Evaluation	Assize Courts	Medieval
F19	ERD38	W256	Evaluation	Old Shire Hall, Reading	Post-medieval
E20	ERD44	W60	Evaluation	The Library Site, Kings Road	Medieval
E21	ERD45	W140	Evaluation	27 Kings Road, Reading	Roman to medieval
E22	ERD46	Site code W135	Evaluation	Bridge Street East, Reading	Medieval
E23	ERD47	Site code W158	Excavation	Bridge Street East, Reading	Early-medieval to post-medieval
E24	ERD48	W122	Building Survey	Holy Brook Culvert	Post-medieval
E25	ERD49	W122	Watching Brief	Bridge Street West, Reading	Medieval
E26	ERD50	W152	Excavation and Watching Brief	Reading Waterfront - Fobney Street, Reading	Medieval to post-medieval
E27	ERD55	RFS96	Evaluation	Bear Wharf I, Reading	Medieval to post-medieval
E28	ERD59	CSR99/24	Evaluation	Land rear 31-37 Castle Street, Reading	Medieval to post-medieval
E29	ERD61		Building Survey and Evaluation	St. Pauls Church, York Road, Reading	Post-medieval
E30	ERD63		Building Survey	2-4 London Street, Reading, Berkshire	Post-medieval
E31	ERD66		Desk Based Assessment	29-35 Station Road, Reading	N/A
E32	ERD71		Desk Based Assessment	Abbey Mill House & Forbury Vaults, Reading, Berkshire	N/A
E33	ERD73	192	Evaluation	Land off Abbey Square - 26 The Forbury	Post-medieval
E34	ERD76	CSR99/24	Excavation	Land rear 31-37 Castle Street	Early-medieval to

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
					post-medieval
E35	ERD78		Watching Brief	7/8 Broad Street (Market Way), Reading, Berkshire	Medieval to post-medieval
E36	ERD83	FRH 01	Watching Brief	Forbury House, Forbury Square, Reading	Roman to post-medieval
E37	ERD84	REORM 98	Excavation	St Giles' Mill	Medieval to post-medieval
E38	ERD86		Evaluation	The Oracle Site	Medieval to post-medieval
E39	ERD89		Evaluation	The Oracle Site	Medieval to post-medieval
E40	ERD90		Evaluation	Oracle Site, Yield Hall Car Park	Medieval to post-medieval
E41	ERD92		Desk Based Assessment	Market Way, Broad Street, Reading	N/A
E42	ERD94	REBS01	Evaluation	90-93 Broad Street, Reading	Medieval to post-medieval
E43	ERD95	ACS 01/33	Watching Brief	Almshouses, Castle Street, Reading	No Archaeology
E44	ERD96	RBES01	Building Survey	The Former Boots Building, Broad Street, Reading	Post-medieval
E45	ERD99		Watching Brief	Tudor Road, Reading, Berkshire	No Archaeology
E46	ERM1025	REVMAR07	Watching Brief	Replacement of Drainage Channel Minster of St Mary-the Virgin, Reading, Berkshire	Post-medieval
E47	ERM1041	REMINM 06	Watching Brief	Minster of St Mary-the Virgin, Reading, Berkshire	Post-medieval
E48	ERM1058	25FS99/88-2	Desk Based Assessment	25-26a Friar Street, Reading, Berkshire	N/A
E49	ERM1065	GSR96	Watching Brief	15 Gun Street, Reading, Berkshire	Post-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
E50	ERM1072	SMB09	Desk Based Assessment	Garages to the Rear of 55-56 St Mary's Butts, Reading, Berkshire	N/A
E51	ERM1112	MBR 78	Evaluation	The Vicarage Site, St Mary's Butts, Reading	Medieval to post-medieval
E52	ERM1134		Desk Based Assessment	Royal Mail Sorting Office, Caversham Road, Reading, Berkshire	N/A
E53	ERM1135	SMB10	Evaluation	55-56 St Mary's Butts, Reading, Berkshire	Medieval
E54	ERM1173	GSR09/72	Evaluation	Rear of 10-11 Gun Street, Reading, Berkshire	Medieval to post-medieval
E55	ERM1224	SMB10/110	Watching Brief	Water Pressure Manager, St Mary's Butts, Reading, Berkshire	No Archaeology
E56	ERM1237		Excavation	Excavation at Reading Abbey - Abbey Mill	Medieval to post-medieval
E57	ERM1238		Excavation	Excavation at Reading Abbey - Cloister Area	Medieval to post-medieval
E58	ERM1239		Excavation	Excavation at Reading Abbey - Refectory Wall	Medieval
E59	ERM1241		Excavation	Site of Reading Abbey Stables	Medieval
E60	ERM1242		Excavation	Reading Abbey 1979	Medieval to post-medieval
E61	ERM1243	W12	Excavation	Excavations at Reading Abbey 1981	Medieval
E62	ERM1244		Excavation and Watching Brief	Excavations at Reading Abbey 1985-86	Medieval
E63	ERM1246	ARR10	Watching Brief	New Fencing at Reading Abbey Ruins, Reading, Berkshire	No Archaeology

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
E64	ERM1267	RGFS10	Evaluation and Excavation	The Greyfriars Day Nursery, 64 Friar Street, Reading	Medieval to post-medieval
E65	ERM1291		Desk Based Assessment	Plaza West, Bridge Street, Reading	N/A
E66	ERM1299		Desk Based Assessment	Forbury Gardens and Abbey Ruins, Reading	N/A
E67	ERM1320	SHR09	Evaluation	Station Hill and Friars Walk, Friar Street, Reading, Berkshire	Post-medieval
E68	ERM1322	2587	Desk Based Assessment	Greyfriars Church, Friar Street, Reading, Berkshire	N/A
E69	ERM1325		Desk Based Assessment	Land at Station Hill and Friars Walk, Reading	N/A
E70	ERM1350	85520.01	Desk Based Assessment	Bridewell House and Samuel House, Friar Street, Reading	N/A
E71	ERM1377	R11302	Desk Based Assessment	Energis House, Reading Central, Fordbury Road, Reading	N/A
E72	ERM1397		Desk Based Assessment	Market Place/London Street Conservation Area Appraisal	N/A
E73	ERM1401	TRR11	Evaluation	Land at 5-21 Tudor Road, Reading, Berkshire	Post-medieval
E74	ERM1434		Geoarchaeological Survey	Geoarchaeological Borehole Investigations, Energis House, Reading	Post-medieval
E75	ERM1449	FSR13/42	Watching Brief	Friar Street road repair, Reading, Berkshire	Post-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
E76	ERM1511	RAG13	Evaluation	Reading Abbey Gate, Reading, Berkshire	No Archaeology
E77	ERM1552	298/13	Geoarchaeological Survey	Thames Pedestrian/Cycle Bridge, Reading, Berkshire	No Archaeology
E78	ERM1566	AHR13/214	Evaluation	Aldwych House, Blagrove Street, Reading, Berkshire	Modern
E79	ERM1567		Excavation and Watching Brief	The Oracle Shopping Centre site	Medieval to post-medieval
E80	ERM1630	GSR10/06	Excavation	Rear of 7-9 Gun Street, Reading, Berkshire	Post-medieval
E81	ERM1632	AHR13/214	Watching Brief	Aldwych House, Blagrove Street, Reading, Berkshire	No Archaeology
E82	ERM1648	GFS12	Evaluation	Land at Greyfriars Church, Friar Street, Reading, Berkshire	Medieval to Modern
E83	ERM1703	644	Desk Based Assessment	Reading Station Southern Entrance, Borough of Reading	N/A
E84	ERM1704	207145-20	Desk Based Assessment	Reading Station Area Re-development	N/A
E85	ERM1723	77920.01	Building Survey	Reading Station Area Redevelopment, Reading, Berkshire	Post-medieval
E86	ERM1724	76394.02	Building Survey	Reading Station Area Redevelopment Reading, Berkshire - Western Wing of Station Buildings	Post-medieval
E87	ERM1732	SD/15712	Desk Based Assessment	Thames Pedestrian/Cycle Bridge, Reading,	N/A

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
				Berkshire	
E88	ERM1742	CA Report 15204	Desk Based Assessment	116-117 Broad Street Reading, Berkshire	N/A
E89	ERM1758	ORS14/157	Evaluation	Proposed Primary School, Hodsoil Road, Reading, Berkshire	No Archaeology
E90	ERM1801		Desk Based Assessment	29-35 Station Road, Reading, Berkshire	N/A
E91	ERM1807	15810	Desk Based Assessment	Primark Reading Friar Street Reading	N/A
E92	ERM1844	FGR15/75	Watching Brief	New Statue Base, Forbury Gardens, Abbot's Walk, Reading, Berkshire	Medieval
E93	ERM1859		Building Survey	Archaeological Survey on the Ruins of Reading Abbey	Medieval
E94	ERM1866		Geophysical Survey	Forbury Gardens, Reading	N/A
E95	ERM1890	RCC14/225	Desk Based Assessment	Reading Civic Centre, Reading	N/A
E96	ERM1942	22479	Desk Based Assessment	Archaeological Desk-Based Assessment 52-55 Friar Street & 12 Greyfriars Road, Reading	N/A
E97	ERM1955	SHR15	Evaluation and Watching Brief	Station Hill and Friars Walk (Plots B & D), Friar Street, Reading	Post-medieval
E98	ERM2002	2238	Desk Based Assessment	Heritage Statement Jacksons Corner 1-9 Kings Road	N/A
E99	ERM2012	AC485A	Desk Based Assessment	Archaeological Desk-based Assessment Weldale Street Reading	N/A

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
E100	ERM2035		Evaluation	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire	Post-medieval
E101	ERM2137		Geoarchaeological Survey	Extending Histories: from Medieval Mottes to Prehistoric Round Mounds. Forbury Mound, Reading, Berkshire.	No Archaeology
E102	ERM2167	CA:770185	Watching Brief	St Laurence's Churchyard, The Forbury, Reading - Archaeological Watching Brief	Medieval to post-medieval
E103	ERM226		Desk Based Assessment	29-35 Station Road, Reading	N/A
E104	ERM228	FGR 03/118	Watching Brief	Forbury Gardens and Abbey Ruins, Reading, Berkshire	No Archaeology
E105	ERM232	BR-ABB02	Evaluation	Abbey Mill House and Forbury Vaults, Abbey Square, Reading	Modern
E106	ERM249		Evaluation	Vastern Road, Reading	Post-medieval
E107	ERM279	Site code URC94	Watching Brief	The United Reform Chapel, Broad Street, Reading	Post-medieval
E108	ERM282	Site code: ASR04	Watching Brief	Abbey Square, Land to rear of 26 The Forbury, Reading	No Archaeology
E109	ERM283	W4022	Evaluation and Watching Brief	21-23 Valpy Street, Reading, Berkshire	Post-medieval
E110	ERM284		Desk Based Assessment	21-23 Valpy Street, Reading, Berkshire	N/A
E111	ERM285	Site code: GSR04/95	Evaluation	Land to the rear of 1/2 and 3 Gun Street, Reading, Berkshire	Post-medieval

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
E112	ERM331	GSR03/115	Evaluation	Rear of 7-9 Gun Street Reading, Berkshire	Medieval to post-medieval
E113	ERM333	51178.1	Desk Based Assessment	Chatham Street, Reading	N/A
E114	ERM383	HCR04/81	Building Survey and Watching Brief	Holy Brook Culvert, Bridge Street, Reading, Berkshire	Post-medieval
E115	ERM400		Watching Brief	Forbury Gardens, Reading	No Archaeology
E116	ERM412		Watching Brief	Forbury Gardens Restoration Project, Reading, Berkshire	Medieval to post-medieval
E117	ERM426	CSR05	Evaluation	41 Castle Street, Reading, Berkshire	Medieval to post-medieval
E118	ERM449	GFR94	Desk Based Assessment and Evaluation	5 Greyfriars Road, Reading, Berkshire	Post-medieval
E119	ERM483		Evaluation and Excavation	25-26 Friar Street, Reading, Berkshire	Medieval to post-medieval
E120	ERM484		Desk Based Assessment	25-26 Friar Street and Shoemiths Court, Reading, Berkshire	N/A
E121	ERM493	W181	Evaluation and Excavation	Forbury Roundabout, Reading	Medieval to post-medieval
E122	ERM494	W236	Watching Brief	Forbury Road, Reading	Post-medieval
E123	ERM500	306	Desk Based Assessment	Land at Station Hill, Reading	N/A
E124	ERM509	62060.01	Watching Brief	St Laurence's Church Yard, The Forbury, Reading, Berkshire	Post-medieval
E125	ERM511	60180.02	Evaluation	Chatham Street, Reading, Berkshire	No Archaeology
E126	ERM541		Excavation	Shoemiths Court, Reading, Berkshire - Area 9	Medieval to post-medieval
E127	ERM575	SMC95/70	Watching Brief	St Mary the Virgin	Modern

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Waterman ID	Reference	Preferred Ref./ Legacy ID	Type	Description	Period
				Church, Reading, Berkshire	
E128	ERM623		Desk Based Assessment	173-175 Friar Street, Reading, Berkshire	N/A
E129	ERM643	VFR 06/82	Watching Brief	The Vicarage, 64 Friar Street, Reading, Berkshire	No Archaeology
E130	ERM650	REMSM 06	Watching Brief	Minster of St Mary the Virgin, Reading, Berkshire	Post-medieval
E131	ERM715		Desk Based Assessment	5-21 Tudor Road, Reading, Berkshire	N/A
E132	ERM724	BR-ABB02	Building Survey	Abbey Mill House and Forbury Vaults - Condition Survey on Reading Abbey Mill Arch	Medieval
E133	ERM729		Watching Brief	Abbey Mill House and Forbury Vault, Abbey Square, Reading	Undated
E134	ERM754		Desk Based Assessment	Reading Civic Headquarters and Hosier Street Masterplan	N/A
E135	ERM760		Watching Brief	Duke Street, Reading	Medieval
E136	ERM813	RTR07/168	Watching Brief	Tree Planting, Churchyards of St Mary's and St Laurence's, Reading, Berkshire	Post-medieval
E137	ERM816		Building Survey	The Coopers Arms Complex	Medieval to post-medieval
E138	ERM826	RECIHD 08	Evaluation	Reading Civic Headquarters and Hosier Street Masterplan	Medieval to post-medieval
E139	ERM831	REFMS 97	Evaluation	172 Friar Street, Reading	Medieval

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E140	ERM866	ASC/M/RBS00/2	Desk Based Assessment	90-93 Broad Street, Reading, Berkshire	N/A
E141	ERM869		Desk Based Assessment	Aldwych House, Blagrove Street, Reading, Berkshire	N/A
E142	ERM871	Ref: 67900.01	Evaluation and Watching Brief	Former NCP Car Park, Forbury Road, Reading, Berkshire	No Archaeology
E143	ERM922	FCT 09/05	Watching Brief	New Power Cable Trench, The Forbury and Abbey Street, Reading, Berkshire	No Archaeology
E144	ERM930	BR-ABB02	Watching Brief	Abbey Mill House and Forbury Vaults	No Archaeology
E145	ERM972	W632	Watching Brief	Reading Assize Courts, Berkshire	Medieval

D. Legislation, Policy & Guidance

Legislation, Policy & Guidance	Document	Section/Policy
Legislation	Ancient Monuments and Archaeological Areas Act 1979	Under the Ancient Monuments and Archaeological Areas Act 1979, the Secretary of State (Department of Culture, Media and Sport (DCMS)) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the DCMS, as advised by Historic England, is required for certain works affecting Scheduled Monuments.
National Planning Policy	Ministry of Housing, Communities & Local Government, National Planning Policy Framework, 2018	Section 16 of the National Planning Policy Framework (NPPF) sets out the Core Planning Principles of which 'Conserving and Enhancing the Historic Environment' is one. NPPF determines that heritage assets should be afforded proportionate weight to their significance when determining acceptable impacts on the asset or its setting. Developments affecting heritage assets are required to submit a statement describing the significance and any contribution of the assets setting. Any impact on a heritage asset should be weighed against public benefits of the proposal.
Local Plan (Policy)	Reading Borough Council, Local Plan Adopted November 2019	EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT <i>'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:</i> <i>• Listed Buildings;</i> <i>• Conservation Areas;</i> <i>• Scheduled Monuments;</i> <i>• Historic parks and gardens; and</i> <i>• Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.</i> <i>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.</i> <i>Applications which affect, or have the potential to affect, the</i>

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Legislation , Policy & Guidance	Document	Section/Policy
		<i>significant features of heritage assets should be justified by a Heritage Statement.</i> <i>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.</i> <i>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.'</i> EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE <i>'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.</i> <i>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.</i> <i>Development proposals which will have an adverse effect on scheduled monuments and other nationally important archaeological remains and their settings will not be allowed.'</i> EN3: ENHANCEMENT OF CONSERVATION AREAS <i>'The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include:</i> <i>• Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture;</i> <i>• Restoring original building features;</i> <i>• Removing inappropriate additions or alterations to buildings;</i> <i>• Protecting and encouraging the maintenance of green</i>

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Legislation , Policy & Guidance	Document	Section/Policy
		spaces and important trees, particularly where they are intrinsic to the history and character of the area; • Improving signage and street furniture; • Restoring or re-establishing appropriate paving, railings or walls; • Sympathetic landscaping and planting; • Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area; • Signage that reveals and promotes the Conservation Area and its boundaries; • Interpretation panels to inform the public of the area's historical significance. Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development.' 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.' 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. The following views merit special protection: 1. View from McIlroy Park towards Chazey Barn Farm, the

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Legislation , Policy & Guidance	Document	Section/Policy
		<i>Thames Meadow and the Chilterns escarpment</i> <i>2. View northwards down Southampton St from Whitley St towards St Giles Church, St Mary's Church and Greyfriars Church</i> <i>3. View upstream from Caversham Bridge</i> <i>4. View northwards down Russell St towards the Church of the Holy Trinity</i> <i>5. View over Alexandra Road Conservation Area toward the Chilterns escarpment</i> <i>6. View southwards down St Annes Rd towards Downshire Square</i> <i>7. View of St Annes Church Tower from the west</i> <i>8. View towards Caversham Park House from the A329(M), railway and surrounding streets</i> <i>9. View southwards along tree-lined Coley Avenue'</i> EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT <i>'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:</i> <i>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);</i> <i>b. Sensitivity to historic context;</i> <i>c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);</i> <i>d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.'</i>
Local Plan (Policy)	Reading Station Area Framework, December 2010, Chapter 12	This document indicates the area's '<i>historic landmarks provide the opportunity to build a distinctive character for the area, and create attractive public spaces, framed by good architecture and high quality design.</i>'

Legislation , Policy & Guidance	Document	Section/Policy
		<i>‘12.4 Policy on dealing with historic assets is contained in PPS5 and in Core Strategy policy CS33. Useful guidance on designing new development in historically sensitive contexts can be obtained from the English Heritage and CABE publication ‘Building in Context’.</i> <i>12.5 The Station Area is also part of an ‘area of archaeological potential’, where it is known that there is likely to be archaeological interest. Where an application is likely to affect an area of archaeological potential, an archaeological assessment and/or evaluation (as appropriate) should be carried out prior to submission.’</i>
Guidance	English Heritage (now Historic England), 2015. Conservation Principles, Policies and Guidance for the sustainable Management of the Historic Environment	English Heritage (now Historic England) sets out a logical approach to making decisions and offering guidance about all aspects of England’s historic environment.
Guidance	Historic England, 2017. Historic Environment Good Practice Advice in Planning Note 3 (2 nd edition) (GPA 3) – The Setting of Heritage Assets	The documents sets out guidance against the backdrop of NPPF and Planning Practice Guidance (PPG) on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes.
Guidance	Historic England, 2015. Historic Environment Good Practice Advice in Planning Note 2 (GPA 2) – Managing Significance in Decision-Taking	The document provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing policy outlined in NPPF and PPG including; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Guidance (Regional Research Framework)	Solent Thames Research Framework, 2014	This document details the wider archaeological research framework agendas for the Solent-Thames sub-region, including Berkshire.

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E. Site Walkover Survey Photograph Register

Plate 3: View of Greyfriars Church [H34] from The Mitre Inn [H27] looking north-east towards the Site



Source: Waterman Infrastructure & Environment Ltd.

Plate 4: View from the Queen Victoria Jubilee Statue [H2] and Town Council Chamber [H16] looking west



Source: Waterman Infrastructure & Environment Ltd.

Plate 5: Forbury Street looking west towards Thames Tower and the Site



Source: Waterman Infrastructure & Environment Ltd.

Plate 6: View from Great Western House [H13] along Garrard Street looking west towards Site



Source: Waterman Infrastructure & Environment Ltd.

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Plate 7: 'The Milk Bar' building looking north west along Merchants Place



Source: Waterman Infrastructure & Environment Ltd.

Plate 8: North of Site from Reading Railway Station [H31] looking south



Source: Waterman Infrastructure & Environment Ltd.

Plate 9: View of 'The Greyfriars' looking south from the north-west of the Site



Source: Waterman Infrastructure & Environment Ltd.

Plate 10: View of 'The Gateway' looking south-west from the Site (Xafinity House)



Source: Waterman Infrastructure & Environment Ltd.

Plate 11: NCP car park upper level looking north-east



Source: *Waterman Infrastructure & Environment Ltd.*

Plate 12: NCP car park upper level looking north-east



Source: *Waterman Infrastructure & Environment Ltd.*

Plate 13: NCP car park upper level looking south



Source: Waterman Infrastructure & Environment Ltd.

UK and Ireland Office Locations

