

43 London Street, Reading
Archaeological Desk-Based Assessment
May 2019

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Report

Archaeological Desk-Based Assessment

Site

43 London Street, Reading

Client

Kevin Soobadoo

Date

May 2019

Planning Authority

Reading Borough Council

Site Centred At

SU 71870 73177

Prepared By

Rob Bourn BA MA MCIfA

Approved By

Rob Smith MCIfA

Report Status

Final

Orion Ref

PN2234/1

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Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This archaeological desk-based assessment considers land at East Street, Reading. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

A review of the available evidence for the study site, encompassing a review of the HER, documentary research and historic mapping, has shown that the study site has some potential for remains of Medieval and Post-Medieval back plot activity, such as ditches and pits, as well as more limited potential for remains relating to the Civil War defences. Any remains which survive are likely to be of no more than local interest, and none are likely to be present which would warrant preservation in situ, or which would preclude development.

Development of the study site would result in the removal of any buried archaeological remains present within it. However, it is clear from the available evidence that any remains likely to be present within the study site would not be of such significance as to preclude development. Furthermore, development of the study site during the Victorian period and the 20th century will have removed much of any remains which may have been present.

It is recognised that the presence of buried remains of some archaeological interest cannot be discounted. However, it is clear that their loss could be mitigated via the normal mechanisms afforded by the planning process, where suitable steps are taken to determine the nature and significance of any remains present, and mitigate any impacts as appropriate.

1.0 Introduction

- 1.1** This archaeological desk-based assessment considers land 43 London Street, Reading. It has been prepared for Mr Kevin Soobadoo in support of a planning application. The site is located at grid reference SU 71870 73177. The site is hereafter referred to as the study site.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.
- 1.3** The assessment enables relevant parties to assess the significance of archaeological assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.4** The study area used in this assessment is a 250m radius from the centre of the study site (Figs. 2, 3 and 4).

Topography and Geology

- 1.5** The solid geology of the site comprises Chalk of the Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated). No superficial geology is recorded by the British Geological Society's online geology viewer.
- 1.6** Topographically, the study site occupies a slight north-facing slope, with ground level at approximately 42m aOD.

2.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 2.1** The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 2.2** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.3** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.4** Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.5** Paragraph 197 states that the effect of on the significance of a non-designated heritage asset should be taken into account in determining planning applications. It also outlines that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.6** *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7** *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

“Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”

Local Planning Policy

2.12 The proposed development is within the Reading Borough Council (RBC) Local Planning Authority area. Local Plan policy is currently provided by the adopted 2008 Core Strategy (updated 2015) and the Sites and Detailed Policies Document, which was adopted in 2012 and updated in 2015. RBC has only one heritage-specific policy in its current Local Plan:

Policy CS33: Protection and Enhancement of the Historic Environment

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

- *Listed Buildings;*
- *Conservation Areas;*
- *Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.

2.13 RBC is in the process of developing a New Local Plan, which is currently at the examination stage. The submission draft Reading Borough Local Plan has the following archaeology related policies:

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

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

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

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

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

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

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

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

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

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

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

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.14

The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

3.0 Archaeological and Historical Background

3.1 The locations of sites mentioned in the text are shown on Figures 2, 3 and 4. The heritage assets under consideration have been identified by means of a review of the following resources:

- Historic Environment Record (HER) Data held by Berkshire Archaeology;
- The National Heritage List for England (NHLE) held by Historic England;
- Historic England Archive;
- Pastscape; and
- Local studies and record office research.

3.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance. Chapter 4 will assess the nature of any effects to those heritage assets by the proposed development.

Non-Designated Buried Archaeological Remains

Prehistoric

3.3 No evidence of Prehistoric remains is recorded by the HER as being present within the study site, nor the immediately surrounding area. In the wider area, to the south of the River Kennet a single residual flint flake is recorded from a post-medieval feature during an archaeological evaluation of land 150m to the south of the study site (MRM16181).

3.4 Some Prehistoric features are also recorded at the site of Abbey Wharf and Crane Wharf, discovered during a series of archaeological investigations there (150m north of the study site, MRD15595).

3.5 However, archaeological investigations undertaken within 50m of the study site to the south at 24 to 26 East Street, and to the east at Livery Close, found no evidence of Prehistoric remains or activity.

3.6 Based on the available evidence it is therefore concluded that the study site has a low potential for archaeological remains of interest from this period.

Roman

3.7 There is no evidence of Roman archaeological assets within the study site, however a Roman quern stone was recovered from the garden of the Queen's Hotel, approximately 15m to the north east of the study site (MRD11310).

3.8 Further afield, Roman pottery has been recovered by dredging from the River Kennet, approximately 120m to the northwest of the study site (MRD11261), and Roman remains are also recorded at Abbey Wharf, 150m north of the study site (MRD15594). However no remains of Roman activity were identified in the two archaeological investigations undertaken close to the study site.

3.9 Based on the available evidence it is concluded that the study site has a low potential for archaeological remains of interest from this period.

Saxon

3.10 There is no recorded archaeological evidence of Saxon date within the study site.

3.11 The HER records the Saxon core of Reading approximately 270m to the northeast of the study site at the nearest point (MRD15634), although some Saxon finds have been recovered from dredging of the River Kennet (MRD11339) and some remnants of Saxon activity are noted in the archaeological investigations at Abbey Wharf, 150m to the north of the study site (MRD15595).

3.12 However no remains of Saxon activity were identified in the two archaeological investigations undertaken close to the study site.

3.13 On this basis it is therefore concluded that the study site has a low potential for archaeological remains of interest from this period.

Medieval

3.14 No Medieval evidence is recorded in the HER for the study site itself, however a number of features of interest are noted in the vicinity.

3.15 Archaeological evaluation works undertaken to the south of the study site, at 24-26 East Street, found evidence of Medieval ditches (MRD15903). This is consistent with other findings in the wider area, as London Street has Medieval origins, with some findings dating to the 11th and 12th centuries (MRM16751). The study site is not situated close to the Medieval street frontage, which can be seen from subsequent mapping (see for example figures 5 through 8), however there is potential for back plot activity from this period which may be of some interest.

3.16 Given the proximity of these findings to the study site it is possible that some associated remains may be present within the study site.

Post-Medieval/Modern

3.17 The HER does not record any Post-Medieval remains within the study site. The earliest mapping that shows the site is very stylised (1522 Amyce Survey & 1611 Speed Map of Reading) but indicates that the study site was occupied by houses that fronted London Street (Figs. 5 & 6).

3.18 The 1642 plan of Reading's Civil Defences shows that the site was inside of the defences (Fig. 7). No detail is shown of the site on this map. An archaeological watching brief of land at 24-26 East Street, to the east of the study site, found evidence of substantial Post-Medieval ditches, and it has been suggested that these may have formed part of the Civil War defences (ERM577).

3.19 The 1721 Plan of Crown Fields (1721) labelled the site as being within Gardens but showed no details of the site itself (Fig. 8).

3.20 Rocques' map of Reading (1781) depicts the street frontage of the site being occupied by buildings with an area of market garden to the rear (Fig. 9). A plan of Reading dated 1798, shows the London Street frontage as being occupied by buildings but does not show any details of the rear part of the plot. However, the area immediately to the east had become Boulton's Wharf (Fig. 10). Tomkins Map of Reading (1802) shows buildings on the London Street frontage with burgage plots to the rear (Fig. 11). A plan of Reading in 1813, an 1829 plan of the Kennett and wharfs and an 1840 plan of the town, shows essentially the same as the 1802 map but with less detail (Figs. 12, 13 & 14).

3.21 The 1879 Ordnance Survey (OS) map provides the first detailed view of the study site. This shows the study site occupied by a number of buildings toward the London Street frontage with a garden area to the rear (Fig. 15). The site remained essentially unchanged until the 1962/72 OS map was published (Figs 16-20), following which the buildings that do not front London Street were demolished in the 1970s (Fig. 21). The site is first shown in its current layout on the 1993 OS map (Fig. 22).

3.22 It is clear from evidence of this period that the study site has been subject to several stages of development. Nonetheless, there is some potential for fragmentary remains relating to the property fronting London Street toward the western end of the site and possibly related to the Civil War defences to the rear (east).

- 3.23** A review of the available evidence for the study site, encompassing a review of the HER, documentary research and historic mapping, has shown that the study site has some potential for remains of Medieval and Post-Medieval street frontage and back plot activity, such as ditches and pits, as well as more limited potential for remains relating to the Civil War defences. Any remains which may survive are likely to be of no more than local interest, and none are likely to be present which would warrant preservation in situ, or which would preclude development.

4.0 Proposed Development and Predicted Impact on Heritage Assets

The Proposed Development

- 4.1** The proposed development comprises the conversion and extension of 43 London Street to provide 3 residential units including an additional storey and a setback floor. Redevelopment of 43A London Street to provide 6 residential units, together with communal cycle and bin stores, in 3-4 storey building. Construction of new building at rear of site to provide 12 residential units in 3-5 storey building and landscaped square with disabled parking bays (Fig. 23 – Ground Floor Plan).

Potential Archaeological Impacts

- 4.2** Development of the study site would result in the removal of any buried archaeological remains present within it. However, it is clear from the available evidence that any remains likely to be present within the study site would not be of such significance as to preclude development. Furthermore, development of the study site during the Victorian period and the 20th century will have removed much of any remains which may have been present.
- 4.3** However it is recognised that the presence of buried remains of some archaeological interest cannot be discounted, although it is clear that their loss could be mitigated via the normal mechanisms afforded by the planning process, where suitable steps are taken to determine the nature and significance of any remains present, and mitigate any impacts as appropriate.

5.0 Summary and Conclusions

- 5.1** This archaeological desk-based assessment considers land at East Street, Reading.
- 5.2** A review of the available evidence for the study site, encompassing a review of the HER, documentary research and historic mapping, has shown that the study site has some potential for remains of Medieval and Post-Medieval back plot activity, such as ditches and pits, as well as more limited potential for remains relating to the Civil War defences. Any remains which may survive, are likely to be of no more than local interest, and none are likely to be present which would warrant preservation in situ, or which would preclude development.
- 5.3** Development of the study site would result in the removal of any buried archaeological remains present within it. However, it is clear from the available evidence that any remains likely to be present within the study site would not be of such significance as to preclude development. Furthermore, development of the study site during the Victorian period and the 20th century will have removed much of any remains which may have been present.
- 5.4** However it is recognised that the presence of buried remains of some archaeological interest cannot be discounted, although it is clear that their loss could be mitigated via the normal mechanisms afforded by the planning process, where suitable steps are taken to determine the nature and significance of any remains present, and mitigate any impacts as appropriate.

Sources

General

Berkshire Historic Environment Record
 Berkshire Record Office
 British Library
 Historic England Archive
 National Heritage List for England (NHLE)
 Reading Local Studies Library
 The National Archives

Cartographic

1761	John Rocque's Map of Berkshire
1770	A Plan of the Crown Lands in the Parish of Reading
1848	Parish of St Lawrence Tithe Map
1861	Plan of Reading
1879	Ordnance Survey 1:2,500 Map
1899	Ordnance Survey 1:2,500 Map
1912	Ordnance Survey 1:2,500 Map
1931 - 1934	Ordnance Survey 1:2,500 Map
1957 - 1958	Ordnance Survey 1:2,500 Map
1957 - 1989	Ordnance Survey 1:2,500 Map
1958	Ordnance Survey 1:2,500 Map
1959	Ordnance Survey 1:2,500 Map
1966 - 1974	Ordnance Survey 1:2,500 Map
1980 - 1989	Ordnance Survey 1:2,500 Map
1983 - 1992	Ordnance Survey 1:2,500 Map
1986	Ordnance Survey 1:2,500 Map
1993	Ordnance Survey 1:2,500 Map
1996	Ordnance Survey 1:2,500 Map

Websites

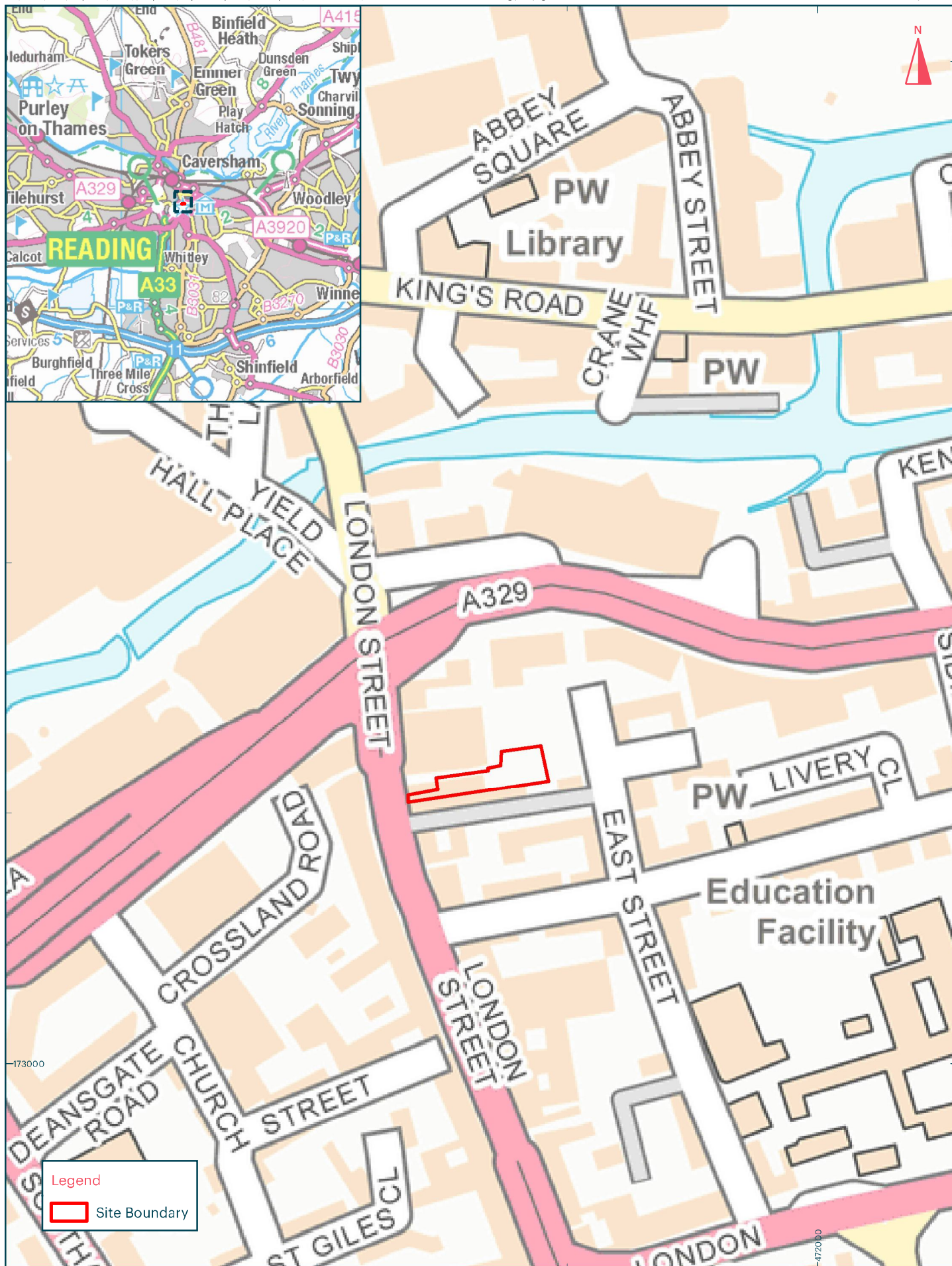
Archaeological Data Service - ads.ahds.ac.uk
 British Geological Society - www.bgs.ac.uk
 Heritage Gateway - www.heritagegateway.org.uk
 Historic England - The National Heritage List for England - historicengland.org.uk/listing/the-list
 MAGIC - www.magic.gov.uk
 Open Government LIDAR Data - <https://houseprices.io/lab/lidar/map>

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 John Moore Heritage Services. 2004. Archaeological Investigations at Numbers 209 to 223 Kings Road, Reading, Berkshire

Phillips, C. 2013. The Hospital of St Mary Magdalene – the Leper House at Reading Abbey, Berkshire Archaeological Journal, **81**

Williams, A. and Martin, G. H. 2003 Domesday Book: A Complete Translation



Title:
Figure 1: Site Location
Address:
43 London Street, Reading

Scale at A4: 1:2,500

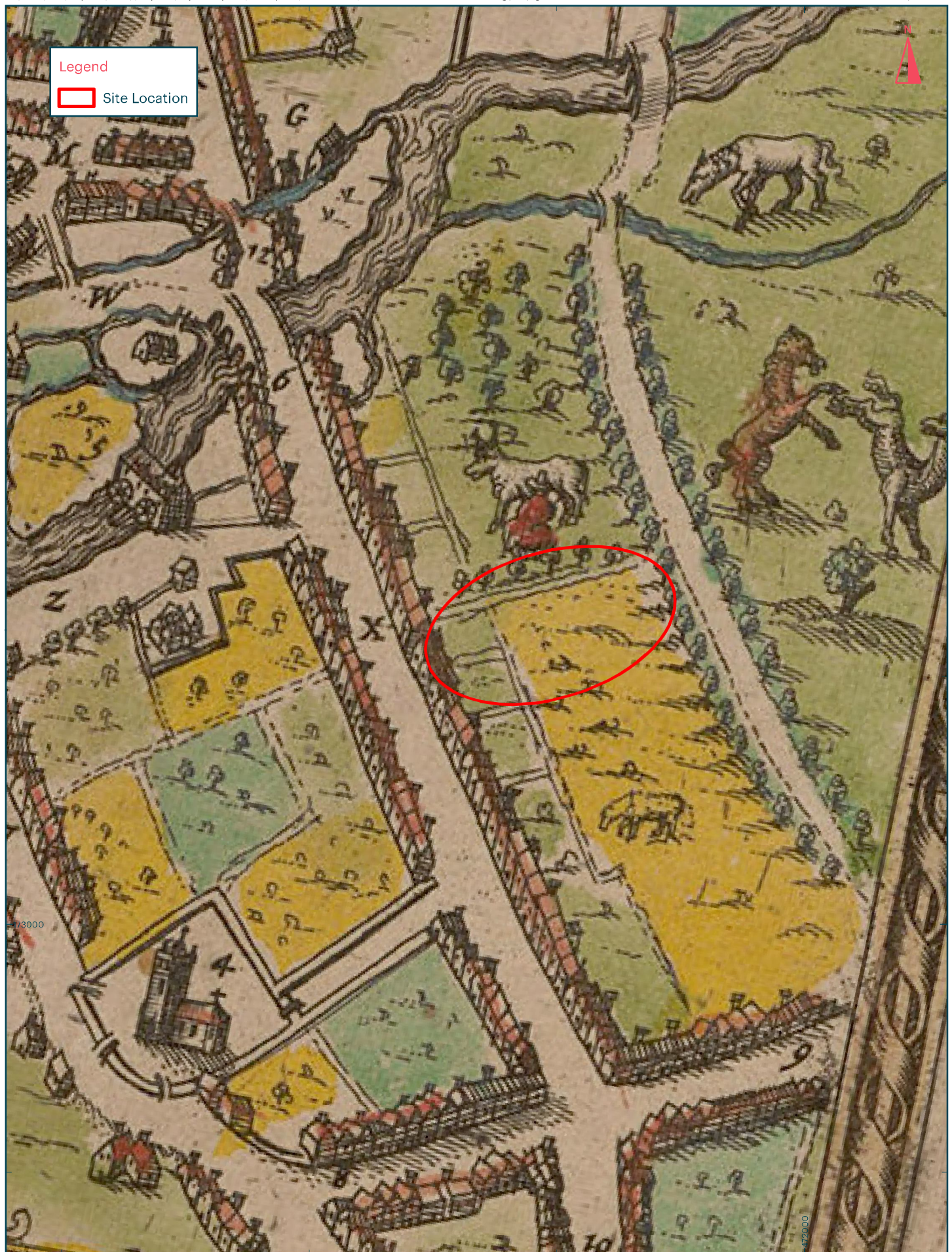


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0 50m





Title:
Figure 6: 1611 John Speed Map of Reading
Address:
43 London Street, Reading

Scale at A4: 1:2,500



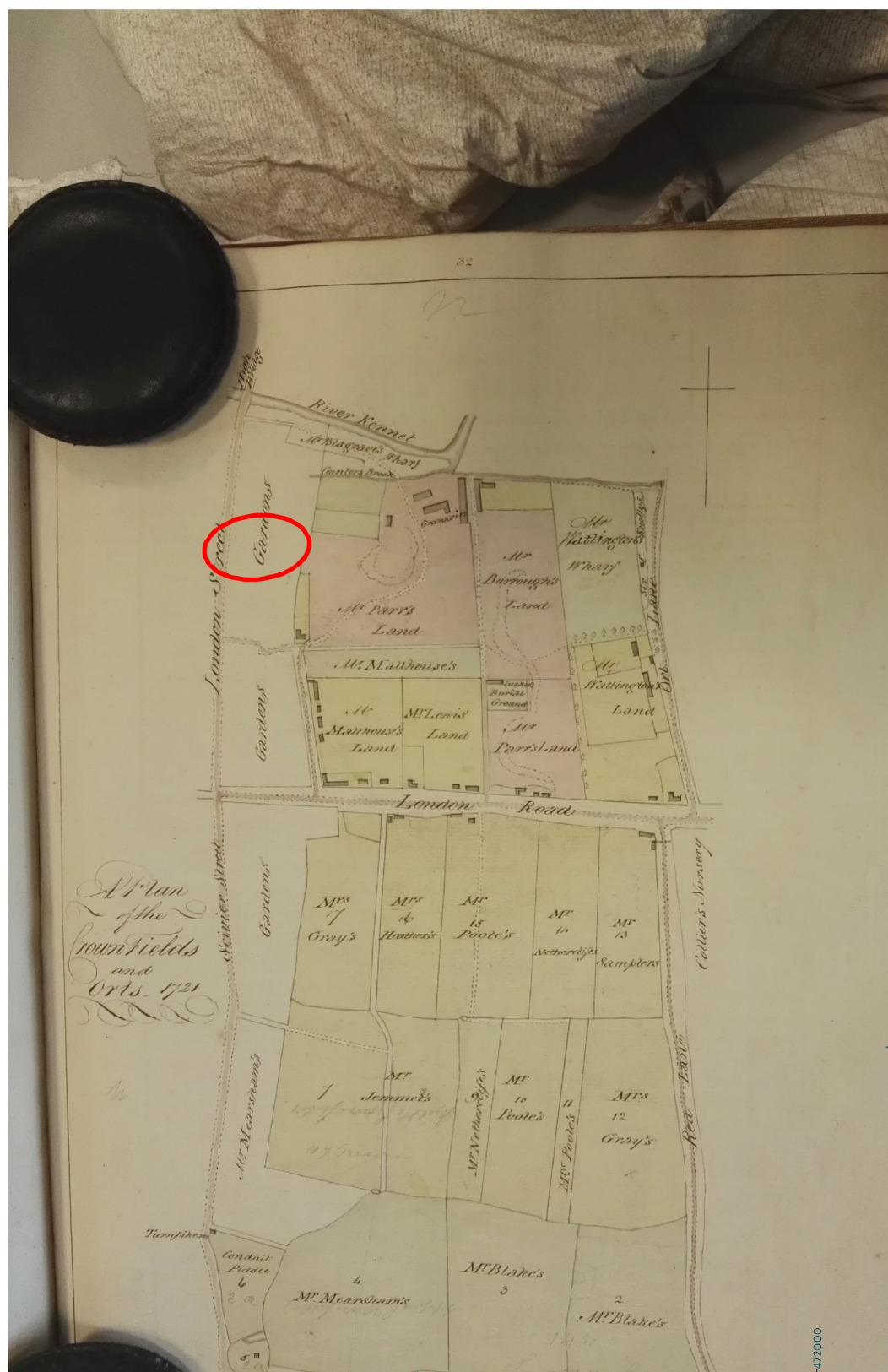
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Legend

 Site Location



-173000

172000

Title:

Figure 8: 1721 Plan of Crown Fields

Address:

43 London Street, Reading

Scale at A4: 1:2,000

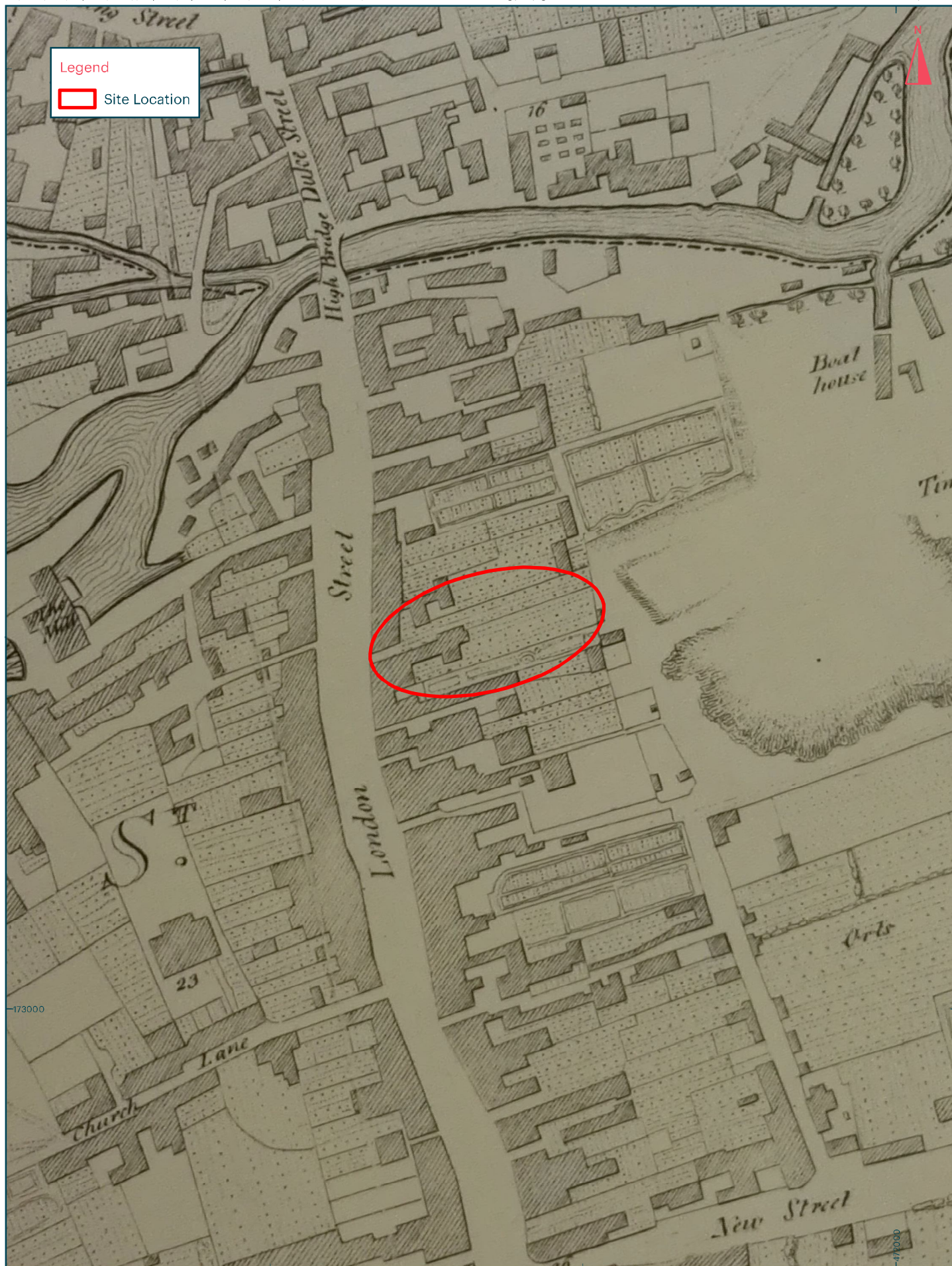
A horizontal scale bar with a black outline. It is divided into five equal segments by four vertical tick marks. The first segment is solid black, and the subsequent four segments are white with black outlines. The number '0' is positioned at the left end, and '50m' is positioned at the right end.





Title: Figure 9: 1761 John Rocque's Map of Reading Address: 43 London Street, Reading	Scale at A4: 1:2,000 0 50m	
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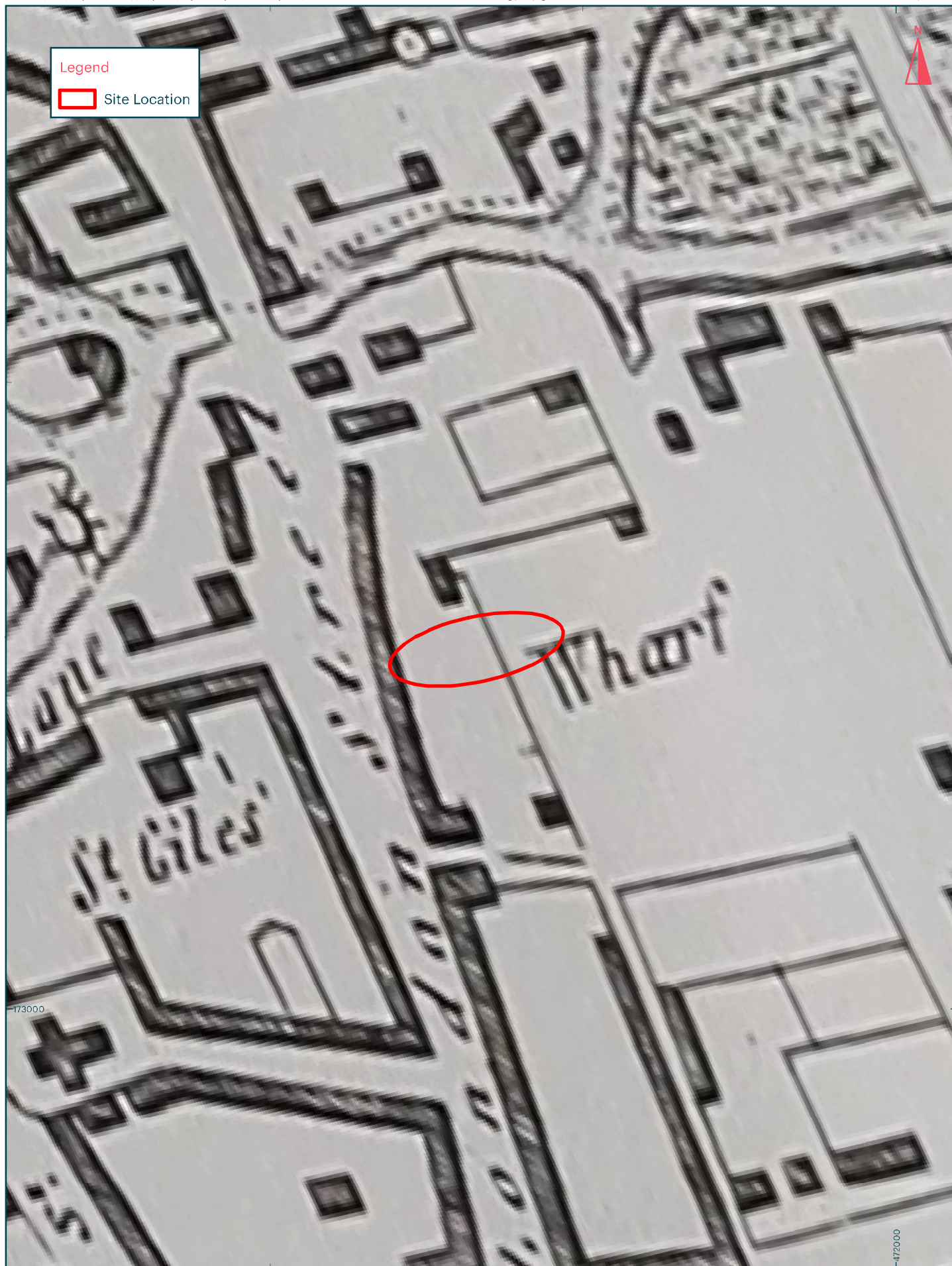


Title:
Figure 11: 1802 Tomkins Map of Reading
Address:
43 London Street, Reading

Scale at A4: 1:2,000

0 50m

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Title:
Figure 12: 1813 Plan of the Borough of Reading Ref RLSg
Address:
43 London Street, Reading

Scale at A4: 1:2,000

0 50m

orion.



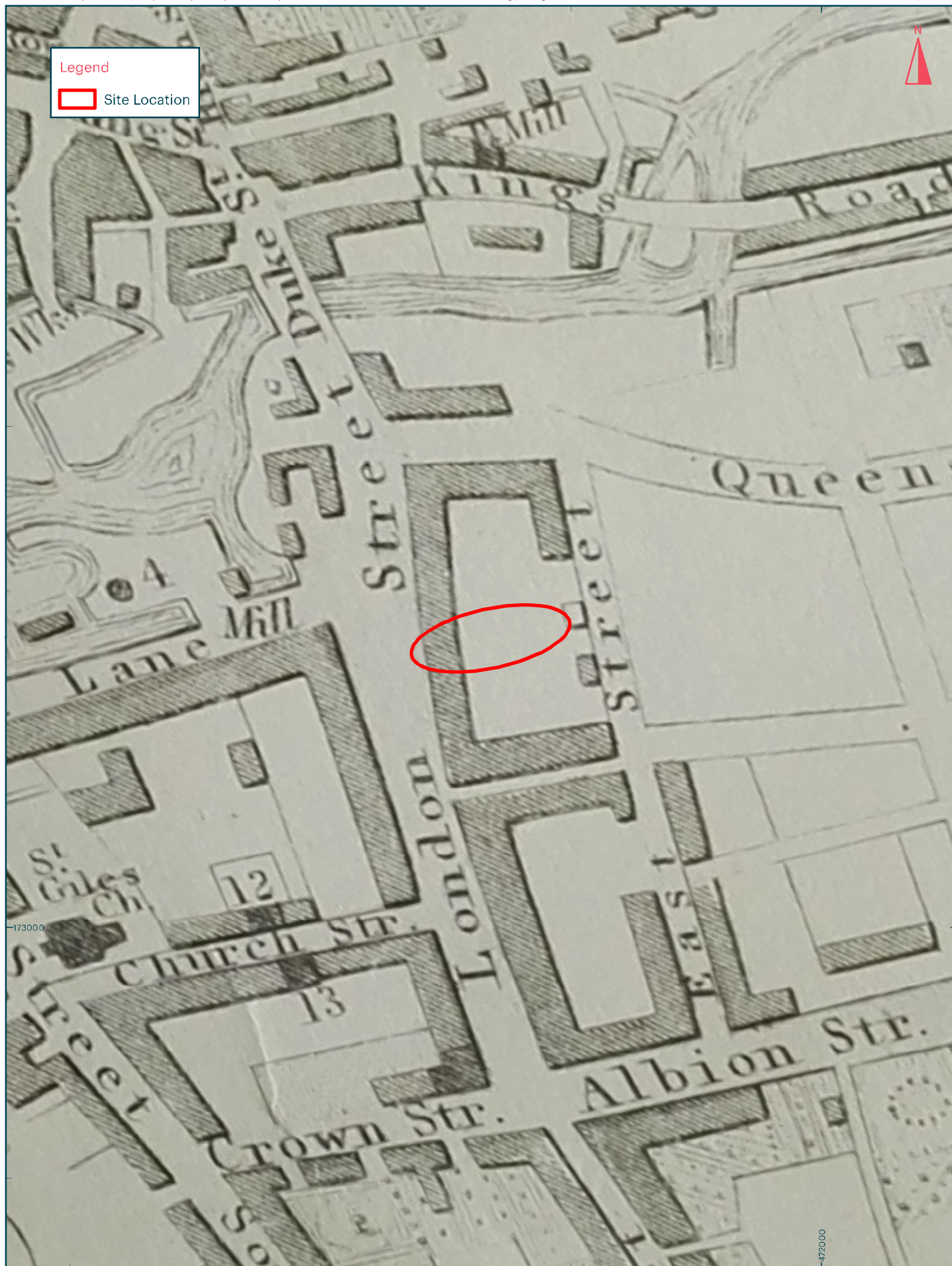
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Figure 14: 1840 Map of Reading Weller for Snare Ref RLS Map

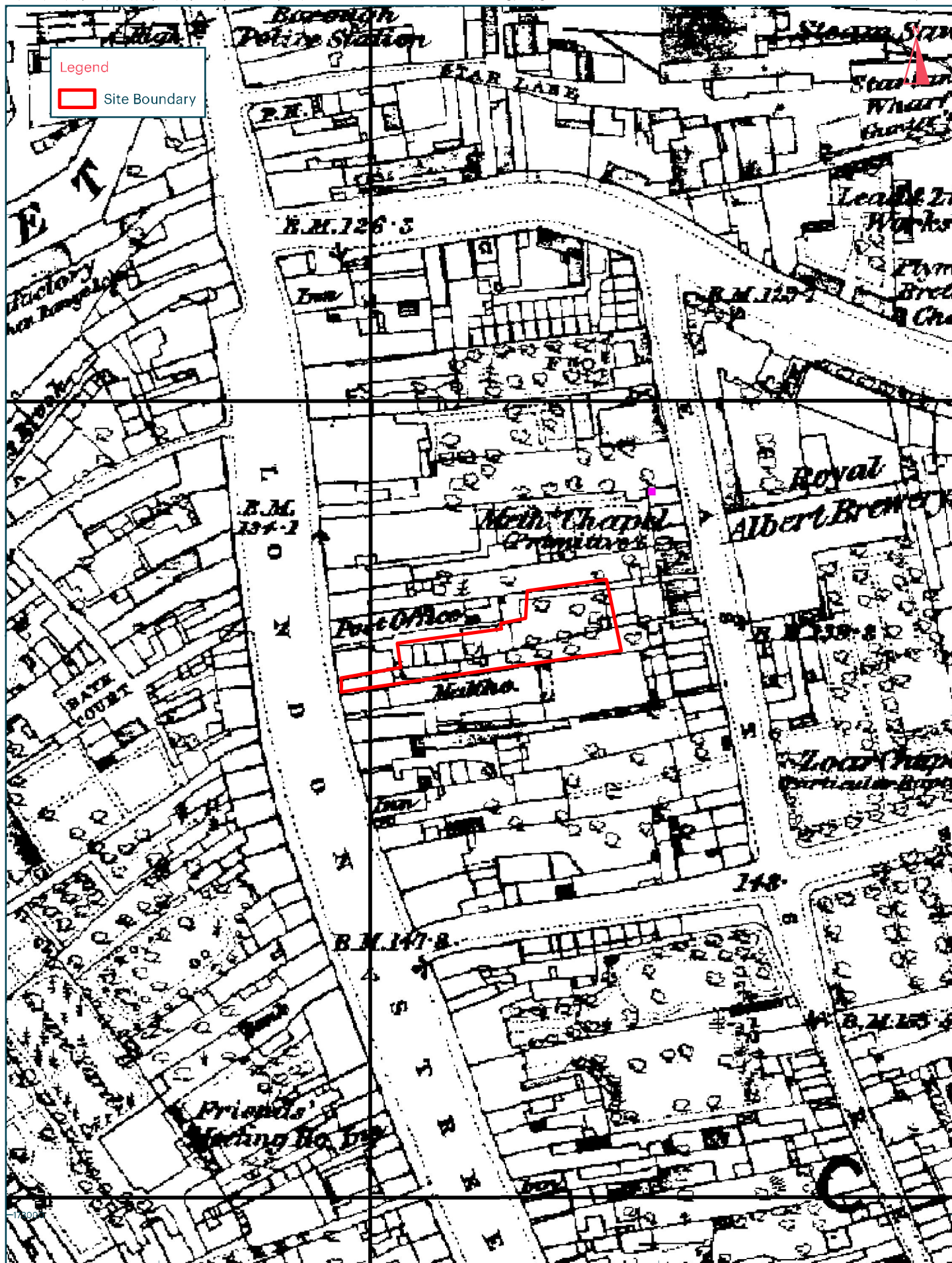
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43 London Street, Reading

Scale at A4: 1:2,500

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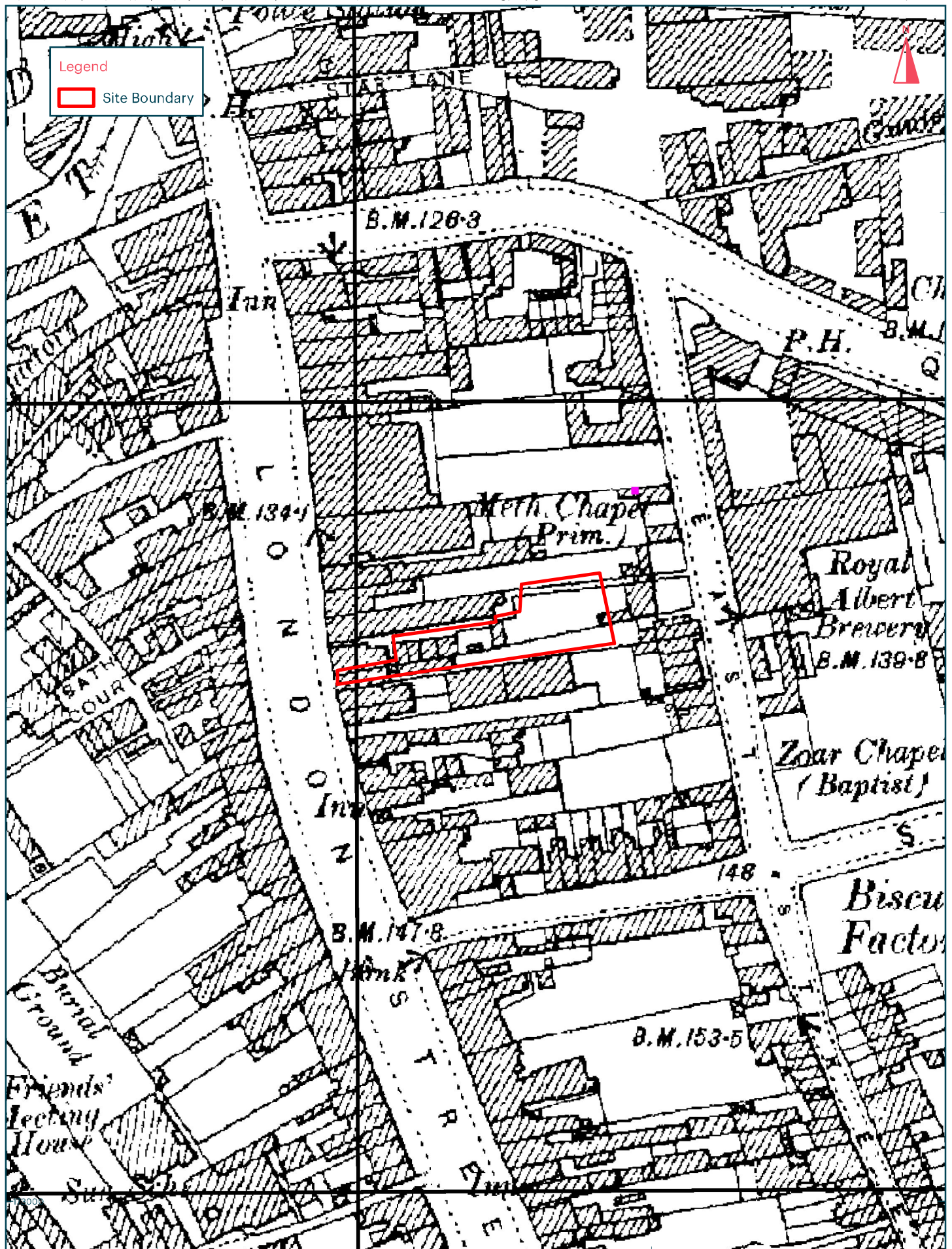
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Title:
Figure 15: 1879 Ordnance Survey 1:2,500 Map
Address:
43 London Street, Reading

Scale at A4: 1:1,250



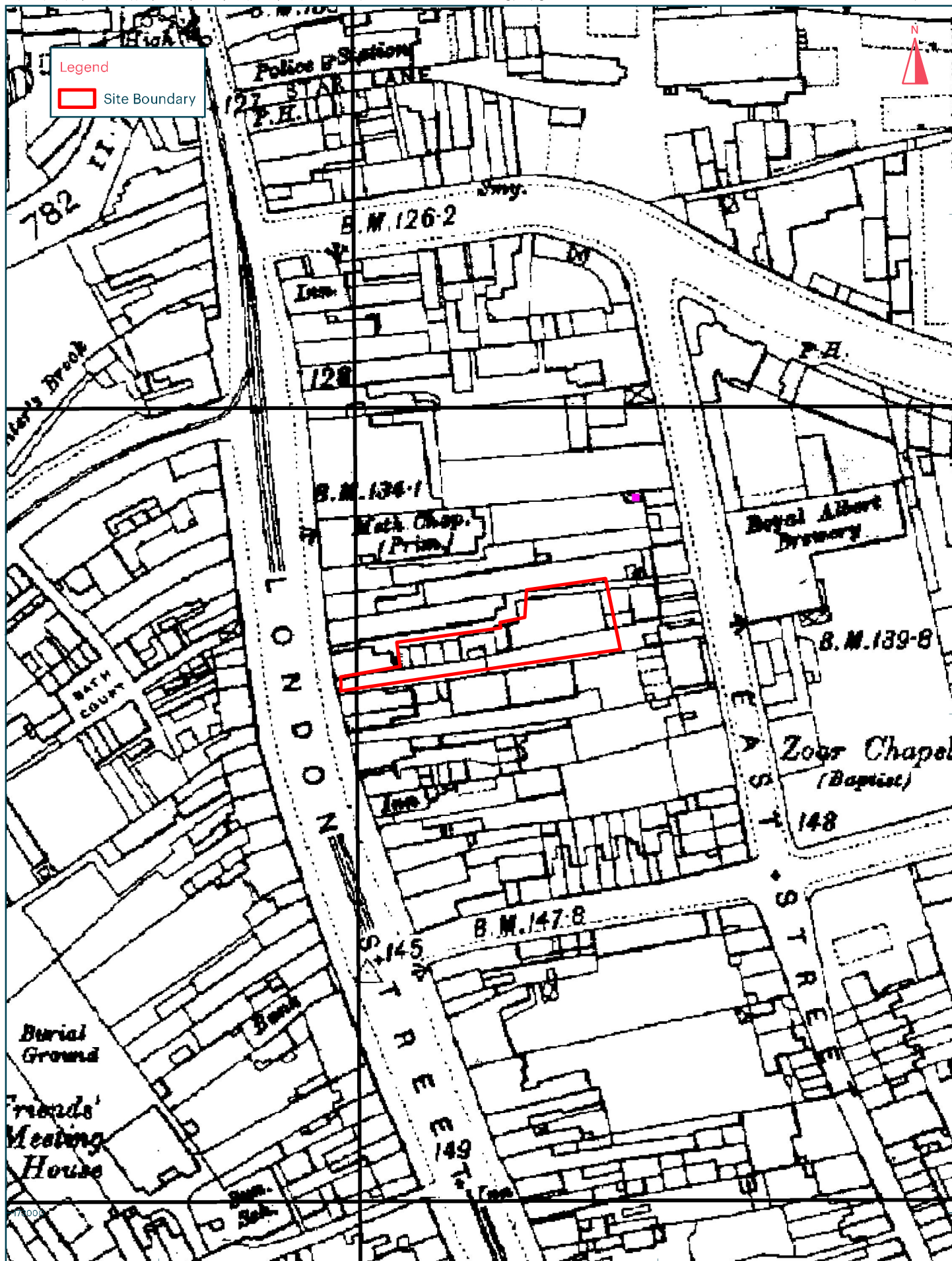


Title:
Figure 16: 1899 Ordnance Survey 1:2,500 Map
Address:
43 London Street, Reading

Scale at A4: 1:1,250

0 30m

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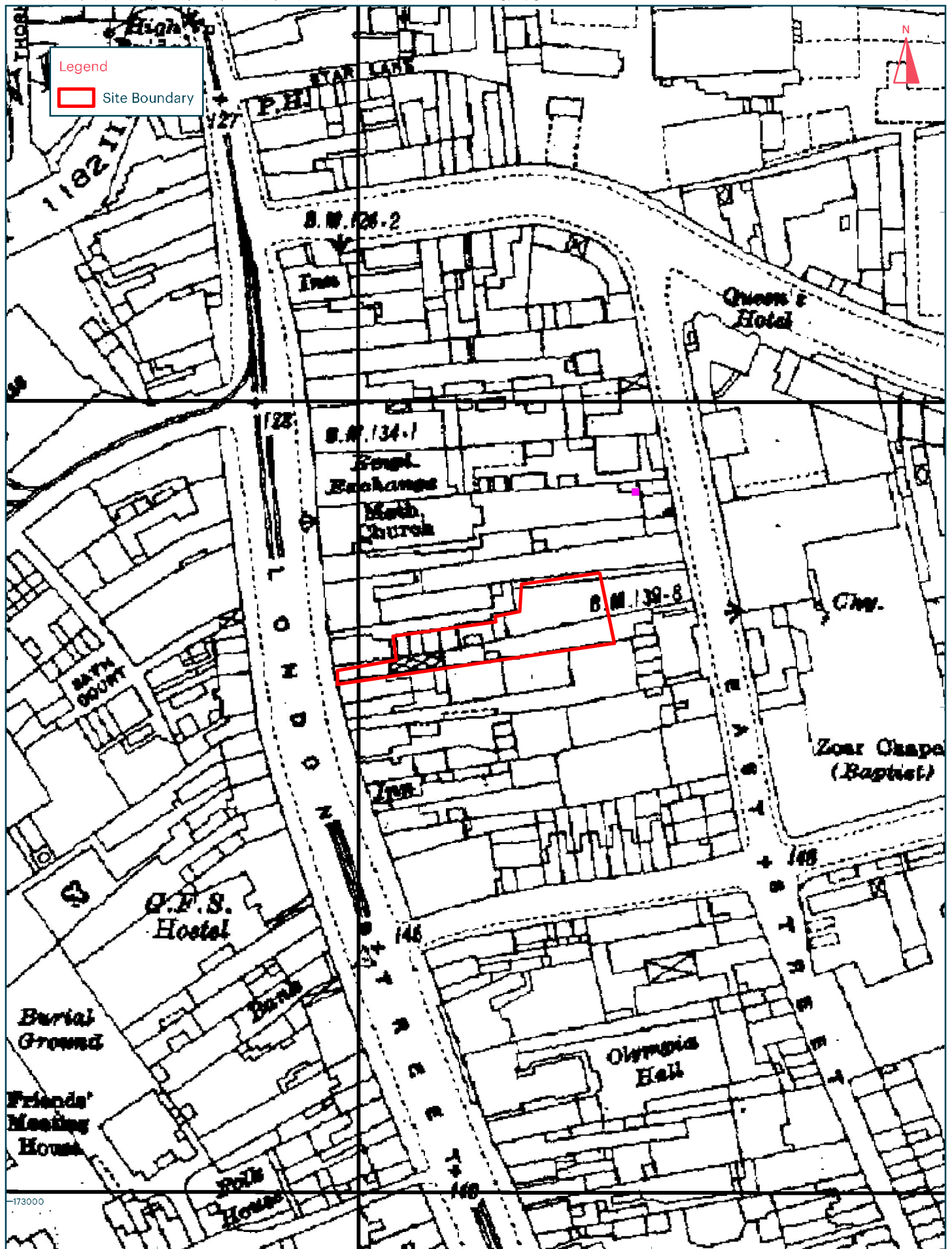


Title:
Figure 17: 1912 Ordnance Survey 1:2,500 Map
Address:
43 London Street, Reading

Scale at A4: 1:1,250

0 30m

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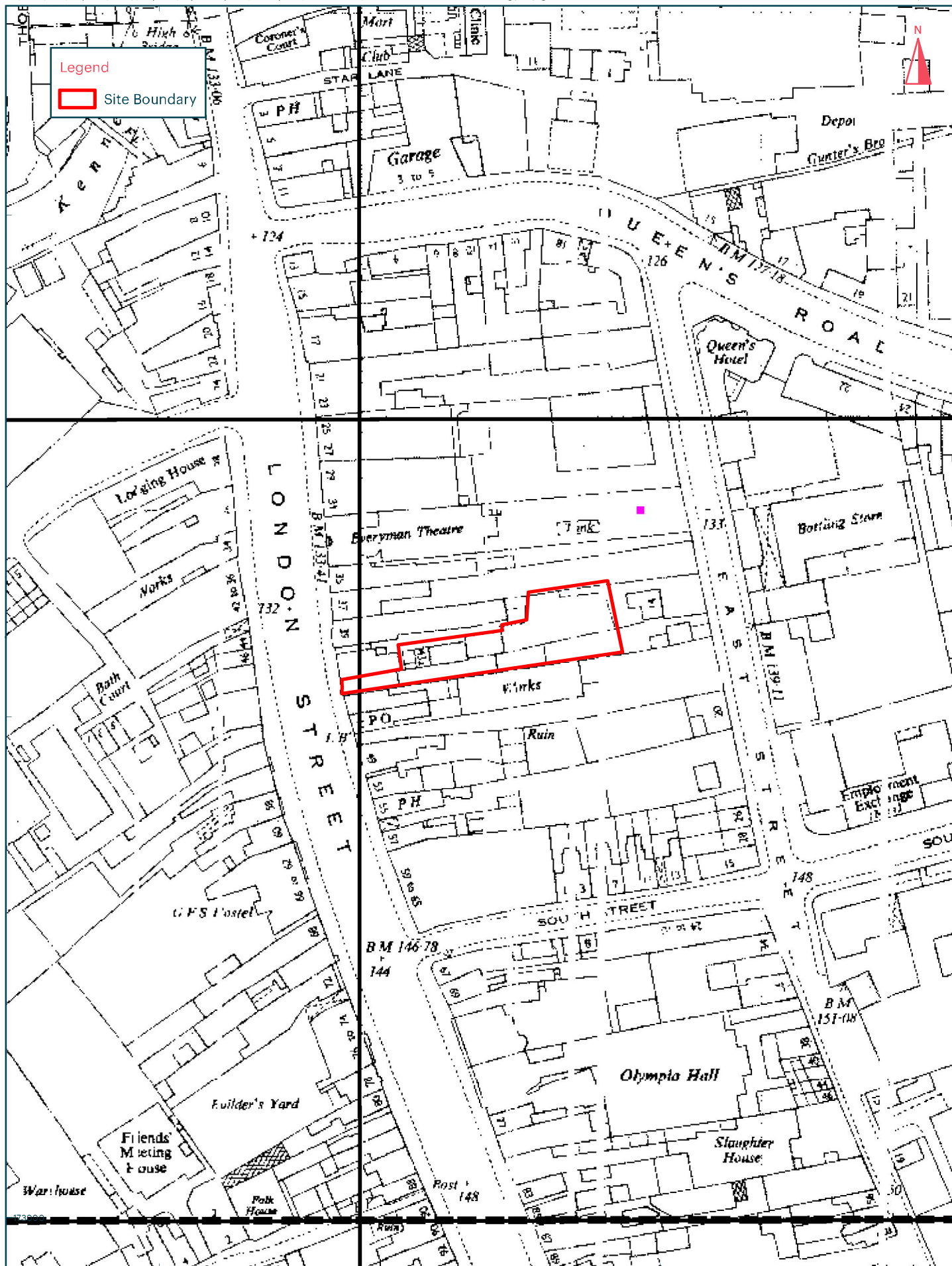


Title:
Figure 18: 1931 Ordnance Survey 1:2,500 Map
Address:
43 London Street, Reading

Scale at A4: 1:1,250



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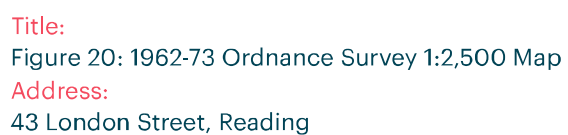


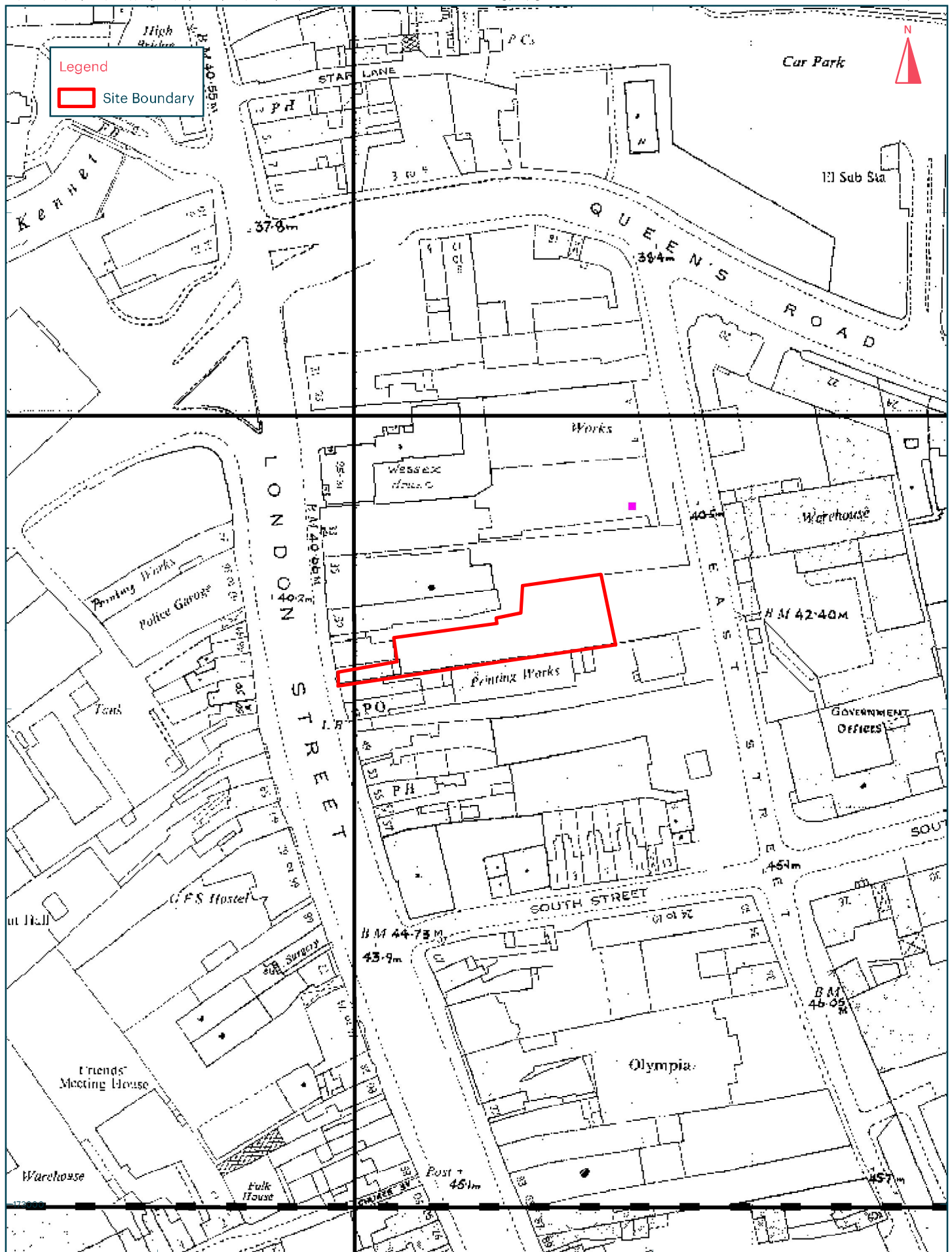
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Figure 19: 1957-58 Ordnance Survey 1:2,500 Map
Address:
43 London Street, Reading

Scale at A4: 1:1,250

0 30m

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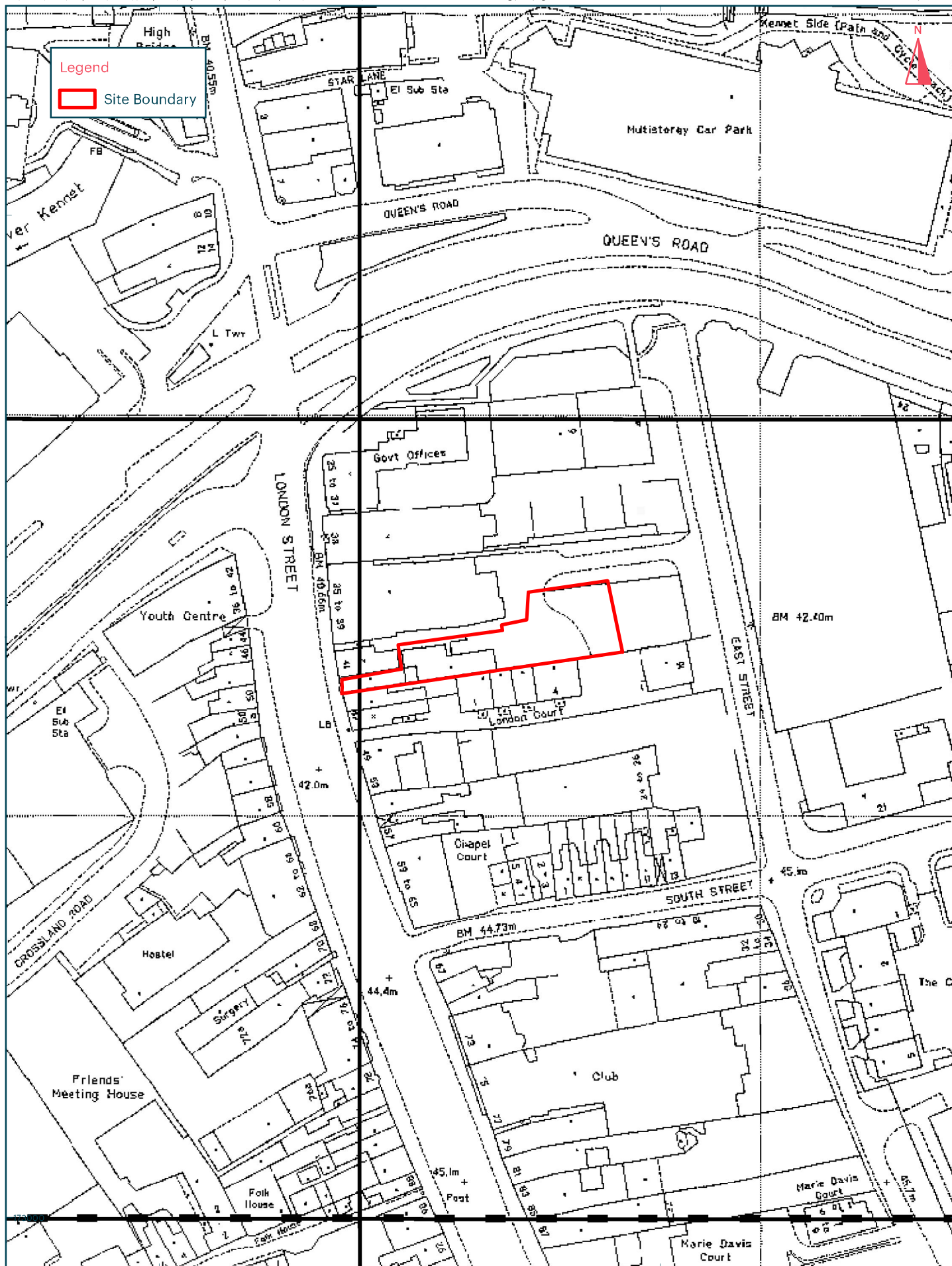


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Figure 21: 1972-89 Ordnance Survey 1:2,500 Map
Address:
43 London Street, Reading

Scale at A4: 1:1,250



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Title:
Figure 22: 1993 Ordnance Survey 1:2,500 Map
Address:
43 London Street, Reading

Scale at A4: 1:1,250

0 30m

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