

Reading Greyfriars

Heritage Impact Assessment

Replacement of west end rooms and associated link building



Prepared by:



Dr Kirsten Claiden Yardley MA (Oxon), MSc (English Local History), DPhil

Natalie Merry MA (Oxon), PG Cert. (Building Conservation)

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Location map and plan



Statutory designations

The site is not within a conservation area, or designated as an ancient monument. There are four listed buildings within 100m of the site, including the church itself. These are as follows:

Listed building

Entry Name: Greyfriars Church

Listing Date: 22 March 1957

Last Amended: N/A

Grade: I

Listing ID: 1321952

English Heritage Legacy ID: 38955

Location: Reading, Berkshire

FRIAR STREET 1. 5128 (North Side) Greyfriars Church SU 7173 12/122 22.3.57. I 2.

Church of England. Said to be the most complete surviving example of Franciscan-architecture in England, and in use again as a church. The first site (1255-59) being unsatisfactory, the present church was built 1285 plus, and ready by 1311. It served as Town Bridewell during the C18 and was only restored circa 1863 by the Borough Surveyor (W H Woodmn). Built of squared knapped flints with stone plinth, dressings and buttresses. Tiled roof swept down over aisles with small vents. 3 bay nave, large transept (added to church by Woodman, probably incorrectly), chancel removed after the Reformation and east chancel arch blocked. Gable over now carries Woodman's triple arched belfry. The nave has segmental headed 3 light windows of plain decorated style and an extremely fine west window of 5 lights, decorated style with reticulated tracery. The transept has 2 bays each side of main vessel, each with plain 'Y' tracery, the north and south windows 4-light in Decorated style. North and south doors in nave with moulded pointed arches. Interior spacious; crown post and wind-brace roof supported on original cruciform and quadrilobe shafts. Gabled and arcaded retable. Font and pulpit date from restoration. Entrance now in annexe to west.

Listing NGR: SU7121673588

Listed building

Entry Name: Quadrant Walls and Railings to Former No 64 (Greyfriars Vicarage)

Listing Date: 22 March 1957

Last Amended: N/A

Grade: II

Listing ID: 1113487

English Heritage Legacy ID: 38954

Location: Reading, Berkshire

FRIAR STREET 1.5128 (North Side) Quadrant walls and railings to former No 64 (Greyfriars Vicarage) SU 7173 12/121 22.3.57. II 2.

Circa 1796 or circa 1808. Probably designed by Soane (as was the now demolished Vicarage). Flanking garden walls, quadrant shaped, red brick; garden doors on street front with heads set in semi-circular arches with plastered tympana. These walls linked by cast iron spearhead rails with fluted columns standards capped by urns. Central steps to doorway with footscraper to left.

Listing NGR: SU7124273572

Listed building

Entry Name: The Mitre Inn

Listing Date: 14 December 1978

Last Amended: N/A

Grade: II

Listing ID: 1157216

English Heritage Legacy ID: 39241

Location: Reading, Berkshire

WEST STREET 1.5128 No 47 (The Mitre Inn) SU 7173 12/123 II 2.

Including No 92 Friar Street. Circa 1800, probably earlier and much altered. Colourwashed brick, cornice with astragal, parapet. Old tile roof, ornaments removed from parapet. 3 storeys. Friar Street frontage 1 window with small 2 storey 1 window extension with dormer in high pitched roof and late C19 3 light shop front. West Street front has 5 windows to upper floors, glazing bar sashes, segmental headed. on 1st floor; 2 on 2nd floor and 1 on 1st floor blocked. Late C19 windows to ground floor with glazing bars to upper sashes, ovolo surrounds and bracket keys. Central entrance with wide corbelled cornice with central open-pedimented feature capped by a mitre and with "The Mitre Hotel" in raised letters on rounded frieze.

Listing NGR: SU7122473545

Listed building

Entry Name: W I Palmer Memorial Hall

Listing Date: 24 October 1974

Last Amended: N/A

Grade: II

Listing ID: 1113613

English Heritage Legacy ID: 39240

Location: Reading, Berkshire

WEST STREET 1. 5128 (West Side) Nos 42 and 43 (W I Palmer Memorial Hall) SU 7173 12/355 24.10.74. 2.

Dated 1887. Brick and terracotta. 3 storeys. 3 bays. Centre recessed with large 4 light windows with terracotta fluted mullions and moulded transom. Right hand bay projects with similar but 2-light windows with terracotta decorative semi-circular panels above. Left hand bay canted; similar windows with similar panels over and elaborate terracotta Romanesque-type doorway of 2 orders and flanking portico with decorative columns supporting arcaded pediment and lintel inscribed "AD WEST STREET HALL 1887", Pediment breaks into 1st floor window. Decorative panels over ground floor with "W I Palmer

Memorial Hall" carved on them. Continuous moulded cornices at all levels. Tiled roof in form of short spire over left hand bay. Brick parapet. Chimney with cornice. Large plate glass shop front to right.

Listing NGR: SU7122473517

Only the church is directly affected by the proposals; the setting immediately to the west of 64 Friar Street may change very slightly but the area will remain the church garden. The setting and structures of the Palmer Memorial Hall and The Mitre Inn are entirely unaffected.

Context

Greyfriars began life as the friary church of the Franciscan order in Reading. Built between c.1285 and 1311, it was their second friary in the town, the first (on a poor site grudgingly permitted to them by the Abbey) was abandoned due to regular flooding and its distance from the main settlement. The friary was dissolved by Dr London in 1538, and the church was purchased by the town merchant guild for use as a Guildhall. When a new hall was provided in 1614 the old church became a house of correction, and stayed in use as such for most of two centuries, barring brief occupations by military forces during the Civil War. By the 18th century the building housed the borough Bridewell too, and it was this use that was to prove the most damaging to the fabric since the dissolution; the nave roof was removed to prevent its collapse onto the prisoners, and cells were built within the north aisle and against the north wall. On the south side, a public house and the warden's house were built on the narrow strip of land between the south wall and Friar Street.

From the mid-19th century the population of the rapidly industrialising town rocketed, and new churches were built to serve them. The Bridewell at Greyfriars was increasingly unfit for purpose, condemned by both prisoner reformers and antiquarians who wished to see the 'noble' old church saved from destruction. W W Phelps, then vicar of Reading Trinity, proposed a scheme for the restoration of Greyfriars as a district church for the area in 1860, and the idea quickly gained popularity. Phelps bought the church and surrounding parcels of land in 1861, and the last prisoners were removed on 22 March 1862. Restoration work began just a month later under W H Woodman, who renewed the west window and arcades, built new transepts, and laid a new roof. Further repairs would take place in 1894. Wherever possible land adjoining the site was bought to allow extension of church activities; schools were built in 1864 and extended in 1867, and a memorial hall was built to the north in 1902. This intensive use of the site continued into the 20th century with the addition of a large west end extension and link to the memorial hall wrapping the old church building in 1972, and the demolition of the schools in 1971 to be replaced by a large multi purpose hall and meeting rooms in 1981-3. The church was reordered in sweeping modern style by Maguire in 1999-2000. Today the church remains as active as it ever has been, and has outgrown the existing facilities and spaces provided on the site. The area around it is a zone of urban regeneration, with large blocks of flats and a population set to increase once again with the arrival of Crossrail in 2018.

Overall the church building is of **high significance** as the most complete surviving example of a friary church in England. However, its ancillary buildings, including the west end extension, are of poor quality and **no significance**; they make poor use of the site and the latter in particular actively detracts from the west end of the friary church with its huge and nationally important medieval west window.

For a comprehensive detailed history of the building, including details of the interior and the architects responsible for the various phases of historic development please refer to the *Statement of Significance*.

The site

Setting



Above: Greyfriars from the south west, on the junction between Friar Street and the Caversham road

Greyfriars is at the western end of Friar Street, at what was the western edge of the medieval town of Reading but is now essentially part of the town centre. The site is bounded at the west end by Caversham Road (A329), a busy arterial route to and through Reading that is partly a dual carriageway and set in an underpass. Above the A329 next to the church is a large roundabout providing the junction between Friary Street, the A329 slip roads, and Chatham Street heading west. There has been a substantial amount of regeneration in this area of the town in recent years, with large blocks of flats and new retail units. To the north the site is bounded by the back gardens of the 1881 houses built along the (also 1881) Sackville Street; to the south by Friar Street itself. To the east is 64 Friar Street, formerly a private house with gardens and outbuildings over the site of the chancel, later the rectory,

and now a nursery in the ownership of the church with a high (c.3m) brick wall to all but the Friar Street elevation. To the immediate east of this is a large Sainsbury's with student accommodation over it.

On the boomerang-shaped site itself, the church occupies the east side, linked to the 1902 memorial hall with 1972 infill development on the north side. To the north and west of the church is the 1972 extension by Kenneth C White, in flint. At the far north west of the site is the 1981-3 Greyfriars centre by Alan Bristow, which includes a hall, office space, cafe, and bookshop. The space between the church and the centre is tarmaced and used as a carpark.

The setting of the church is therefore entirely urban; there is no churchyard in the traditional sense and within the site boundaries only the area between the south aisle wall and the boundary wall to the south is grassed. There is a small triangle of land to the south west of the car park that is also grassed and has several mature trees; this obscures most of the south west end of the church site and therefore all the bulk of the Greyfriars centre from principle public approaches along Friar Street from the west.

All post 1863 work has carefully preserved views of the 14th century west window and kept the south (Friar Street) elevation clear of development; it is only these elements of the setting that are of **high significance**. Of **moderate significance** is the boundary line on the south side, as it is likely this preserves close to the original boundaries of the friary despite the loss of all medieval walling material.

Materials and construction

The church has thick solid walls faced with good flint work and limestone dressings. The dressings dating to the 1863 restoration are in a hard limestone, possibly Bath stone. Earlier dressings, largely confined to the interior, are in the local clunch. The roofs are all 1863, of clay tiles. The materials of the 1902 memorial hall match the church, but the walls are thinner and flintwork slightly rougher. The 1972 extension to the west is also faced with flint, but the dressings are in concrete; its flat roof is hidden behind a short parapet, and covered with felt. The addition of this extension involved creation of new entrances through the medieval west wall of the church; the material removed has been lost. At the far west end of the site the 1983 church hall is in dark brown brick, with tiled roofs.

Elevations and character assessment

North elevation



Above: north elevation of north transept, with the remainder of the elevation obscured by the memorial hall and houses of Sackville Street

The north elevation of the original church building is largely invisible, obscured by the old rectory wall, the memorial hall, and the houses of Sackville Street. The entire north wall of the north aisle is now within the 1972 extension linking the hall and the church, which runs almost up to the site boundary at the against the back garden walls of the Sackville Street terraces. This means that the north elevation is characterised as much by the 1902 and 1881 church properties on Sackville Street (the hall and numbers 2-4, the latter recently purchased) as much as it is by the north transept visible beyond them. Sackville Street itself remains much as it was c.1890, unlike Friar Street and the areas to the south of it which have been heavily regenerated. Overall though, this elevation is of **moderate-low significance**; it is of evidential and historic importance as surviving testimony to the 19th century character of the area, character that has already been lost on the other side of the church site along Friar Street, but it is not of great aesthetic merit.

East elevation



Above: east elevation from Greyfriars Road; 64 Friar Street, the old rectory and current church owned nursery, is on the left. The bell turret is Woodman's.

The east elevation of the church has not been built against, but is wrapped by the grounds of 64 Friar street and is therefore not directly visible from public roads or footpaths. As with the south elevation, most of the building here dates to Woodman's restoration; he built (or perhaps rebuilt) both transepts and the bell turret. The brick infill around the chancel arch is curious. At the time of the restoration many in the parish hoped that the chancel could be rebuilt, and Woodman's original sketch shows it; it may therefore have been his decision to infill in cheaper brick pending that work. On the other hand, the bricks could be 18th century, there are records of building against the east wall in the 18th century and the outline of the bricked up section is lower at the eaves and generally much smaller than the Woodman sketches indicate was his intention for the chancel. It is therefore most likely that this is the ghost of the demolished medieval chancel, bricked up post-reformation, refinished as part of the 18th century Haycock building works, and left untouched by Woodman who must have hoped he would be demolishing it in a later phase of work.

Overall this elevation is of **high significance**; though not much medieval fabric remains the elevation is the only one that shows traces of the building's post-reformation and pre-Woodman history, and the ghost building outline, whether of the former chancel or an 18th century building, is of considerable evidential, historical and archaeological importance.

South elevation



Above: Greyfriars south elevation, from Friar Street looking north east. Note the 1972 extension to west end of the church, on the left hand side of the image. Below: the same view c.1860, prior to the restoration works.





Above: south elevation of the friary church, looking north

Below: south elevations of the west end of the site, with Greyfriars centre (left, through trees) and temporary building (centre). The backs of the Sackville Street terraces are visible over the temporary building.



The south is the principal elevation, and the one on which the church, as restored by W H Woodman in 1862-3, is most visible. It is dominated by the lofty south transept, and by Woodman's catslide clay tile roofs, in comparison to which the south aisle wall seems low

and self effacing. The result is that the south entrance, once the main entrance, does not have particular presence despite being signposted by gate posts in the boundary wall; the current main entrance is through the 1972 extension to the west. It is easy to see how this could confuse visitors unfamiliar with the site, particularly given that the main church is unmanned unless an event is taking place, with the parish offices being at the opposite end of the car park on the first floor of the church centre.

This elevation of the church was obscured for a large portion of its post-reformation history, by a public house and the warden's house for the Bridewell. Access to the church at this time was through a yard between these two buildings and a porch or link that connected a doorway in the same location as the present one directly to the warden's house¹. Reverend Phelps bought out both and had them demolished in 1862, and from the completion of the restoration one year later the elevation has remained essentially unchanged. For this reason, and because it is the only elevation from which the church building can be seen clearly without 20th century accretions, it is of **high significance**.

West elevation



Above: west elevation from church car park

The west elevation is best known for its early 14th century west window, sensitively renewed by Woodman. This is the most familiar view of the building and is the one that appears most often in historic images of it before the restoration works; the window itself is a remarkably complete and rare example of early 14th century Franciscan tracery of national importance. The curved west extension was added by K C White in 1972, obscuring the lower part of the

¹ M Summers, *History of Greyfriars Church, Reading* (Downs Way Publishing, 2014) p59 for plan of the Bridewell and warden's house

original west end and of the window itself; this extension work also provided a new main entrance, as can be seen on the left hand side of the image above.

White's extension, in flint with concrete dressings, is sensitive in form, with a curved wall that reduces its perceived mass but unfortunately also reduces the usefulness of the interior space and places a visual barrier between the main road (Friar Street) and the main entrance. The selection of flint was clearly intended to complement the historic building but the effect is rather the opposite; the flint of the original church is lost against that of the extension (particularly in diffuse light), making it seem like a backdrop rather than the most important architectural feature on the site. Overall the significance of the west elevation of the 1863 building is **high**, but that of the White extension **low**.



Above: flat roof to 1972 north link and west end extension

Below: junction of 1972 roof with renewed 14th century west window



The Memorial Hall



1902 by Ravenscroft, Son & Morris of the Forbury, Reading. Principal elevation and entrance to Sackville Street, though functionally it is accessed most through a small rear entrance from the 1972 link between it and the north side of the church. Flint with limestone dressings and clay tile roof. The main contractors for the build were Messrs Wheeler of Caversham Road, Reading, and the original building cost £750. Apart from the road facing elevation this is a plain building; on the road elevation the door surround crashes awkwardly into the large 10 light square window. A memorial plaque over the window commemorates the commissioning of the hall in memory of Martin Hope Sutton, who is commemorated within the church. To the rear of the hall is a small extension which

accommodated the original WC provision, and a small yard that is used as an outdoor play space by the nursery. Overall the hall is fairly standard Edwardian work, competent but not remarkable. **Moderate significance.**



Top: Sackville Street elevation of Memorial Hall. Above: Hall rear extension and nursery yard adjoining north transept.

2-4 Sackville Street



Victorian terraces c. 1881. Bold polychrome brickwork facade with black and cream bricks to string courses, quoins, and windows, narrow arched doorways. Modern double glazing. Built as accommodation for town's industrial workers, but in recent times used as offices by No5 counselling services, a local charity. The facade is an important element of the streetscape but the rear extension and interior refurbishments have removed most of the original character of the building itself. **Low significance** as a whole, the facade **moderate significance** as a part of the streetscape.

The Greyfriars Centre



1981-3 by J Alan Bristow in dark brick with tiled roofs. Composed of two linked parts; a large hall, kitchen and cafe to the south, and a smaller series of meeting rooms with a bookshop to the north. Functional but of limited architectural merit and no historic importance. **No significance.**

Above: east elevation of centre; below: main reception area



Development and planning timeline

1285	Greyfriars move to their second site, the present church site.
1288	Site extended along New Street (Friar Street) by grant of land from Robert Fulco
1311	Generally accepted end date for the building of the friary church
1538	Greyfriars dissolved; the church and dormitory interiors defaced. The King retains the church building, the rest is sold to Robert Stanshawe in 1540
1542	Church passes to Merchant's Guild for use as their Guildhall
1614	Guild move to new hall, church becomes a house of correction
1642-4	Church used as a barracks by Royalist and Parliamentary forces during the Civil War.
1646	Repairs following civil war damage
c.1720	Bridewell (prison) established at the church, initially alongside the house of correction
1722	Joseph Haycock purchases land to north and east of church and has his kitchen built against the nave east wall.
1786	Nave roof removed; county prisoners relocated to the Forbury gaol.
By 1789	Warden's house and public house built against south aisle wall.
1808	Lawrence Austwick purchases extensive portion of old "Fryer's Ground"; his house, based on designs by Sir John Soane, replaces the Haycock house to the east of the church.
1860	W W Phelps and local clergy propose a "scheme for a new district church", Friary church site sold to Phelps.
1861	Phelps purchases land to the immediate west of the church
1862	Final prisoners and staff moved from Greyfriars Bridewell and warden's house; restoration work begins 21 April 1862 under architect W H Woodman.
1863	Greyfriars reconsecrated
1864-7	Building of schools at west end of site acquired by Phelps in 1861
1866	South (internal) porch and north vestry added
1881	Sackville Street built
1884	Church purchases 64 Friar Street (the Austwick House)
1894	New wall dressings in "calcareum" and repairs by W Ravenscroft
1902	Building of Memorial Hall, repairs to church stonework and installation of new heating system
1932	Schools closed and put into use of the parish
1954	Reroofing and new guttering, stonework repairs
1963	Demolition of old vicarage (Austwick house); new one built behind the reused facade.
1971	Schools demolished
1972	West end extension by Ken White
1983	Completion of Greyfriars Centre by J Alan Bristow, on site of former schools.
1988-9	£100,000 raised for external stonework repairs
1997	First phase of works by Robert Macguire (roof repairs)
1999-2000	Reordering by Macguire; nave reseated, new floor and immersion font.
2000	Temporary building placed in car park

2006	Nursery opened at 64 Friar Street
2007	Redevelopment project launched
2009	Nursery extends into Memorial Hall
2011	64 Friar Street extended

Summary of significance (Evidential, historical, aesthetic, communal)

Element	Evidential significance	Historical significance	Aesthetic significance	Communal significance
Church	High - rare standing evidence of 13th century Franciscan building, particularly in the nationally significant west window. Evidence of alternative uses between 16th and 19th century was largely been destroyed by 1863 rebuilding, but may be present archaeologically, as may evidence of earlier monastic and pre-monastic occupation.	High - illustrative of the ways in which monastic properties were disposed of during the Dissolution, and of the 19th century church (re)building boom in Berkshire. Associative value due to links with W W Phelps, part of a pioneering group of clergymen responsible for new churches and parishes in Reading in the 19th century, deliberately designed to serve the increasing (largely working class) population.	High - the west window, though repaired in 1863, is original, and is 1) a nationally important example of early reticulated tracery; 2) a rare intact survival of Franciscan architecture	High - though effectively a “new” parish church (it only became part of the parochial system in 1863), Reading locals have worshipped, been baptised, married, and had their funerals here for over five generations.

1902 Memorial Hall	Low: Single phase build by local contractors Wheeler (Caversham) to the design of local architects (Ravenscroft, Son & Morris of the Forbury).	Moderate associative significance. The hall was built as a memorial to Martin Hope Sutton, who is commemorated within the church by a memorial by Drury, with a shallow relief portrait. It claims Hope Sutton was "instrumental in the restoration of this church". The hall and memorial are more artefacts of his aggrandisement (either at his own will or that of family) - he gave only £100 towards the church restoration - but do show the desirability and social cachet of being associated with such "great works".	Moderate/low - main elevation on Sackville Street is disjointed; this is workmanlike functional architecture but nothing out of the ordinary for the period.	Low - essentially a private area of the church now used by the nursery, this building is of no particular communal significance.
1972 extension	None, though some potential for below ground archaeological evidence of earlier uses of site.	None	None	None
1983 Greyfriars Centre	None, though some potential for below ground archaeological evidence of earlier uses of site.	None	None	None

2-4 Sackville Street	Moderate importance as an example of 19th century housing development in the area, now largely demolished due to modern development	Low-moderate illustrative significance, showing the demographic and economic changes in the growing 19th century town	Low - fairly standard late Victorian housing, of which there are many better examples in Reading, despite the rarity of the survival in this immediate area.	Low - some value to residents of Sackville Street as a physical part of their community, but have in modern times been use as offices, by Reading BC and now by the church.
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Impact assessment

The proposals

Phase 1

The following works are proposed within phase 1:

- Refurbishment of 2-4 Sackville Street, including a chapel space in the living room of no.2
- Creation of a new atrium linking to the west end rooms of the church in the gardens of 2-4 Sackville Street

Phase 2

The following works are proposed within phase 2:

- Demolition of 1983 Greyfriars Centre
- Creation of a new building on equivalent footprint but 5 storey height
- Creation of link to west end of church following footprint of current temporary buildings

Phase 3

The following works are proposed within phase 3:

- Demolition of existing 1972 church rooms at west end of church building
- Creation of new glazed west end foyer
- New access to nave of church from west end foyer created under the west window
- Blocking up of 1972 openings made through medieval west walls of north and south aisles

Phase 4

The following works are proposed within phase 4:

- Extension of site to adopt small area of grass and paving (a focus for antisocial behaviour) to the south of current entrance to carpark
- Landscaping and resurfacing to create 19 spacecar park on same site as existing carpark

Impacts/risks

Phase 1

The work proposed during phase one is limited to the interior of the Sackville Street houses, and to their gardens. These houses, as seen above, are of low significance; their main value is in their contribution to the streetscape of Sackville Street. Potential impacts and risks are therefore also limited, to:

- Impact on archaeological remains primarily related to the friary. Later uses of area, prior to the creation of Sackville Street, were primarily as garden/orchard and will have created little archaeology, but disturbed and built up the soil. Medieval layers are therefore likely to be at some depth, and partial.
- Impact on character of Sackville Street - potential of substantial atrium development in gardens visually overwhelming the Victorian character of the residential street

Phase 2

The site of the 1983 Greyfriars Centre was previously occupied by the parish schools built in 1864 and extended in 1867. The 1983 building is of no significance, but does abutt the last of the 19th century Sackville Street buildings (possibly a workshop) on its north side; it also is in the foreground of views of the church from the ring road. Removal and replacement of this centre with a taller structure and link to the church therefore has the following potential impacts and risks:

- Archaeological disturbance that is likely to expose foundations of the school buildings, and possibly earlier buildings, though it should be noted that there is no documentary evidence of such.
- Impact on setting of church, and in particular views of the west window
- Impact on character of far end of Sackville Street

Phase 3

The phase three works at the west end of the church building are the most sensitive of all those proposed, given the proximity to the grade 1 listed building, formation of new openings through and junctions to the west wall. This phase has the following potential impacts and risks:

- Archaeological disturbance in the forming of foundations for the new west end foyer, in the piercing of the west wall for a new entrance into the nave, and the junction of the new building to the west wall.
- Impact on setting of church, and in particular views of the west window
- Impact on the massing and proportion of the grade 1 listed building

Phase 4

The landscaping proposed in phase 4 is confined to areas already landscaped in the last three decades, and will not change the use of those areas but rather modernise and improve them. There is no potential for negative impact on the setting or character of the site though, like all work in this area, there is archaeological potential that may necessitate a watching brief.

Summary of impacts and mitigations

Phase	Impact/risk	Mitigation	Residual impact/risk
Phase 1	Archaeological disturbance of medieval (Friary) remains	Desktop assessment to inform foundation design; watching brief	Low
	Detract from character of Sackville Street	Atrium in garden to be kept at low level (ground floor only); not visible from Sackville Street	None
Phase 2	Archaeological disturbance exposing foundation of 1864 and 1867 schools; with possible earlier remains beneath	Use of natural slope of site allows minimal ground disturbance. Desktop assessment to inform foundation design; watching brief.	Low
	Impact on setting of church, especially west window	Footprint of new centre to be as close as possible to that of old, maintaining maximum distance from the historic church building. Material quality of the new building to be better than the existing. The glimpsed view of the church currently possible from the ring road approach from the west, between the two roof planes of the church centre, will be lost	Low

	Impact on character of Sackville Street	altogether, but this is not a significant view. New centre height to reduce from five storey Friar Street massing down to two storeys at the north, maintaining right of light for Sackville Street properties, and minimising parts of building visible from Sackville Street.	Low
Phase 3	Archaeological disturbance caused by foundations	Foundation design based on archaeological assessment	Low/moderate
	Disturbance/loss of historic material in forming new west entrance to nave through west wall	Full photographic and drawn record of the wall to be taken; use the removed material to fill the two aisle entrances created in 1972.	Moderate
	Disturbance/minor loss of historic material in forming connection between church building and new foyer	Reuse existing chasing at roof and wall junctions	Low/moderate
	Impact on setting and views of west window	Roof height of new atrium to keep below window cill height; lightweight construction in modern materials not to compete with solidity of traditionally constructed flint work to the medieval building, in contrast to the existing 1972 extension.. Mass of new atrium to be kept low and not to wrap the church building to the south west, allowing the form of the original church building to be read from principal viewpoints.	Low
	Impact on massing and proportion of church		
Phase 4	Limited archaeological disturbance	Allow for watching brief	Low/none

Sources

Historic England listing texts

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