



Appendix 2.1

EIA Scoping Report (February 2012)



EIA Scoping Report

Station Hill, Reading

February 2012

Waterman Energy, Environment & Design Limited

Pickfords Wharf, Clink Street, London SE1 9DG,
www.watermangroup.com

Station Hill, Reading

Client Name: Sackville Developments (Reading) Ltd

Document Reference: E12350-100.R.1.2.1.NQ

Project Number: E12350-100

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2008 and BS EN ISO 14001: 2004)

Issue	Date	Prepared by	Checked by	Approved by
1.2.1	Feb 2012	Nicole Quail	Hannah Fiszpan	Hannah Fiszpan

Comments

Comments

Our Markets



Property & Buildings



Transport & Infrastructure



Energy & Utilities



Environment

Disclaimer

This report has been prepared by Waterman Energy, Environment & Design Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

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.

Content

1. Introduction.....	1
1.1 Environmental Impact Assessment.....	1
2. The Site.....	3
2.1 Site Location and Setting	3
2.2 Surrounding Land Uses	4
2.3 Site History.....	4
2.4 Site Context.....	5
2.5 Future Baseline	6
2.6 Potentially Sensitive Receptors	6
3. The Development Proposals	9
4. Consultations.....	10
5. Key Issues to be Addressed by the EIA.....	11
5.1 Introduction	11
5.2 Alternatives	11
5.3 The Proposed Development	11
5.4 Development Programme and Construction.....	12
5.5 Socio Economics.....	13
5.6 Townscape, Heritage and Visual Assessment	13
5.7 Archaeology	15
5.8 Transportation and Access	16
5.9 Air Quality.....	18
5.10 Noise and Vibration.....	19
5.11 Ground Conditions	21
5.12 Flood Risk and Surface Water Drainage	22
5.13 Ecology	23
5.14 Wind.....	23
5.15 Daylight, Sunlight and Overshadowing.....	24
5.16 Cumulative Effects	26
5.17 Defining the Significance of Environmental Effects	27
6. Proposed Structure of the Environmental Statement	29
6.1 Structure of the Technical Chapters	31
Appendices	33
Appendix A. Figures.....	34

1. Introduction

Sackville Developments (Reading) Ltd (hereafter referred to as the 'Applicant') is seeking outline planning permission for the redevelopment of approximately 2.5 hectares (ha) of brownfield land between Reading Mainline Station and Reading town centre (hereafter referred to as the 'Site'). The location of the Site, which is shown in Figure 1, is situated within the administrative boundary of Reading Borough Council (RBC).

The Site is bound by Station Hill and Reading Mainline Station to the north, Station Road to the east, Friar Street to the south, and Greyfriars Road to the west and is bisected by Garrard Street. The indicative planning application boundary is shown on Figure 2.

In 2009 the Applicant submitted an outline application (Ref 09/01079/OUT) for the Site, which was also supported by an Environmental Statement (ES). RBC subsequently granted planning permission in October 2011 for the mixed used scheme comprising residential development (Use Class C3), offices (Use Class B1a), retail (Use Classes A1-A4), community space (Use Class D1), cultural/leisure space (Use Class D1/D2), bowling alley (D2), and health and fitness (Use D2) and associated car and cycle parking, landscaping, infrastructure and public realm works.

In light of current market conditions a new Outline Planning Application for the Site is being prepared by the Applicant and their design team. Although, the revised outline proposals have not yet been finalised, they would be for a lower rise, lower density development, complementing the redevelopment of Reading Mainline Station, which is currently in progress. The proposals are hereafter referred to as the 'Development'. It is currently envisaged that the Development would include in the order of 150 to 300 residential units, 90,000-110,000m² Gross External Area (GEA) of office space, 6,000-8,000m² GEA of retail uses, 900-1,200m² GEA of leisure development, and associated parking and new pedestrian routes through the Site. The existing National Car Parking (NCP) operated Friars Walk car-park on the Site would be remodeled.

1.1 Environmental Impact Assessment

Based on the scale of the Development (in excess of 0.5ha and 10,000m²), the proposal is considered to fall within Schedule 2, Category 10b (urban development project) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011ⁱ (referred to as 'the EIA Regulations'). As such, the Applicant has commissioned Waterman Energy, Environment & Design (Waterman EED) to undertake an Environmental Impact Assessment (EIA) of the Development.

The EIA process is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects arising from a development. Where an EIA is required, the relevant information must be provided by the Applicant in a document referred to as an Environmental Statement (ES) which informs the decision making process.

An EIA scoping study has been undertaken as the first stage of the EIA to identify the likely key environmental issues in respect of the Development and the extent to which each environmental topic needs to be investigated within the EIA process and reported in the ES. In order to inform the emerging proposals for the Site, a number of baseline environmental studies of the existing conditions have been undertaken, the findings of which are summarised in this EIA Scoping Report.

A formal request for an EIA Scoping Opinion is being submitted to RBC under the EIA Regulations. This EIA Scoping Report is submitted to RBC to assist the Council in forming their Scoping Opinion on the information to be provided in the ES.

In accordance with Regulation 13 of the EIA Regulations and best practice, the following information is provided within this Report:

- Site location and description including a summary of baseline conditions (Section 2);
- Brief description of the nature and purpose of the Development (Section 3);
- Summary of the consultations that will be undertaken as part of the EIA (Section 4);
- Brief description of the likely significant environmental effects of the Development. The approach and methodology for the assessment of each topic in the EIA is also described (Section 5); and
- Draft structure of the ES (Section 6).

2. The Site

2.1 Site Location and Setting

The Site, which covers approximately 2.5ha is located between Reading town centre and Reading Mainline Station and centred on National Grid Reference (NGR) 471361 173756.

To the north of Garrard Street, the Site is bound by Station Hill, which currently comprises Reading Bus Station, with Reading Mainline Station immediately to the north. Thames Tower and Station Road demarcate the northern part of the eastern boundary of the Site whilst Greyfriars Road bounds the northern part of the western boundary. South of Garrard Street, the Site is bound by retail units and offices, of which some office buildings are currently vacant. Merchant Place runs parallel to the eastern boundary of the Site to the south of Garrard Street, connecting Friar Street with Garrard Street. Merchant Place is lined with a number of retail units, offices and a block of residential apartments. Friar Street, which is demarcated by leisure, retail and offices, forms the southern boundary of the Site. The indicative planning application boundary of the Site is shown on Figure 2.

The Site is dominated by vacant office and leisure buildings and the disused Friars Walk Shopping Centre, together with the NCP-operated Friars Walk multi-storey car park, road infrastructure and hard-standing. The office building located in the western part of the Site, together with some small-scale retail units fronting Station Hill, however, remains occupied. A summary of the buildings and structures on the Site, together with their current uses, is provided in Table 1.

Table 1: Summary of the Existing Site Structures

Building	Details
Xafinity House	A six-storey 'L-shaped' red brick structure located in the north western part of the Site. Car parking is provided at ground level for the occupants of the building with office space above.
Former Mecca Bingo Hall and Bus Station	A vacant pitched corrugated roof concrete structure located towards the north-western part of the Site. The former bus station is located at grade with Garrard Street beneath the former bingo hall, which is raised on columns above ground. Whilst the bingo hall remains vacant, the former bus station is used by taxi's queuing to reach the temporary taxi rank.
Western Tower and connecting Low Rise Block	This fifteen storey tower (above ground level), is rectangular in shape and demonstrates 1970's style of architecture. It is currently vacant and is connected to a three storey low rise block of the same design. The low-rise block is primarily vacant with the exception of a small number of retail units at ground floor.
Friars Walk Multi-storey Car Park	A ten floor (split level) concrete structure with basement and open roof parking space providing 952 spaces.
Friar Walk Shopping Centre	A disused shopping centre which is not accessible to the public.
Friars Walk	An elevated walkway connecting the multi-storey car park with Friars Walk Shopping Centre and Friars Street beyond. The walkway is no longer accessible to the public.

As described in Table 1, many of the buildings on the Site have been vacant and unoccupied for several years. Since the closure of Friars Walk and Friars Shopping Centre, there has been limited pedestrian access across the Site between Reading Mainline Station and Reading town centre. However, the Site is

recognised by RBC as an important gateway between Reading Mainline Station and Reading town centre. Consequently, the Site and immediate surrounding area have been identified by RBC as an area for redevelopment, which is covered by the Reading Central Area Action Planⁱⁱ (RCAAP), Reading Station Area Framework Supplementary Planning Documentⁱⁱⁱ (SPD) and Station Hill South Planning and Urban Design Brief^{iv}.

2.2 Surrounding Land Uses

The Site is surrounded by a mix of commercial, retail and leisure uses, including small-scale high street retail units with offices above, restaurants, public houses and hotels along Station Road to the east of the Site and Friar Street to the south of the Site. A large supermarket is located adjacent to the south-western part of the Site between Garrard Street and Friar Street, whilst an education establishment, a public house and a number of office buildings are located along Greyfriars Road, which runs parallel to the western boundary of the Site. Further office buildings are located on Tudor Road, immediately to the north-west of the Site. Although there are a number of office buildings in proximity to the Site, the majority of office blocks, including Thames Tower, adjoining the north-eastern Site boundary, together with 30 Garrard Street, 49 Garrard Street to the south of the northern part of the Site and 35-38 Friars Street are currently vacant and unoccupied.

Residential properties in the vicinity of the Site are limited. However, a modern nine-storey residential apartment block with external terraces is located 15m east of the Site on Merchants Place. Terraced housing is also located on Stanshawe Road and Vachel Road, approximately 50m west of the nearest point to the Site. Malcolm Place, a modern residential apartment block, is located further afield, approximately 130m west of the Site on Caversham Road (A4155).

Station Hill, immediately to the north of the Site, is currently used as a bus station, providing a direct interchange with Reading Mainline Station. Reading Mainline Station, which forms a major transport interchange, is located approximately 40m north and north-east of the Site. Owing to the current redevelopment of Reading Mainline Station, there is currently no throughway traffic along Station Hill, with the eastern end of Station Hill closed. As a result, a temporary taxi rank has been created immediately outside the main entrance of Reading Mainline Station.

2.3 Site History

In the early 19th century, the Site was undeveloped land located outside the built up area of Reading, to the north of the medieval thoroughfare of Friar Street. Construction of the Great Western Railway and station to the north of the Site on a raised embankment resulted in the development of the Site and surrounding area in the mid-19th century. Although some residential and industrial properties were constructed on the Site at this time, none of the buildings have survived. However, the street pattern that defines the eastern and northern boundaries of the Site was largely in place by 1840.

The apportionment accompanying the Tithe map identifies that the eastern part of the Site was occupied by stables and yards, although the earliest available source to depict these structures is the first edition Ordnance Survey (OS) map of 1879. The OS map of 1879 also shows that Greyfriars Road to the west of the Site had been constructed.

A significant phase of redevelopment for commercial and civic buildings is recorded in the area surrounding the Site in the late 19th century, specifically along Friar Street and Blagrove Street. Development in the early decades of the 20th century was limited to key corner locations in the wider area.

By 1931, a large garage building had been constructed towards the centre of the Site and extended onto land to the east. Other industrial buildings were constructed in the north-east of the Site at this date. A

further large building, probably of industrial use, was constructed in the west of the Site by 1957, although this had been demolished by 1962, when the northern part of the Site was recorded as comprising an at-grade car park.

The later part of the 20th century witnessed significant redevelopment of the Site and its surrounds, including the demolition of all the standing buildings previously recorded on the Site. The block of commercial units and offices (including the Western Tower), as well as a bingo hall standing over the bus station, were both built between 1962 and 1968. The multi-storey car park and the office block in the western part of the Site were constructed between 1968 and 1986.

Further significant development, largely comprising commercial properties, has taken place in the area surrounding the Site since 1986. This has had an important effect on the historic character of the street frontages surrounding it. As such, the area has a largely modern built character in the immediate vicinity of the Site, which is punctuated by survival of individual 19th and early 20th century buildings.

2.4 Site Context

The Site is located in the Station/Riverside major opportunity area as set out in the RCAAP. The RCAAP identifies key opportunities and sets out the planning framework for the area up to 2026. It forms one of the main considerations in determining planning applications within the central Reading area. The RCAAP seeks to ensure that:

“The station/river area will be a flagship scheme, extending the centre and providing a mixed use destination in itself and centred on a redeveloped station and new public transport interchange. It will integrate the transport links and areas northwards towards the river and into the heart of the centre”.

Specifically, Policy RC1c of the RCAAP: Station Hill, states:

“This area will be developed for a mix of uses at a high density, including retail and leisure on the ground and lower floors and residential and offices on higher floors. There will be enhanced links through the sites, and a network of streets and spaces. Frontages on key routes through the site should have active uses. The edge of the site nearest to the areas of traditional terracing west of Greyfriars Road will require careful design treatment”.

The RCAAP is supported by the Reading Area Framework SPD, which sets out the principles and guidelines for development surrounding Reading Mainline Station, including the Site, together with the Station Hill South Planning and Urban Design Brief. The Station Hill South Planning and Urban Design Brief was produced to assist with delivering the redevelopment of the Site whilst ensuring that RBC's planning and design objectives for the Site are met. The key design principles of the brief are:

- Establishing a clear character;
- Allowing for improved freedom of movement;
- Open space and landscape;
- Designing for tall buildings;
- Determining appropriate scale, height and massing;
- Active street frontage;
- Achieving mixed-use development;
- Incorporating high standards of sustainable design;
- Designing in safety and security; and
- Demonstrating viable and flexible phasing.

2.5 Future Baseline

As set out in Section 1, Reading Station is currently being redeveloped (Application Reference 10/01270/LBC and 10/01269/FUL). The proposals include the demolition of the western part of the Station and the existing canopy along the front of the building and the platform 4 canopies attached to the rear of the building together with construction of new northern and southern entrances, a new connecting bridge and new platform canopies. Given that the station upgrade works have consent and are in the process of being implemented, it will be considered as the 'future baseline'. which accounts for the full implementation of the Reading Mainline Station Redevelopment.

2.6 Potentially Sensitive Receptors

A review of existing land uses on the Site, statutory and non-statutory designations in the area was undertaken as part of this scoping study. In addition, some baseline survey work was undertaken to establish the environmental conditions on, and surrounding the Site. This has identified a number of receptors which could potentially be sensitive to environmental effects resulting from the Development. These are set out in Table 2.

Table 2: Potentially Sensitive Receptors

Category	Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
Residential properties.	Existing residents surrounding the Site including those on Merchants Place (Projection East and Icon House), Stanshawe Road, Vachel Road and Caversham Road.	15m east.
Commercial properties.	Existing office and retail occupants located in the western and northern part of the Site. Occupants of existing office and retail premises adjacent to the Site, including on Station Road, Friar Street and Greyfriars Road.	On and adjacent to the Site.
Local views.	Local and long distance views to and from the Site.	Sensitive views include those from Listed Buildings and structures (as below).
Built Heritage.	Reading Abbey Scheduled Monument (SM) and associated Forbury Gardens Historic Park and Garden.	300m east.
	High Bridge SM	480m south-east.
	Market Place/London Street Conservation Area.	120m east.
	St. Mary's Butts/Castle Street Conservation Area.	250m south-west.
	Russell Street/Castle Hill Conservation Area.	350m south-west.
	Grade I listed Greyfriars Church.	120m south-west.

Category	Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
	Grade I listed St. Mary's Church in St. Mary Butts.	245m south-west
	Grade I Church of St Laurence	280m east.
	Grade II* listed Grade II* listed Town Council Chamber and Offices with Clock Tower	280m east.
	Grade II listed 39 Friar Street.	Adjoins south-east corner of the Site
	Grade II listed 11-15 Friar Street	150m east
	Grade II listed Reading General Station (Three Guineas Public House)	20m north.
	Grade II listed statue of King Edward VII.	40m east
	Grade II listed, 17-27 Station Road (Pearl Assurance Building)	45m east
	Grade II listed Great Western House	50m south-east.
	Grade II Listed 13 & 15 Station Road	60m east
	Grade II Listed Quadrant Walls and Railings to Former No.64 (Greyfriars Vicarage)	100m south-west
	Grade II listed The Mitre Inn (47 West Street including 92 Friar Street)	125m south-west
	Grade II listed Regent Place	130m west
	Grade II listed WI Palmer Memorial Hall	130m south-west
	Grade II listed 147 Friar Street.	150m south-east
	Grade II listed 1-31 Queen Victoria Street (including Nos 148 -150 Friar Street and 24 to 28 Broad Street and 35 to 38 (consec)) Broad Street	150m south-east
	Grade II listed 154 Friar Street	150m south-east
Transportation.	Users of Reading Mainline Railway Station, Reading Bus Station and taxi rank	Adjacent north and north-east.
	Pedestrian, cyclists and other road users in the local area.	Garrard Road, Merchants Place, Station Hill, Station Road, Friar Street and Greyfriars Road.
Controlled waters.	Secondary A Aquifer of superficial deposits and Principal Aquifer of solid geology beneath the Site.	Beneath the Site.

Category	Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
	River Thames	420m north
	River Kennet	460m south-east.
Habitats and Species.	Nesting birds (if present).	Adjacent in all directions.

3. The Development Proposals

The outline application proposals for the Site are being designed by Allies and Morrison Architects. Although the design of the Development is still evolving and may be subject to amendment prior to submission of the outline planning application, the Development is anticipated to provide approximately 140,000-170,000m² (GEA) of development to comprise approximately:

- 90,000-110,000m² (GEA) of office (Use Class B1) and ancillary floorspace.
- 11,000-21,000m² (GEA) of residential (Use Class C3). This equates to between 150 and 300 residential units, a number of which will be affordable.
- 6,000-8,000m² GEA of retail (Use Class A1-A5).
- 900-1,200m² of leisure development (Use Class D2); and
- 20,000-25,000m² of car parking. This will involve the adaptation of the existing 952 space public NCP car park on Site with approximately 856 spaces provided (a net reduction of approximately 96 spaces).

The Development will be arranged in approximately seven buildings located on either side of a new pedestrianized north-south route extending between Station Hill and the existing junction of Friars Walk and Friar Street. Garrard Street will be retained and a new east-west route introduced between it and Station Hill.

The Development is being designed to complement the proposed Reading Mainline Station redevelopment. In general terms, the height of buildings will increase from the south western to the north eastern part of the Site. Buildings on the western side of the Site fronting Greyfriars Road will be approximately between 8 and 10 storeys (ground plus 7 to 9 storeys plus plant areas). The buildings on the eastern side of the Site adjacent to the Thames Tower site will range from approximately 13 and 21 storeys (ground plus 12 to 20 storeys plus plant areas). The buildings on the southern part of the site (on either side of Friars Walk) will range from approximately 3 and 6 storeys (ground plus between 2 and 5 storeys).

Garrard Street will continue to be the principal access to the retained car park. It will also act as a service route for existing buildings and proposed new buildings on the western side of the development. Buildings on the western side of the Site will have individual service bays.

The indicative Masterplan is shown in Figure 3.

The range and quantum of land uses, as well as suggested height of development, is considered sufficient information to enable the Council and other Consultees to form an opinion on the scope of the ES and the potential significant environmental effects.

4. Consultations

The process of undertaking consultations assists in identifying the likely environmental and other effects of the Development. It enables the design to be refined to incorporate mitigation measures where feasible, thereby limiting adverse effects and enhancing the benefits of the Development.

As part of the planning process, an on-going programme of consultations has commenced with a number of statutory and non-statutory consultees. Further consultations will be undertaken as part of the EIA process. The following is a draft list of those who have already and who are likely to be included in the overall consultation process:

- RBC Transport, Environmental Health, Housing and Building Control and Planning Departments;
- The Berkshire Unitary Authority, Joint Strategic Planning Unit;
- English Heritage (EH);
- Natural England
- The Environment Agency (EA);
- Highways Agency;
- Berks, Bucks and Oxfordshire Wildlife Trust;
- Thames Water;
- Network Rail; and
- Reading Buses.

5. Key Issues to be Addressed by the EIA

5.1 Introduction

A range of data relating to the Site and surrounding area has been obtained as part of the scoping study, including archive data, published maps and Site surveys. Specialist studies have commenced and will be undertaken throughout the EIA process. These, together with the collection and review of information relating to the Site and surrounding area, are on-going. In addition to informing the design process, this information will be used to establish the baseline conditions of the Site for the ES, including potentially sensitive receptors and assist in the formulation of mitigation measures to reduce any potentially adverse effects that are identified.

The legal minimum requirements for the content of an ES are set out in Schedule 4 of the EIA Regulations. It is recognised that for the ES to fulfil its primary objective of enabling environmental considerations to be incorporated into the decision-making process, it must be focused on the most potentially significant environmental issues. The following sections set out the potentially significant issues to be considered in the ES and therefore defines the focus and scope of the EIA. This has also been informed by the content, and conclusions, of the ES's relating to the Applicant's previous applications for schemes on the Site.

5.2 Alternatives

The EIA process provides a forum through which any alternative development options considered by the developer can be assessed, together with their environmental constraints and effects, prior to the selection of the final and fixed Development. This allows for the Development to evolve in response to the early identification and consideration of environmental constraints and effects.

In accordance with the EIA Regulations, the ES will provide an outline of the main alternatives considered by the Applicant. For this particular project, alternative options will focus upon:

- The 'do nothing' option: this will outline the consequences of no development taking place;
- The 'do minimum' option: this will account for refurbishment of the existing buildings;
- Alternative scheme implementation: – This will include consideration of implementing the Consented Scheme as an alternative to the revised proposals rather than provide full documentation of the many alternative designs which were considered *prior* to the Consented Scheme; and
- 'Alternative designs': this will summarise the progression of the revised design work and how environmental considerations have influenced the overall design process. A summary of the main alternatives considered, such as alternative plan form layouts, building heights and massing will be presented together with a justification for selection of the final design. This section of the ES will describe the changes to the design from the consented scheme.

5.3 The Proposed Development

In accordance with the EIA Regulations, the ES will include a description of the proposed Development as defined by the planning application drawings and other documents submitted for approval. Owing to the outline nature of the planning application, the Development will be defined by a series of design parameters which will set the framework for the next stage of detailed design. The outline planning application will therefore fix elements of the Development to a sufficient degree in order to undertake a robust EIA which will allow the determination of the Development's "...likely significant environmental effects...".

At this stage, it is envisaged that the Development parameters (and therefore the description of the Development within the ES) will include:

- The broad layout of the proposed building blocks;
- Maximum and minimum building heights;
- Maximum and minimum lateral building extents;
- The location of certain land uses across the Site;
- Maximum and minimum floor space for each land use proposed;
- The maximum and minimum number of residential units proposed;
- Means of vehicular access and parking arrangements;
- Maximum and minimum car parking spaces to be provided; and
- Pedestrian and cycle access and circulation.

Scale, layout, means of access, and landscaping and appearance will remain as ‘reserved matters’ at this stage and the development parameters (described on plans in a written description) will be supplemented with indicative information as part of the outline planning application.

The ES will also include an outline surface water drainage strategy and consideration of the proposed utility supply and capacity. In addition, the ES will also include details of the energy strategy for the Site in accordance with RBC requirements. It is important to note that the outline planning application will be supported by a standalone Energy Strategy and Sustainability Statement. The description of the Development will therefore include a summary of both these documents.

The description of the Development as presented in the ES, together with the planning application drawings, will be what is assessed in all technical chapters of the ES.

5.4 Development Programme and Construction

The approximate demolition and construction programme will require careful programming and, in particular, phasing allowing for:

- Comprehensive enabling works including commencement of utilities and service diversions;
- Remediation, decommissioning and demolition of all above ground structures and buildings;
- Groundwork’s such as piling and foundation works;
- Construction of the proposed building blocks;
- Landscaping; and
- Building fit out.

The ES will outline the proposed demolition and construction programme and phasing and provide information on the main stages of the works, together with the likely duration of all activities. The ES will also consider the potential environmental effects associated with the works such as dust, noise, waste and potential pollutant emissions from vehicles and the broad mitigation measures proposed to offset any adverse demolition and construction effects.

Each technical chapter of the ES will give detailed consideration to potentially significant demolition and construction effects specific to the environmental topic area being assessed.

5.5 Socio Economics

5.5.1 Key Issues

The Development includes the provision of office, residential and retail uses. Key issues therefore include:

- Temporary and long-term employment opportunities;
- Provision of new homes and demand on education facilities, primary healthcare facilities and public open space; and
- The potential effect of additional retail and office units and the overall contribution of the Development to the economic objectives of RBC.

5.5.2 Potential Effects

The Development is envisaged to create a range of social and economic effects, some of which will be temporary (such as employment created during the demolition and construction works) and largely of a local scale, whilst others will be long-term and permanent.

In accordance with the key issues outlined above, the socio-economic assessment will examine the following potential effects:

- Generation of temporary demolition and construction employment;
- Creation of new direct and indirect, long-term employment opportunities once the Development is completed and operational;
- Local expenditure generated from residents and employees and contribution to the local economy;
- The provision of new homes and contribution towards local housing targets and requirements;
- Increased demand on education facilities, primary healthcare services and public open space; and
- Improved perception of public safety on the Site.

5.5.3 Approach and Methodology

Quod would undertake a socio-economic assessment of the Development. The proposed methodology includes:

- A consideration of the local and regional social and economic policies;
- Identification of the socio-economic baseline conditions at, and surrounding the Site, using established Government statistical sources such as the Census, official labour market statistics, information from the Applicant;
- Identification and assessment of the likely significant effects using well established, proprietary models, developed specifically for similar major developments to assess construction employment, together with population, employment and spending associated with the completed Development; and
- The preparation of mitigation measures, where appropriate.

5.6 Townscape, Heritage and Visual Impact Assessment

5.6.1 Key Issues

The Site consists of low quality spaces and buildings which largely date to the 1970s. Some of the buildings are unoccupied and in poor condition and none are of architectural or historic merit.

The Site has an important location just south of Reading Mainline Station and just north of the main shopping area. Building heights in the area vary from three to seventeen storeys and the townscape character of buildings close to the Site is largely of low value, although includes some historic buildings which are listed.

Pedestrian routes are restricted and uninviting and pedestrian movement is therefore largely concentrated on the peripheries of the Site.

In the close locality, the Site is most visible from the north when arriving by train. Views from the south and into the Site are restricted by the topography of the area. In the wider area, the Site can be seen from open spaces and elevated vantage points.

The Site contains no listed buildings and is not designated as a conservation area. However, Grade II listed 39 Friar Street adjoins the Site.

There are also a number of listed buildings in the locality of the Site as set out in Table 2. The nearest conservation area, Market Place/ London Street Conservation Area, is located 0.7km east and south west of the Site.

5.6.2 Potential Effects

The Proposed Development would bring about a significant change in the land uses, built form and spaces on Site. In particular, the new massing has the potential to improve the existing townscape character and quality and to improve views and pedestrian routes to, from and through the Site.

In addition, the provision of new high quality buildings, pedestrian routes and public spaces has the potential to positively alter the existing setting of listed buildings and conservation areas in the vicinity of the Site and thereby to enhance the significance of these designated heritage assets.

The potential effects considered in the Townscape, Heritage and Visual Impact Assessment (THVIA) of the EIA will be:

- Temporary effects of demolition and construction works upon the character and quality of the local townscape and setting of designated heritage assets in the area;
- Permanent changes to the character and quality of development on Site and, thereby, to the local townscape;
- Permanent changes to the character and quality of local, mid and distant views;
- Permanent changes to the setting of designated heritage assets (primarily listed buildings and conservation areas) in the local and wider area; and
- Future changes to the character and quality of the townscape, views and settings of designated heritage assets that are likely to occur as a result of consented cumulative development in the area.

5.6.3 Approach and Methodology

In order to assess the nature and quality of these potential effects, the THVIA will:

- appraise the history and existing quality and character of the townscape, views and settings of designated heritage assets through desk-based analysis and field study;
- identify and make reference to relevant local, regional and national planning policy and guidance;
- identify sensitive and representative views, in agreement with RBC, to enable an assessment of the Proposed Development in the round;
- co-ordinate the production of accurate verified representations (wirelines) of the Proposed Development in the views in conjunction with a professional visualisation company;

- assess potential effects on the views as a result of the Proposed Development;
- evaluate changes to the character and quality of the townscape on Site and in the surrounding area through consideration of the views;
- assess potential effects on the significance of designated heritage assets resulting from changes to their settings; and
- assess potential effects on the future baseline through the insertion of consented schemes in the views (wirelines) and consideration of their cumulative effects on the townscape, on views and on the settings of designated heritage assets.

The assessment will be undertaken with reference to the following key guidance:

- Guidelines for Landscape and Visual Impact Assessment (2002)^v, produced jointly by the Institute of Environmental Assessment (now IEMA) and the Landscape Institute; and
- Planning Policy Statement 5: Planning Policy Statement 5: Planning for the Historic Environment^{vi}.
- Historic Environment Planning Practice Guide to PPS5 (March 2010)^{vii}
- The setting of heritage assets: English Heritage Guidance (May 2011)^{viii}
- By Design. Urban design in the planning system: towards better practice (CABE, April 2000)^{ix}
- Guidance on Tall Buildings (EH/CABE, July 2007)^x

5.7 Archaeology

5.7.1 Key Issues

The southern portion of the Site south of Garrard Street is located within an Area of Archaeological Potential but contains no scheduled monuments or structures. A desk-based Archaeological Assessment was undertaken by Foundations Archaeology in August 2003 and updated in 2007 to establish the archaeological potential of the Site. There are no known records of archaeological evidence within the Site. However, records of archaeological evidence have been recorded in the immediate vicinity. The majority of these records are immediately adjacent to the south of the Site along Friar Street, hence the designation in this area.

Given the previous records and the existing designated area, the Site is considered to have a low-moderate potential for archaeological deposits.

None of the existing buildings or structures within the Site are listed or have special architectural or historic interest. However, as noted previously, the Site is adjacent to 39 Friar Street, a Grade II Listed Building.

5.7.2 Potential Effects

Potential effects on archaeology primarily relate to the possibility for the disturbance, removal or destruction of archaeological deposits during demolition and construction activities on the Site. The scale of the Development suggests that any archaeological remains present within the study area would not survive the redevelopment.

Given the proximity of the Site to 39 Friar Street, there is also potential for direct effects on this listed building during demolition of the existing buildings on Site and during construction.

As set out above, the effects on the setting of built heritage will be considered in the Townscape, Heritage and Visual Impact Assessment.

5.7.3 Approach and Methodology

The 2007 desk-based assessment will be revised to include any recent records and updated in line with PPS 5. The assessment will include:

- A review of updated policy considerations and legislative framework and requirements;
- An historical analysis of the Site and its surroundings including a review of historical maps, documents, plans, historic environment records and previous archaeological excavations near the Site to determine the potential for archaeological remains and their likely significance; and
- Assessment and evaluation of the archaeological and built heritage features of the surrounding area through desk-based analysis and field study;
- Assessment of effects of the Development on potential archaeological resources; and
- Proposed measures to mitigate potential effects which are likely to include analysis of the site investigation data in the first instance and recommendations for a phased programme of archaeological evaluation and mitigation prior to and during demolition and construction works.

The findings of the Archaeological Desk-Based Assessment will be summarised in the ES and the desk assessment appended to the ES.

5.8 Transportation and Access

5.8.1 Key Issues

Due to the location of the Site in central Reading adjacent to the Station Interchange (including bus and taxi stops, limited short stay parking and cycle parking, the Site is well served by public transport and is also easily accessible by foot, cycle and road. This area is currently undergoing redevelopment as part of the Reading Station Area redevelopment proposals. Once complete, there will be a new pedestrian area immediately to the north of Station Hill, with an improved rail station in terms of rail capacity and station facilities.

Public Transport

The railway station and the adjacent bus station form a transport interchange of regional importance used by trains, buses, coaches, taxis, cyclists, cars and pedestrians. The use of these facilities (as improved) is expected to rise over the next 15 years and RBC has stated an intention to support this growth. However, the growth of bus services is somewhat constrained by congestion and the presence of the railway forming a natural barrier to the north.

Pedestrian

Although pedestrian access to and from the Site is very good, current access through the Site is currently very limited. The main access through the Site is Garrard Street which cuts horizontally through the centre of the Site and also, an informal pedestrian route using the former bus station located in the west of the Site. The Site therefore currently acts as a barrier between the existing retail and leisure activities on Friar Street and the main public transport interchange at Reading Mainline Station.

Bicycle

Central Reading currently has a good level of connectivity to the south of the Site through a combination of quiet roads, cycle paths and cycle lanes within the carriageway.

Road

The existing multi-storey car-park provides 952 long stay spaces in close proximity to the railway station. As part of the proposals this will be adapted to provide 856 car parking spaces (a net reduction of circa 96 spaces compared). Due to the wide choice of public transport available to the residents, shop customers and employees, the generation of private vehicle traffic from the Development is anticipated to be limited.

Development objectives relating to transport issues include: improving access to and from the Site by all modes, improving pedestrian linkages and integrating the Site into the local area, and improving the local streetscape in conjunction with RBC.

Within the wider context of the Development, there are also a number of area-wide transport issues, which have to be taken into consideration. These include:

- Congestion;
- The redevelopment of the Station Interchange as currently under construction;
- Proposals by Network Rail to develop the railway station;
- Bus capacity;
- Encouraging the use of more non-private car based transport; and
- Accommodating for the anticipated growth in local transport demand.

5.8.2 Potential Effects

The EIA will address the following anticipated potential transportation and access related effects:

- Temporary disruption to pedestrians, cyclists and road vehicle users during the demolition and construction works;
- Temporary disruption to the servicing and access facilities of nearby properties during the demolition and construction works;
- Temporary generation of heavy goods vehicle (HGV) movements during the demolition and construction works; and
- Effects of the completed and operational Development upon:
 - Traffic flows and capacities of the local highway network;
 - Public transport capacity and accessibility;
 - Pedestrian cycle journeys, accessibility and facilities;
 - Parking supply and demand; and
 - Servicing arrangements of the Site and nearby properties.

5.8.3 Approach and Methodology

The outline planning application will be accompanied by a comprehensive Transport Assessment (TA) undertaken by the Applicant's transport consultants, Peter Brett Associates (PBA). This will be fully scoped with RBC. The TA will include an assessment of the potential effects as outlined above, using traffic models and data agreed with RBC. The TA will also provide justification for the proposed parking strategy.

The ES will summarise the results of the TA in accordance with the requirements of the EIA Regulations. As such, the assessment will identify all likely significant effects, provide an assessment of the environmental effects and a description of appropriate mitigation such as the formulation and

implementation of a Travel Plan. As a minimum, the assessment is likely to include the following main elements:

- Assessment of the proposals against the policy objectives laid down in local and national planning guidance including a comparison of car and cycle parking provision with RBC's standards;
- Evaluation of the accessibility of the Site by public transport;
- A description of the base networks in and around the Site, including information on base traffic flows;
- Prediction of the number of trips generated during the demolition/construction and completed Development stages including number of person trips and number and size of vehicles required to service the scheme;
- Assignment of vehicular trips to the road network;
- Identification of the junctions and links on the local road network that will be affected by the Development related traffic, including a quantification of the reserve capacity, queues and delays at critical junctions;
- An assessment of vehicular access and circulation in and around the Site; and
- An assessment of pedestrian and cyclist access, movement and safety through the Site and the surrounding area and a description of how they are affected by the Development.

5.9 Air Quality

5.9.1 Key Issues

The Environment Act 1995^{xi} provides a system of Local Air Quality Management (LAQM) under which local authorities are required to review and assess the future quality of the air in their area by way of a staged process.

RBC have identified that the main contributor to air pollution in the RBC area is road transport. RBC's Environmental Protection Team has monitored air quality using passive diffusion tubes and continuous monitoring for several years. The closest is located on Caversham Road. This is a roadside location that monitors levels of both nitrogen dioxide (NO₂) and small particulates (PM₁₀).

As a result of the elevated levels of nitrogen dioxide (NO₂) in 2009 RBC declared a single AQMA order covering a large proportion of the town. The declaration is due to potential exceedances of both the long-term annual mean NO₂ objective and the short-term hourly objective. The revised AQMA covers the central area of Reading, Caversham Centre and follows the main radial road and rail routes through the borough. It replaces six smaller fragmented areas which were previously declared in 2006.

It is anticipated that there could be the potential for air quality issues associated with the construction works. This would be in relation to a temporary increase in HGVs on the local road network, operation of plant and the potential for dust generation via physical construction processes.

The Development includes the retention of the existing NCP car-park, which is currently under-utilised. The Development could therefore have potential to increase traffic generation and alter traffic flows and thereby having potential to affect local air quality.

Pollutant concentrations can be elevated alongside rail lines with a large number of diesel locomotive movements. However, in accordance with DEFRA's Technical Guidance Note LAQM.TG(09)^{xii} on Local Air Quality Management since the Site boundary is over 30m from the closest track at Reading Mainline Station pollutants from diesel locomotives are not anticipated to be an issue requiring consideration as part of the EIA.

5.9.2 Potential Effects

Potential effects to be addressed by the ES are as follows:

- Effects on local air quality and sensitive receptors of dust emissions during demolition and construction activities;
- Short term increases in road traffic related pollutants due to increased congestion of Station Approach, Station Road, Greyfriars Road, Garrard Street and Friar Street during construction;
- Long-term effects, on local air quality particularly in relation to NO₂ levels and the AQMA, due to emissions from both private and public vehicles and building services plant associated with the operation of the completed Development; and
- Internal air quality conditions for future residents within the Development.

5.9.3 Approach and Methodology

The air quality assessments will be undertaken by Waterman and will include:

- Liaison with RBC regarding the various assumptions and scenarios to be modelled and to obtain the latest available monitoring data;
- An identification of potentially sensitive receptor locations, both existing and proposed, that could be affected by changes in air quality that result from the demolition/construction and operation of the Development;
- A qualitative assessment of air quality effects from construction works;
- An assessment of the effects of the operational Development from traffic and heating plant and ventilation systems using the ADMS-Roads atmospheric dispersion model. This would use traffic data in an appropriate format derived from the Transport Assessment;
- Comparison of the predicted pollutant concentration with the Air Quality Strategy Objectives;
- Assessment of the significance of effects; and
- Formulation of appropriate mitigation measures where necessary, in particular measures for controlling dust and other emissions during demolition and construction with reference to the Building Research Establishment (BRE) guidance 'Controlling Particles, Vapour and Noise Pollution from Construction Sites' (2003)^{xiii}
- Assessment of residual effects.

5.10 Noise and Vibration

5.10.1 Key Issues

The area surrounding the Site comprises a mix of uses that would to varying degrees be potentially sensitive to noise and/or vibration effects during the demolition of existing buildings on-site and the construction of the Development. The identification and implementation of measures to minimise and control noise and vibration effects on the surrounding sensitive land uses during the construction of the Development and once it is completed is therefore important.

The Site is surrounded by roads, with Reading Mainline Station to the north. As residential accommodation is proposed, it is necessary to ensure that the Site is appropriate for such a land use.

Previous noise and vibration surveys on the Site found that dominant noise and vibration sources are road traffic and rail related. An updated survey was undertaken in December 2011. Again dominant noise was primarily road and rail traffic, with intermittent construction noise associated with the transport

improvements on Station Hill. The updated survey indicates that noise conditions at the boundaries of the Site correspond with Noise Exposure Category (NEC) C.

The only potential source of appreciable environmental vibration in the vicinity of the Site is associated with Reading Mainline Station, located approximately 50m to the north of the Site. However, it is very unusual for rail related vibration to be perceptible 50m or more from railway tracks. Furthermore, as the trains are generally moving slowly into or out of Reading Station, they produce relatively low levels of vibration and previous monitoring concluded that vibration levels in the vicinity of the Site would be imperceptible.

5.10.2 Potential Effects

Potential noise and vibration issues that will be addressed as part of the EIA are as follows:

- Noise and/or vibration effects to nearby buildings and noise sensitive receptors from the demolition of existing buildings, piling and ground excavation works and the subsequent construction of the Development;
- Noise and vibration effects to existing and future residents in the area from vehicle movements generated during the construction of the scheme and once the Development is completed;
- Suitability of the site for residential development based upon existing and future noise sources;
- The effect of building services plant on existing and future noise-sensitive receptors on and surrounding the Site and the routine control of noise from new building plant;
- The effect of noise as a result of noise breakout from proposed leisure uses on existing and future noise-sensitive receptors; and
- Noise generated as a result of service deliveries and collections from the proposed areas of retail and leisure use on existing and future noise-sensitive receptors on and surrounding the Site.

5.10.3 Approach and Methodology

The assessment work will be undertaken by Waterman Energy, Environment and Design and will include:

- The identification of potentially sensitive noise and vibration receptors, both existing and proposed;
- Baseline noise and vibration measurements taken on-site, including long term unattended monitoring (completed in December 2011);
- Estimation of noise generated during each of the main phases of demolition and construction, using the methodology set out in British Standard (BS) BS:5228^{xiv}, and the associated effects on surrounding sensitive receptors;
- Suitability of the Site for residential use with reference to quantitative criteria outlined in PPG24^{xv}, BS:8233^{xvi}, and the World Health Organisation (WHO) guidelines^{xvii} and an outline of any mitigation measures, to ensure there are no significant adverse effects on future users;
- Estimation of changes in road traffic noise levels attributable to the scheme on the basis of the publication Calculation of Road Traffic Noise (CRTN). Calculations will be based on the results of the Transport Assessment Report, for example existing flows, future traffic flows and proportion of HGVs;
- Assessment of noise generated as a result of service deliveries and collections from the proposed site in line with BS8233, WHO 'Guidelines for Community Noise and other relevant guidance';
- Estimation of the effect on noise sensitive receptors from noise generated by building services, using the methodology set out in BS:4142; and
- Formulation of proposals and criteria for the mitigation of identified noise effects, if required.

All relevant technical data will be appended to the ES.

5.11 Ground Conditions

5.11.1 Key Issues

Geological maps for the area suggest that the geology beneath the Site comprises Alluvium, underlain by Valley Gravel, over Upper Chalk. A cover of Made Ground is anticipated. The Valley Gravel and the Upper Chalk are classified as Principal (Major) Aquifers with high soil leaching potential.

To date, no intrusive site investigations have been undertaken. As such, the potential presence of pollutants in the underlying soil and groundwater cannot be quantified. However, the Site has been used for a range of activities, including timber yard, factory, car-park, bus station garages and a coal yard. In addition a number of industrial uses were present surrounding the Site. As such, there is some potential for some contamination to be present. Whilst the existing layer of hardstanding and low permeability Alluvium inhibits the vertical migration of any existing contamination to the aquifers pathways could be created during construction through new piles.

An asbestos survey was carried out by RPS in October 2004. This survey found a wide range of different asbestos containing materials within the Site buildings. This will require removal before demolition works on the buildings is carried out. This work must comply with health and safety requirements.

5.11.2 Potential Effects

Potential effects to be addressed by the EIA include:

- Health and safety risks to workers during Site demolition and excavation works from existing contamination or hazardous materials;
- Potential risks to groundwater and surface water resources from the release of existing contamination and new sources of accidental contamination during the construction works;
- The creation of new pollution pathways (for example via piling) through which existing ground contamination may migrate to underlying aquifers;
- The appropriate management of contaminated soils or hazardous materials that require treatment or removal from the Site; and
- Risks to future Site users, residents, and vegetation from residual contamination; and
- Effects upon buried concrete and underground infrastructure from residual contamination.

5.11.3 Approach and Methodology

The assessment will be undertaken by Waterman EED and will include:

- An update of the existing Preliminary Environmental Risk Assessment to include a review of recent available Regulatory Authority records for the Site including discussions with RBC (Planning, Environmental Health and Building Control Departments), the EA and other relevant regulatory bodies;
- The specification of measures to protect Site workers, the general public and the groundwater reserves from contamination throughout the duration of redevelopment works;
- The formulation of procedures for the appropriate handling, licensing and disposal of contaminated and hazardous materials that are removed from the Site (if necessary); and
- Liaison with the project team in relation to the incorporation of pollution prevention measures within the design of the completed Development.

The ES will describe the baseline conditions with reference to the likely pollution sources, assess the effects and outline the proposed mitigation measures including the need for remediation and those to protect Site workers, the general public, controlled waters and any future Site users from any potential contamination sources identified. The Preliminary Environmental Risk Assessment undertaken will be appended to the ES.

5.12 Flood Risk and Surface Water Drainage

5.12.1 Key Issues

There are no surface water features on the Site. The closest watercourse to the Site is that of the River Thames (located approximately 420m north-east of the Site) and the River Kennet (located approximately 480m to the south-east of the Site). The EA's indicative floodplain map shows that the Site does not lie within an area of potential risk from river flooding, however, the fluvial floodplain borders the western boundary of the Site. Given that the Site is greater than 1ha, a Flood Risk Assessment (FRA) will be required to accompany the planning application which would focus on the management of surface water run-off and sustainable drainage systems to ensure the Development does not increase the risk of flooding elsewhere.

5.12.2 Potential Effects

Potential effects to be addressed by the EIA include:

- Effects upon surface water drainage run-off rates and the potential risks associated with all types of flooding;
- Effects of below ground works and structural loadings upon groundwater; and
- Effects of the completed Development's increased population upon foul water drainage capacity.

5.12.3 Approach and Methodology

The FRA for the Development will be undertaken by Waterman Transport and Development. This will include:

- A desk-based review of relevant flooding history for the Site, together with any other additional information from sources obtained from RBC, the EA and Thames Water;
- Agreement of the assessment methodology with RBC and the EA;
- Completion of an FRA in accordance with Planning Policy Statement 25: Development and Flood Risk (PPS25)^{xviii} and relevant EA guidance. The completed and operational Development run-off rates will be agreed with the EA and the FRA will include the specification of a surface water drainage strategy for the Site which will be adopted as part of the Development design. This will give due consideration to the use of Sustainable Urban Drainage Systems (SuDS);
- Liaison with the project team in relation to the incorporation of flood risk measures within the inherent Development design.

The ES will summarise the FRA, and will also consider the proposed demolition and construction effects of construction on groundwater and surface water quality and groundwater flow. The Applicants infrastructure engineers (Hoare Lea) will liaise with Thames Water in relation to the demand for foul drainage and potable water and any required mitigation measures and an outline of the demand and these measures will be set out in the ES. The FRA will be appended to the ES.

5.13 Ecology

5.13.1 Key Issues

The Site does not contain any areas designated in terms of its ecology, contains no formal green space allocation and does not provide suitable habitat for bats. The Site is typically urban in nature and presents limited opportunities for biodiversity in its current state.

A Phase 1 Habitat survey was undertaken in August 2011. This identified that the Site was of low ecological value with negligible potential for protected species. A survey undertaken in 2005 identified two adult black redstarts and at least two recently fledged juveniles, on the roof of a one storey extension approximately 100m from the Site boundary. However, no subsequent surveys have identified this species and the existing buildings on the Site have a negligible potential to support this species. The only bird species identified on the Site during the 2011 survey was feral pigeon.

None of the buildings on the Site were considered to be suitable for roosting bats and given the lack of vegetation the Site was considered to have negligible potential for bats.

5.13.2 Potential Effects

Potential ecological effects may relate to both the demolition and construction of the Development and the site once development is completed. Possible construction phase impacts may include:

- The loss of existing (low value) ruderal plant communities on the Site;
- The loss of potential bird nesting sites; and
- The creation of new habitat which could enhance the ecological value of the Site.

5.13.3 Approach and Methodology

The assessment will be undertaken by Waterman EED and will comprise the following:

- A walkover survey of the Site (which has already been completed in August 2011) to obtain up-to-date information on habitats and plant species present and to confirm the ecological value of the Site;
- A review of the ecological information obtained for the previous assessments of the SH2 Consented Scheme. Assessment of the potential effects to the ecology on-site during the demolition and construction works and once the Development is completed; and
- Identification of measures, where appropriate, to mitigate potential adverse effects and enhance the ecological value of the Site.

5.14 Wind

5.14.1 Key Issues

The construction of new buildings can have the potential to cause adverse wind conditions at ground level including turbulence and funnelling. This can lead to potentially adverse effects on pedestrian comfort and safety. The likely wind microclimate will need to be quantified in order to ensure that the conditions are both safe and comfortable for pedestrians within and around the Site, particularly within the existing and proposed public realm, at building entrances and within new areas of amenity space. During the design process advice and guidance will be provided by RWDI, specialist wind consultants to mitigate any foreseeable adverse wind effects as far as practicable through design.

5.14.2 Potential Effects

The wind assessment will focus on the relative safety and comfort of Site users on completion of the Development. The following specific potential effects have been identified:

- Temporary changes in the local wind environment during the construction works;
- A change in the wind conditions on surrounding roads and pavements, such as Station Hill, Greyfriars Road, Station Road, Garrard Street and Friar Street; and
- The safety and comfort of pedestrians within the proposed Development, notably within new areas of public realm, private amenity spaces and building entrances.

5.14.3 Approach and Methodology

There are widely accepted methodologies for the assessment of wind impacts of new developments. The Lawson Comfort Criteria^{xix} are a 'standard' against which the wind conditions can be compared. The Criteria define different pedestrian activities from sitting, which require low wind speeds in order for people to be 'comfortable', through to more transient activities such as walking, for which pedestrians will tolerate stronger wind conditions and still remain 'comfortable'.

The assessment will be undertaken by RWDI. The effects of the demolition and construction works will be assessed using professional judgement. However, the effects of the completed development will be based on a wind tunnel test. The assessment will focus on the comparison of the wind microclimate with the intended pedestrian use of the Site. On surrounding streets the assessment will also consider the change in wind conditions from the existing conditions. The assessment will consider wind from all wind directions and will be based upon long-term meteorological data for the Site. A full statistical breakdown of the wind microclimate at locations on main thoroughfares, likely seating areas, main building entrances and other potentially sensitive locations (such as roof top amenity space) will be provided.

The assessment will identify mitigation measures to ensure that the conditions within the completed Development would be suitable for the desired use.

The conclusions of the wind tunnel testing will be summarised in the ES chapter and the full wind tunnel test results appended to the ES.

5.15 Daylight, Sunlight and Overshadowing

5.15.1 Key Issues

The changes in building massing, layout and heights due to the Development could result in changes in the amount of daylight, sunlight and overshadowing experienced by occupants of adjacent buildings. Furthermore, the Development contains a range of uses which will require that adequate daylight and sunlight is available for future users. In accordance with BRE guidance, greater daylight and sunlight protection should be afforded to windows that serve residential dwellings and, in particular, principal habitable rooms such as living rooms and family kitchens. The Site is primarily surrounded by commercial properties and infrastructure. However, the following residential properties are located in proximity to the Site:

- Projection East and Icon House new apartment blocks along Merchants Place to the east of the Site;
- 5 – 11 (odd numbers) Vachel Road
- 9 - 17 (odd numbers) Stanshawe Road
- Houses along Tudor Road (vacant and due to be replaced by a new residential scheme);

- Residential unit above the Malt House PH, 53 Greyfriars Road;
- Residential unit above the Gateway PH, 31-33 Greyfriars Road;
- Residential unit above ground floor of 106-108 Friar Street;
- Residential unit above ground floor of 126 Friar Street; and
- Residential unit above ground floor of 32-34 Friar Street.
- Residential unit above ground floor of 25b Friar Street

The design of the Development would also need to ensure that the internal daylight / sunlight conditions for new residents would be acceptable.

No open space amenity areas are currently present within or immediately surrounding the Site.

There are no major intersections or signals present within or immediately surrounding the Site that would necessitate a Solar Glare analysis.

5.15.2 Potential Effects

The following potential effects with respect to daylight, sunlight and overshadowing could result from the Development:

- Changes to the duration and quality of daylight and sunlight as well as the incidence and duration of overshadowing experienced by occupants of the residential properties surrounding the Site;
- Changes to the amount of permanent overshadowing of proposed public amenity spaces within and surrounding the Site; and
- The internal daylight and sunlight conditions within the residential elements of the proposed Development.

5.15.3 Approach and Methodology

Gordon Ingram Associates (GIA), a specialist daylight and sunlight consultancy will undertake an assessment of the Development with respect to the above effects and will review the design as it progresses, to 'design-out' any negative effects where possible.

The daylight, sunlight and overshadowing assessment will be based upon Building Research Establishment (BRE) guidance, 'Site Layout Planning for Daylight and Sunlight: A Good Practice Guide, 2011^{xx}'. Daylight and sunlight assessments of residential properties that could potentially be affected will be undertaken, using a scaled three-dimensional model of the Development proposals.

The results will be evaluated with reference to BRE guidance and relevant British Standards using three sets of analysis for Daylight:

- VSC (Vertical Sky Component);
- NSL (No Sky Line);
- ADF (Average Daylight Factor).

Sunlight will be assessed using APSH (Annual Probable Sunlight Hours).

Transient Overshadowing studies, will be carried out for the Summer and Winter Solstices (June 21 and December 21) and the Spring Equinox (March 21)

All results will be assessed in the context of the BRE 2011 guidance.

The technical analysis of each assessment will be appended to the ES.

5.16 Cumulative Effects

5.16.1 Key Issues

The EIA Regulations require that, in assessing the effects of a particular development proposal, consideration is also given to the cumulative effects that may arise from the proposal in conjunction with other development proposals in the vicinity. Cumulative effects are those effects of a development that may interact in an additive or subtractive manner with the effects of other committed developments that are not currently in existence, but may be by the time the development is implemented.

5.16.2 Potential Effects

Potential cumulative effects can be categorised into two types:

- **Type 1 Effects:** The combined effects of individual effects resultant from the development upon a set of defined sensitive receptors, for example noise, dust and visual effects; and
- **Type 2 Effects:** The combined effects arising from another development site or sites, which individually might be insignificant, but when considered together, could create a significant cumulative impact.

5.16.3 Approach and Methodology

Potential Type 1 effects for the Development will be assessed in line with the indicative construction programme to be provided by the Applicant. The potential for cumulative effects during demolition and construction will be assessed. These impacts are often appropriately mitigated by relevant environmental legislation and best practice construction techniques.

A set of specific criteria have been set in order to determine the schemes considered to be 'reasonably foreseeable' to be included within the Type 2 cumulative effects assessment. The criteria are:

- Schemes with planning consent within 1km of the Site which have been granted planning permission where there is a net change in floorspace above 10,000m² and which are considered to have the potential to result in some cumulative effects;
- Schemes with planning consent with a lesser uplift within 200m would be included where these may give rise to significant effects or where these introduce new sensitive receptors;
- Schemes with planning consent further afield where they have the potential to give rise to significant cumulative effects (e.g. tall buildings); and
- Schemes within 200m of the Site which do not have planning permission but where a planning application is expected to be submitted prior to the determination of the Development

A review of planning applications has been undertaken to identify schemes which meet the above criteria and the following schemes are proposed for inclusion in the cumulative assessment:

- Former Sorting Office Caversham Road/ Vastern Road - Outline planning application for business uses (use class B1), residential accommodation (C3), Hotel (C1), retail floor space (A1), food and drink uses (A3, A4 and A5), leisure uses (D2), and associated car parking, open space and landscaping, highways, access and associated works (Application Reference: 11/00276/OUT);
- 5 - 21 Tudor Road - Demolition of existing dwellings and erection of 11 x 1-bed and 18 x 2-bed apartments (Application Reference 11/00625/FUL);
- 29-35 Station Road, Demolition of existing building and the erection of a 22 storey building comprising 103 residential units, two ground floor Class A1 retail and/or Class A3 restaurant units, with a

basement level providing car/cycle parking spaces and refuse storage (Application Reference 04/01395/FUL and 10/00902/EXT)

- Garrard House, 30 Garrard Street, change of use from office (B1) to a 94-bedroom apart hotel (C1), with spa (D2) at basement and cafe (A3) at ground floor level, involving the formation of an additional two storey roof extension (Application Reference 07/01393/FUL and 11/00590/EXT);
- 21 Caversham Road, Demolition of existing building and erection of new building housing retail/office space on the ground floor and 9 x 1 bedroom units above storage (Application Reference 10/00032/FUL)
- 35 - 38 Friar Street, Demolition of existing four storey building (Class A1 retail use on ground floor and Class B1 office use on upper floors) and erection of a seven storey building with Class A1/A2/A3 use on ground floor, Class D2 leisure in basement, and 83 Class C1 hotel use serviced apartments on the upper floors (Application Reference 07/01686/FUL); and
- Thames Tower, for which an application is currently being prepared.

Whilst the planning application for the following is approved, we intend to exclude this as it is no longer considered 'reasonable foreseeable' since RBC are now seeking alternative accommodation.

- Land At Corner Of St. Mary's Butts Hosier Street, Construction of part 4, part 5 storey building (plus basement) to provide a new Civic Headquarters Building for Reading Borough Council, post office and retail units, together with alterations to the existing car park, highway and parking and landscaping at St Mary's Butts to create a new public square.

For schemes where planning consent has not yet been granted, the assessment would be based on the best available information of the proposals. In respect of the pending Thames Tower proposals co-ordination is taking place to ensure that an exchange of information is made such that the EIA for the Development considers the latest proposals for the Thames Tower.

5.17 Defining the Significance of Environmental Effects

For each of the environmental topic areas assessed within the EIA, an assessment will be made in relation to the relative significance of the environmental effects identified. These will be carried out with reference to definitive standards and legislation, where available. Where it is not possible to quantify effects, qualitative assessments will be carried out, based on available knowledge and professional judgement.

The significance of predicted effects will be determined with reference to assessment criteria for each environmental topic considered. These criteria apply a common EIA approach of classifying effects according to whether they are substantial, moderate or minor effects as well as adverse, negligible or beneficial.

Specific criteria for each issue will be developed, giving due regard to the following:

- Extent and magnitude of the effect;
- Duration of the effect (short, medium or long term);
- Permanence of the effect (temporary or permanent);
- Nature of the effect (direct or indirect, reversible or irreversible);
- Whether the effect occurs in isolation, is cumulative or interactive;
- Performance against environmental quality standards or other relevant pollution control thresholds;
- Sensitivity of the receptor; and
- Compatibility with environmental policies.

For issues where definitive quality standards do not exist, significance will be based on the:

- Local, district, regional or national scale of value of the resource and/or receptor affected;
- Number of receptors affected;
- Sensitivity of those receptors; and
- Duration of the effect.

In order to provide a consistent approach in reporting the outcomes of the various studies undertaken as part of the EIA, the following terminology will be used throughout the ES to describe the likely significance (or otherwise) of identified effects:

- **Negligible:** No significant effect to an environmental resource or receptor;
- **Significant beneficial:** Advantageous or positive effect to an environmental resource or receptor; and
- **Significant adverse:** Detrimental or negative effect to an environmental resource or receptor.

Whilst there is no recognised definition of what constitutes a 'significant' effect, it is good practice to identify the degree of significance or importance. It is therefore proposed that, where adverse or beneficial effects have been identified, they will be addressed as being of either:

Minor significance (either beneficial or adverse):	Slight, very short or highly localised effect;
---	--

Moderate significance (either beneficial or adverse):	Limited effect (by extent, duration or magnitude) which may be considered significant; and
--	--

Substantial significance (either beneficial or adverse):	Considerable effect (by extent, duration or magnitude) of more than local significance or in breach of recognised acceptability, legislation, policy or standards.
---	--

6. Proposed Structure of the Environmental Statement

The proposed structure of the ES is set out below, based on the EIA Regulations, current best practice and the scoping analysis described previously.

The ES will comprise the following:

- Volume 1: Environmental Statement – Main Text
- Volume 2: Townscape, Heritage and Visual Assessment
- Volume 3: Figures
- Volume 4: Technical Appendices
- Non-Technical Summary

Environmental Statement: Volume 1: Main Text

Volume 1 of the ES will comprise a number of technical chapters. The proposed content of the ES, including the corresponding chapter, technical author(s) and/or contributor(s), are set out below in Table 3.

Table 3: ES Chapters and the EIA Project Team

ES Chapter	Author
1. Introduction	Waterman EED
2. EIA Methodology and Consultation	Waterman EED
3. Site Description and Land Uses	Waterman EED
4. Description of the Development	Waterman EED
5. Alternatives and Design Evolution	Waterman EED
6. Development Programme, Demolition and Construction	Waterman EED
7. Socio-Economics	Quod
8. Archaeology and Heritage	Foundations Archaeology
9. Transportation and Access	Peter Brett Associates
10. Air Quality	Waterman EED
11. Noise and Vibration	Waterman EED
12. Ground Conditions	Waterman EED
13. Water Resources	Waterman Transport and Development Limited
14. Ecology	Waterman EED
15. Wind	RWDI
16. Daylight, Sunlight and Overshadowing	Gordon Ingram Associates

ES Chapter	Author
17. Cumulative Effects	Waterman EED
18. Summary of Residual Effects	Waterman EED

Environmental Statement: Volume 2: Townscape, Heritage and Visual Assessment

This volume will provide will be an A3 volume containing both text and supporting visually verified images of the Development.

Environmental Statement: Volume 3: Figures

This volume will comprise figures to support the main text.

Environmental Statement: Volume 4: Technical Appendices

In support of the technical chapters listed above in Volume 1 of the ES, a number of technical reports will provided as Technical Appendices. These are likely to include the following:

- Socio-economic baseline data;
- Visualisations and Visual Assessment;
- Archaeological Desk Study;
- Transport Assessment;
- Noise Monitoring Data;
- Air Quality Modelling Data
- Preliminary Environmental Risk Assessment;
- Flood Risk Assessment
- Ecological Survey Report;
- Wind Assessment; and
- Daylight, Sunlight and Overshadowing Assessment.

Non-Technical Summary

This will provide an accurate and balanced account of the key information in the EIA in non-technical language. The Non-Technical Summary will be produced as a stand-alone document in a format suitable for public dissemination.

6.1 Structure of the Technical Chapters

Through the EIA process, the likely significant environmental effects of the Development will be assessed. Each environmental issue will be assigned a separate chapter in the ES, and within each of these chapters the assessment will be structured in the following way:

Introduction

The introduction will provide a brief summary of what is considered in the chapter and will state the author.

Planning Policy Context

This section will include a short summary of national, regional and local policies that are directly relevant to the particular environmental issue and assessment. Legislation will also be identified where applicable.

Assessment Methodology and Significance Criteria

The methods used in undertaking the technical study, together with an explanation of the approach to defining the significance of the potential effects, will be outlined in this section with reference to published standard guidelines, best practice and relevant significance criteria.

Baseline Conditions

In order to assess the effects of the Development, this section will determine the environmental conditions that currently exist on the Site, in the absence of redevelopment. These are known as baseline conditions.

This section will also outline the future baseline conditions following the completion of the Reading Mainline Station redevelopment which will be implemented prior to the operation of the Development.

Potential Effects

This section will identify the likely significant effects from the Development as proposed in the outline planning application and will consider the effects during demolition and construction, and once the Development is complete and operational.

Unless stated, the assessments will be undertaken against the future baseline following the completion of the redevelopment of Reading Mainline Station.

Mitigation

This section will set out the mitigation measures proposed. One of the main aims of the EIA is to develop mitigation measures to prevent, reduce and where possible, offset any significant adverse effects of a development. An iterative approach will be adopted towards the design of the Development, which will evolve alongside the EIA process. This will enable many mitigation measures to be effectively designed into the Development, thereby reducing the need for further mitigation. Mitigation measures can relate to design, construction or the activities associated with completed Development.

Residual Effects

This section will identify the remaining residual effects of the Development, assuming implementation of the proposed mitigation measures, and will include an assessment of the significance of those effects in accordance with the criteria set out in the front end of each technical chapter.

Summary and Conclusions

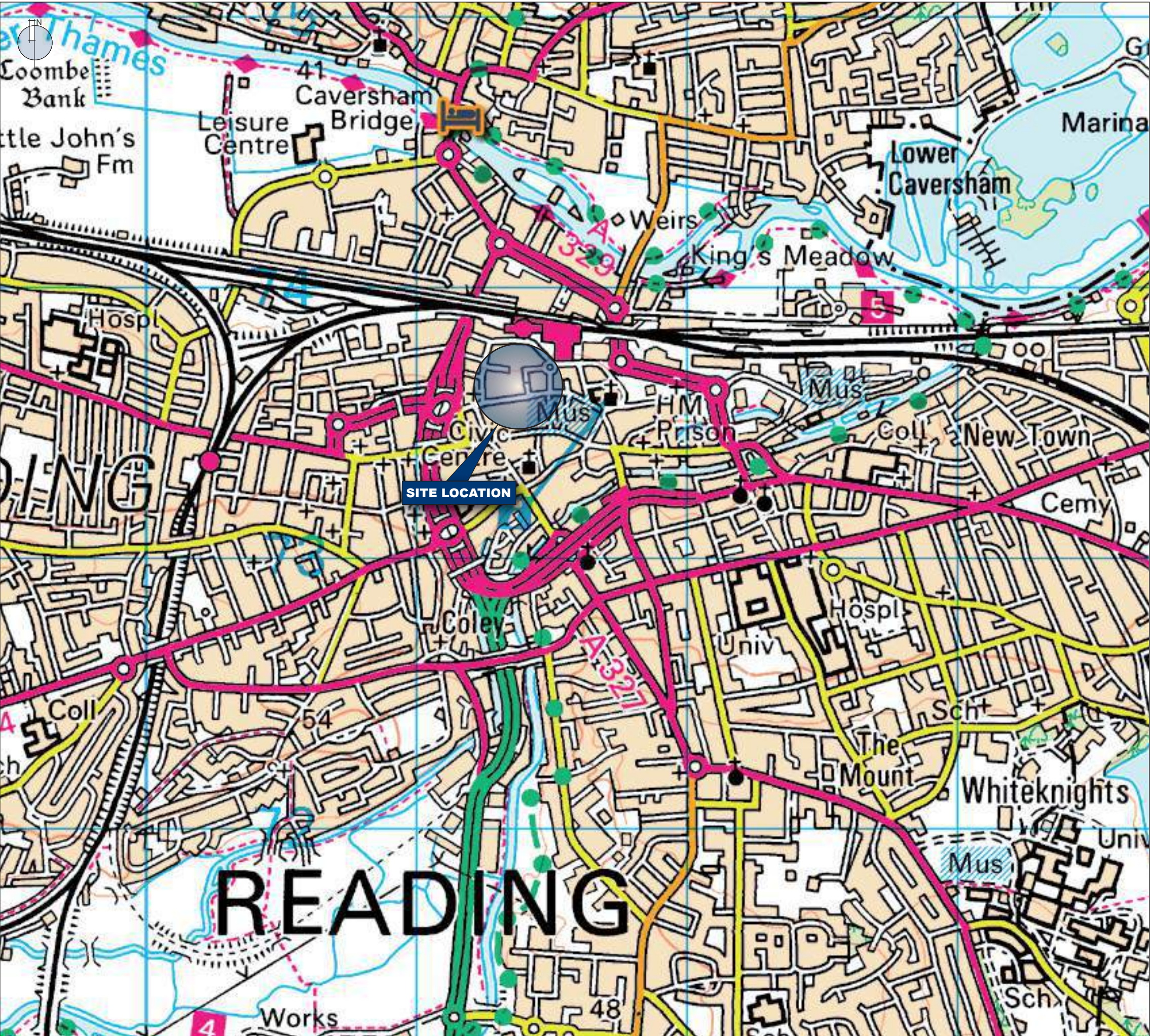
This section will provide a brief summary of the chapter findings.



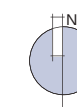
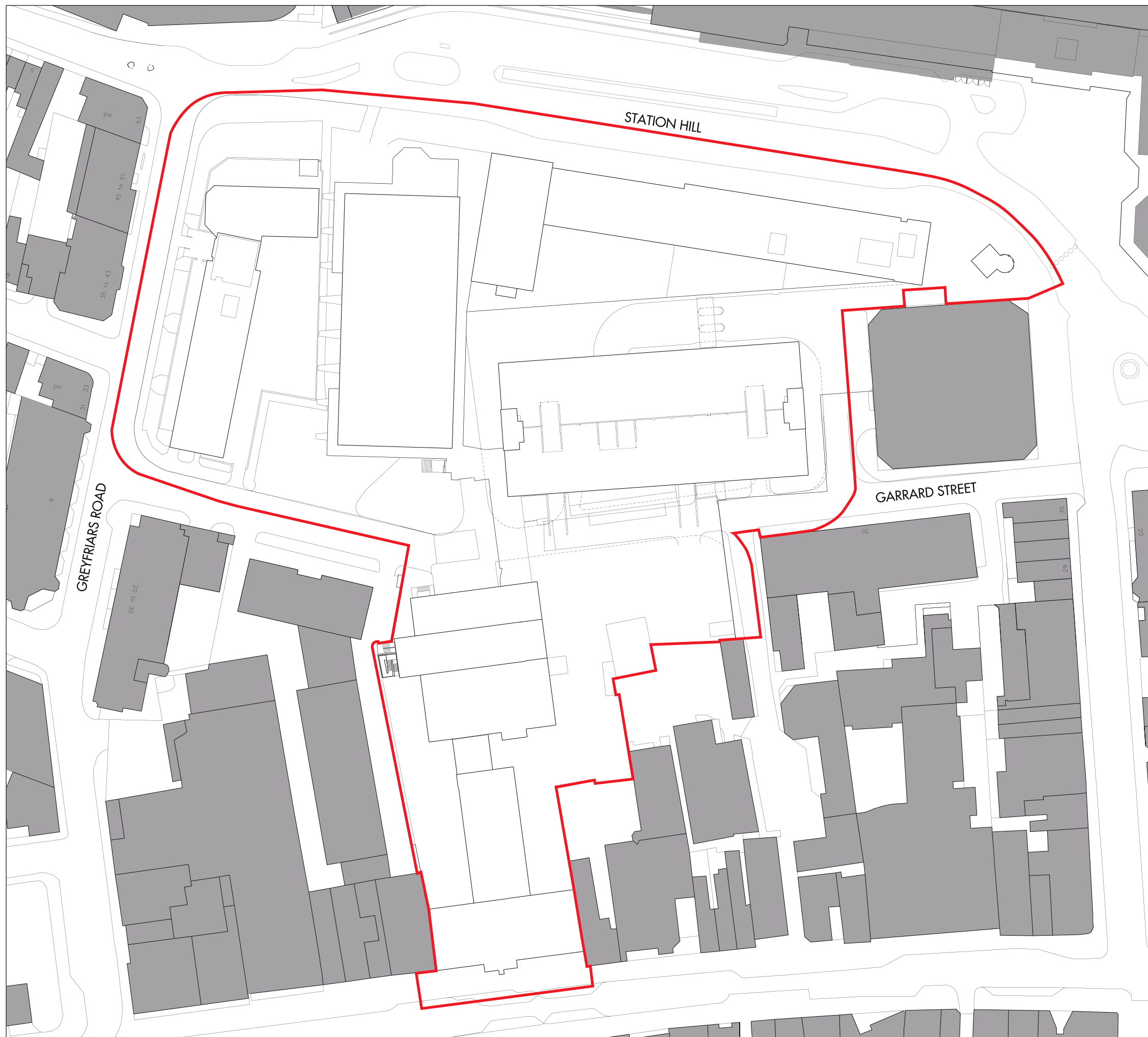
APPENDICES

Appendix A.**Figures**

- Site Location Plan (Fig. 1)
- Existing Site and Surroundings (Fig. 2)
- Indicative Plan of Proposals (Fig. 3)



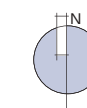
Project Details	E12350-100: Station Hill, Reading
Figure Title	Figure 1: Site Location
Figure Ref	E12350-100_GR_SR_1A
Date	January 2012
File Location	\\nt-Inss\\weed\\projects\\12350\\graphics\\sr\\issued figures



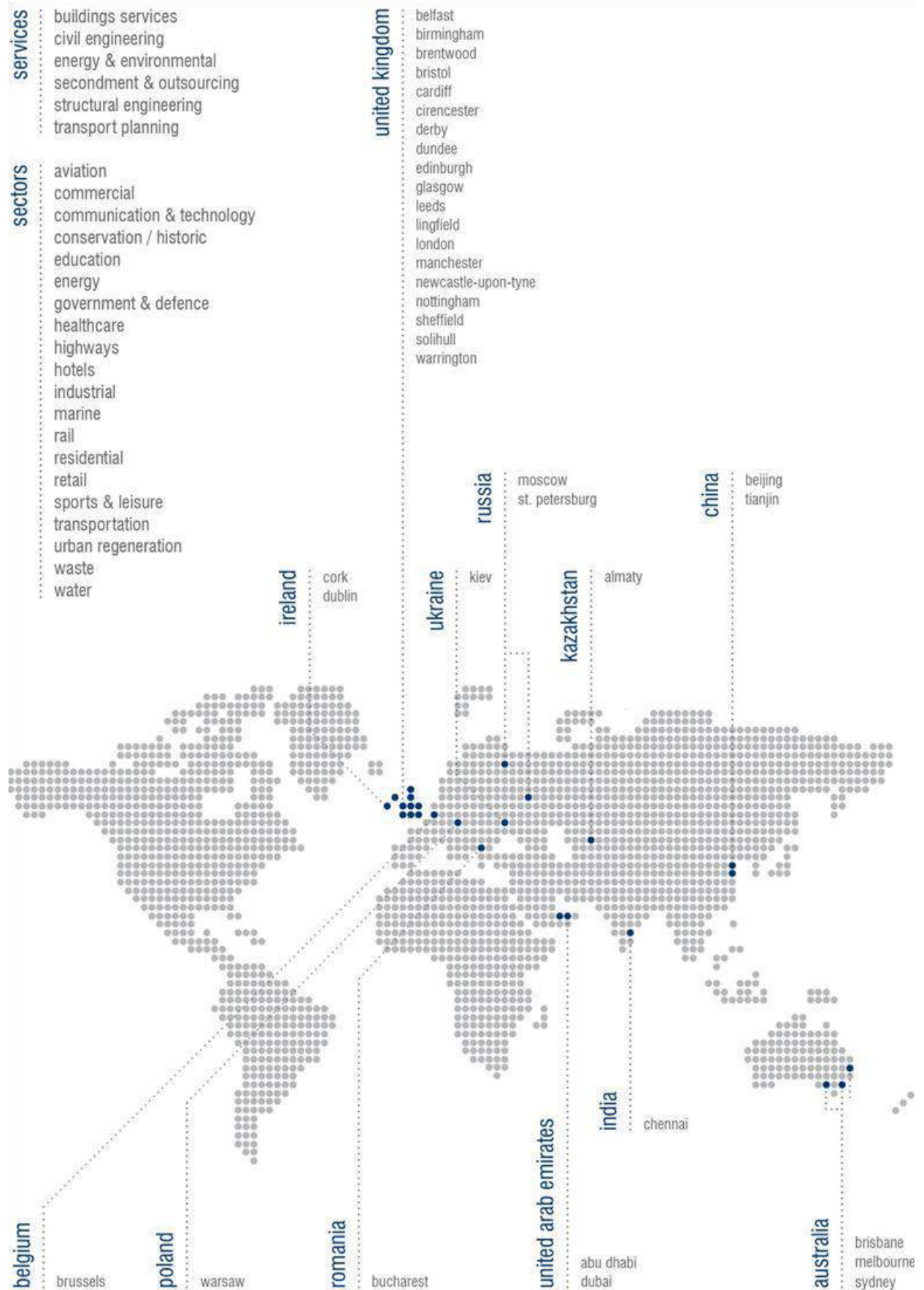
Project Details	E12350-100: Station Hill, Reading
Figure Title	Figure 2: Site Plan
Figure Ref	E12350-100_GR_SR_2A
Date	January 2012
File Location	\\nt-Inss\\weed\\projects\\12350\\graphics\\sr\\issued figures



Source: Allies and Morrison



Project Details	E12350-100: Station Hill, Reading
Figure Title	Figure 3: Indicative Masterplan
Figure Ref	E12350-100_GR_SR_3A
Date	January 2012
File Location	\\nt-Insslweed\projects\12350\graphics\sr\issued figures



-
- i HMSO, The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (S.I. 1824), HMSO.
 - ii Reading Borough Council, 2009, Reading Central Area Action Plan (RCAAP), RBC, Reading
 - iii Reading Borough Council, 2010, Reading Station Area Framework Supplementary Planning Document, RBC, Reading
 - iv Reading Borough Council, 2007, Station Hill South Planning and Urban Design Brief, RBC, Reading
 - v The Landscape Institute and Institute of Management and Assessment, 2002, Guidelines for Landscape and Visual Impact Assessment, Landscape Institute.
 - vi DCLG, 2010, Planning Policy Statement 5: Planning for the Historic Environment, TSO, London
 - vii DCLG, 2010, Historic Environment Planning Practice Guide to PPS5 TSO, London
 - viii English Heritage, 2011, The setting of heritage assets: English Heritage Guidance, London
 - ix CABE, 2000, By Design. Urban design in the planning system: towards better practice, CABE, London.
 - x English Heritage / CABE, 2007, Guidance on Tall Buildings, CABE, London
 - xi HMSO, 1995, Environment Act
 - xii DEFRA, 2009, Local Air Quality Management, Technical Guidance LAQM.TG(09) DEFRA, London
 - xiii Building Research Establishment (BRE), 2003: Controlling Particles, Vapour and Noise Pollution from Construction Sites.
 - xiv British Standards (1994) and (1997). British Standard 5228 - Noise Control on Construction and Open Sites, Parts 1:1997 and Part 4:1994.
 - xv DCLG (1994). Planning Policy Guidance 24 (PPG24), Planning and Noise. HMSO, London.
 - xvi British Standards (1999). BS1999:8233 - Sound Insulation and Noise Reduction for Buildings.
 - xvii World Health Organisation (2000). Guidelines for Community Noise.
 - xviii Planning Policy Guidance Note 25: Development and Flood Risk
 - xix Lawson, T.V. 2001. 'Building Aerodynamics', Imperial College Press.
 - xx Littlefair, 2011, Site Layout Planning for Daylight and Sunlight: A Good Practice Guide, BRE, Watford.



Appendix 2.2

EIA Scoping Opinion (April 2012)



Nicole Quail
Waterman Energy, Environment and Design
Ltd.
Pickfords Wharf
Clink Street
London
SE1 9DG

Alison Bell
Head of Planning & Building Control

Civic Centre, Reading, RG1 7AE
☎ 0800 626540

Fax: 0118 9372435

Our Ref: 12/00430/SCO
Your Ref:

Direct: ☎ 0118 937 3338
e-mail: Richard.Eatough@reading.gov.uk

17 April 2012

Your contact is: Richard Eatough, Planning & Building Control

Dear Nicole,

Request for a Scoping Opinion for Outline application for demolition of existing buildings and construction of a mixed use development comprising residential development (C3), office development (B1A), retail uses (A1), leisure development (D2) and associated car parking and public realm works.

Station Hill, Reading, RG1 1NF

I refer to the above request for a Scoping Opinion as set out in your letter of 17 February 2012 and apologise for the delay in providing this formal written response.

I supply comments on the basis of the document supplied by Waterman Group entitled, "EIA Scoping Report, Station Hill, Reading" dated February 2012.

The application has been considered in accordance with Part 4 of The Town & Country Planning (Environmental Impact Assessment) Regulations 2011. The necessary consultations have been carried out and the Authority's formal scoping opinion in accordance with paragraph 13 of Part 4 is set out below.

For your information, the following bodies have been consulted and responses have been received from:

- RBC Environmental Protection
- RBC Transport Strategy (the Highway Authority)
- Berkshire Archaeology
- Environment Agency

The comments from consultees (all of which have already been forwarded) are also attached at the end of this letter. All consultees have now responded.

It is the formal opinion of the Local Planning Authority that the issues and recommendations covered in the document, 'Station Hill2, Reading: EIA Scoping Report' are appropriate and necessary and should be included in any subsequent Environmental Statement.

Additionally, I supply the following commentary:

The proposed layout of the Environmental Statement (ES) would be broadly the same as that proposed in the SH2 ES. Generally, the document is considered to adequately cover the essential elements of the ES in terms of layout and coverage, for example, alternatives, description of development, the key issues, etc. I supply the following commentary, where necessary, in relation to the sections of the Scoping Report indicated.

1. Introduction

No comment.

2. The Site

Potentially Sensitive Receptors

Table 2, please note that the Pearl Assurance Building (Grade II) was demolished a number of years ago and should therefore have been de-listed.

3. The Development Proposals

No comment.

4. Consultations

For your information, the Joint Strategic Planning Unit closed on 30 September 2011.

5. Key Issues to be Addressed by the EIA

5.1 Introduction

No comments.

5.2 Alternatives

No comments.

5.3 The Proposed Development

No comments.

5.4 Development Programme and Construction

Further bullet-point issue required, “Public realm”.

5.5 Socio Economics

No comment.

5.6 Townscape, Heritage and Visual Impact Assessment

Whilst I have no comments on the text in the scoping report, officers have separately provided informal advice on the document, “Shortlisted Views for TVIA/Omitted Views”.

5.7 Archaeology

The detailed response from Berkshire Archaeology has already been forwarded to you, therefore you will be aware that the description of the site having a “..Low-moderate potential for archaeological deposits” was based on an initial desk-based assessment of the site. The results of the evaluation demonstrated the presence of archaeological deposits, though their significance could not be established due to the limited nature of the fieldwork. Further, the Friar Street and the southern part of Friars Walk area have not been investigated and could contain a high potential for the presence of Medieval remains and the ES should evaluate this likelihood.

5.8 Transportation and Access

Please see enclosed comments from RBC Transport Strategy, including comments on the Transport Assessment Scope. I have no comments further to those supplied.

5.9 Air Quality

No comments.

5.10 Noise and Vibration

No comments.

5.11 Ground Conditions

Please note that the Environment Agency's concerns regarding potentially contaminative uses and further investigation would be required in future Reserved Matters applications.

5.12 Flood Risk and Surface Water Drainage

No comments.

5.13 Ecology

There is some anecdotal evidence that peregrines may nest on the buildings and black redstarts have nested at the site in the past. Therefore the EIA should consider these species as possible receptors and a nesting bird survey should be undertaken. The cope of the EIA should therefore be adjusted.

The previous SH2 permission included substantial areas of biodiverse green roof and any new application should include an equal or greater quantity of green roof.

5.14 Wind

There is no objection to the proposed methodology. However, it should be noted that different approaches to the proposed relationship between the proposed buildings and the various contexts that may occur needs to be quantified as there may have differing effects on the wind environment and this needs to be assessed. These contexts include development with the emerging proposal for Thames Tower, the extant permission at 29-35 Station Road and alterations to Garrard House, Garrard Street.

5.15 Daylight, Sunlight and Overshadowing

There is no objection to the proposed methodology. However, it should be noted that different approaches to the proposed relationship between the proposed buildings and the various contexts that may occur needs to be quantified as there may have differing lighting effects and this needs to be assessed. These contexts include development with the emerging proposal for Thames Tower, the extant permission at 29-35 Station Road and alterations to Garrard House, Garrard Street.

Any assessment should make reference to the CABI/EA guidance for tall buildings.

The cumulative townscape and roofscape impacts of approved and recently-built tall buildings should also be indicated, for example, Chatham Place and The Blade (formerly Abbey Mill House).

5.16 Cumulative Effects

Proposed coverage of other development in section 5.16.3 is acceptable.

6. Proposed Structure of the Environmental Statement

This is acceptable.

Conclusion and Decision

Please note the contents of this letter. These principles should be incorporated into the final ES to accompany an application for planning permission.

This Opinion is provided on the merits of the Scoping Report only and without prejudice to any decision that may be made on any planning application and is given in the context of the planning policies, regulations and guidance applicable today.

I trust that this information is of assistance but should you require any further clarification please do not hesitate to contact me on the above telephone number.

Yours sincerely,

David Breeze

Planning Manager (Implementation)

Encs: consultee responses to the scoping report
cc. Sean Bashforth, Quod Planning

Mr Richard Eatough
Reading Borough Council
Civic Centre Castle Street
Reading
Berkshire
RG1 7AE

Our ref: WA/2012/111701/01-L01
Your ref: 12/00430/SCO
Date: 23 March 2012

Dear Mr Eatough

REQUEST FOR A SCOPING OPINION FOR OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL DEVELOPMENT (C3), OFFICE DEVELOPMENT (B1A), RETAIL USES (A1), LEISURE DEVELOPMENT (D2) AND ASSOCIATED CAR PARKING AND PUBLIC REALM WORKS. STATION HILL, READING

Thank you for consulting us on this matter. We received the letter on 09 March 2012 and we have the following comments.

Flood Risk

We are satisfied with the proposed scope of the Flood Risk Assessment (FRA) detailed within the scoping opinion. We would promote the use of innovative SuDS techniques within the drainage network. The previous outline application proposed a exemplar SuDS drainage scheme for a high density, urban redevelopment. We would encourage the applicant to maintain this within the revised proposals.

Please note that Reading Strategic Flood Risk Assessment (SFRA) advocates the reduction of the surface water run off rates of brownfield sites to the greenfield conditions (see paragraph 149). We would encourage the applicant to consider the feasibility of reducing the rates to below that of the brownfield conditions, reducing the risk of flooding in the local area.

Groundwater and Contaminated Land

We have reviewed the scoping report and it covers all issues with respect to groundwater quality. In Section 5.1.1 of the report it outlines some historic potentially contaminative uses undertaken on the site. When the full application is submitted we will be requesting that further environmental investigation of soils and groundwater

Environment Agency
Red Kite House Howbery Park, Wallingford, Oxfordshire, OX10 8BD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

Cont/d..

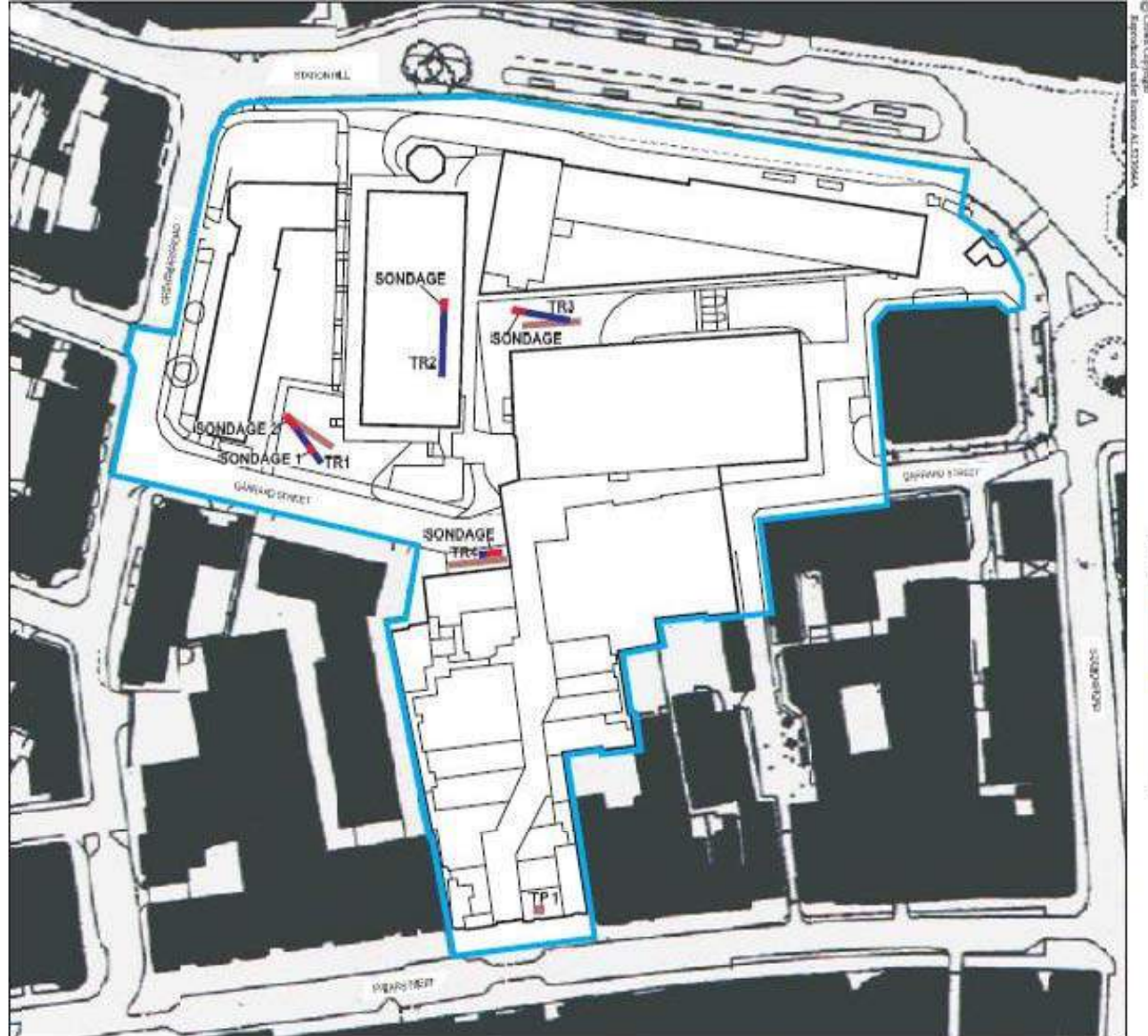
should be undertaken on the site.

Yours sincerely

Mr Jack Moeran
Planning Liaison Officer

Direct dial 01491 828367

Direct e-mail planning-wallington@environment-agency.gov.uk



© Crown Copyright
Aerial photograph taken in 2014

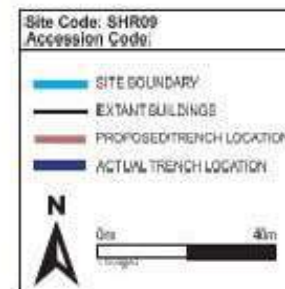
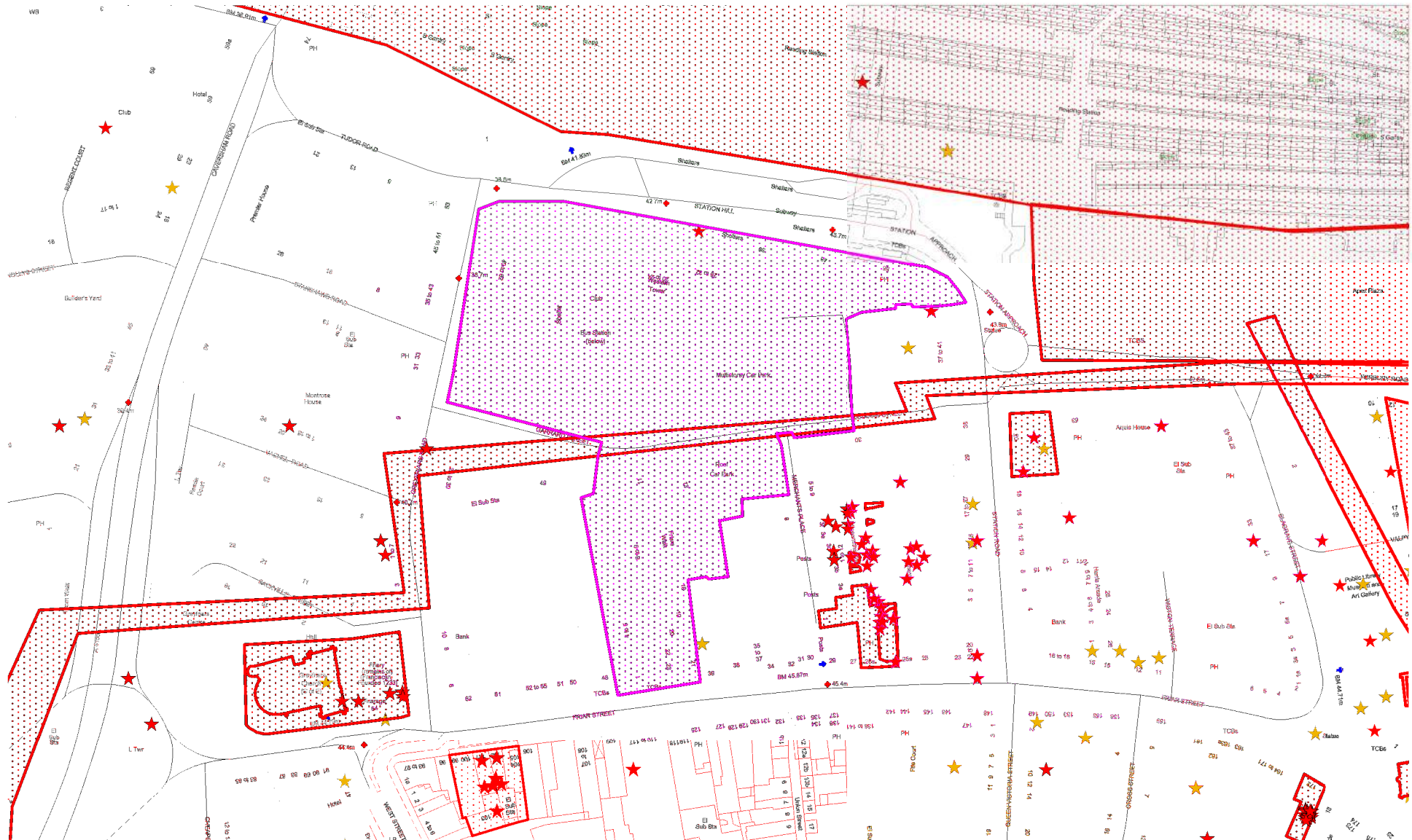


FIGURE 2: Trench Locations

Central Library
Abbey Square
Reading RG1 3BQ

BERKSHIRE
ARCHAEOLOGY

Scale 1:2402



PLANNING CONSULTATION MEMORANDUM

To:	Mr Richard Eatough	Your Ref:	12/00430/SCO
From:	Jodie Wilson - Environmental Health Officer	My Ref:	ES/EH/JW2/404046
Date consultation received:	14/03/2012	Date:	23 March 2012

Application Number: 12/00430/SCO

Site Address: Station Hill Reading

Application For: Request for a Scoping Opinion for Outline application for demolition of existing buildings and construction of a mixed use development comprising residential development (C3),

Environmental Protection concerns

- Air quality
- Noise and vibration
- Ground conditions

I am happy with the proposals made in the scoping report for the ES, particularly with regards to air quality, noise and ground conditions.

If you have any queries please contact me.

Kind regards,

Jodie Wilson
Environmental Protection Team



Appendix 2.3
EIA Scoping Letter (May 2014)

Direct Tel: 020 7928 7888
Direct Email: joanna.bagley@watermangroup.com

Our Ref: EED12350-111-C-001-JCB
Your Ref:

Date: 29 May 2014

Mr Richard Eatough
Principal Planning Officer (North/Central)
Planning and Building Control
Reading Borough Council
PO Box 17
Civic Centre
Reading
RG1 7AE

Dear Mr Eatough

Re: EIA Scoping Request, Station Hill, Reading

In December 2013 Reading Borough Council (RBC) resolved to grant outline planning permission for the mixed use redevelopment of approximately 2.14 hectares (ha) of land to the south of Reading Mainline Station (Planning Application Reference: 130436/OUT). The Development, known as Station Hill 3 (and hereafter referred to as the SH3 Scheme), includes the demolition of all the 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.

At the same time, permission was also granted 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 would operate as an interim condition following demolition but prior to the construction of the SH3 Scheme.

Proposed Extensions and Alterations to the SH3 Scheme

Sackville Developments (Reading) Ltd (SDRL), (the Applicant), has recently acquired a plot of land adjacent to Plot E of the SH3 Scheme, known as the Telecom House site, and wishes to obtain outline planning consent for a development which encompasses both the Telecom House Site and Plot E (referred to as the Telecom House / Plot E Scheme). A plan showing the location of the Telecom House site and the Telecom House / Plot E Scheme is presented as Figure 1.

The Telecom House site comprises a 1960s / 1970s purpose built L-shaped building with retail uses at ground floor facing onto Friar Street and 5 floors for office uses above. With the exception of retail units at ground floor level on Friar Street, the building is currently vacant.

Proposals for the Telecom House / Plot E scheme comprise residential, retail, car parking and ancillary uses. The details of the scheme are currently being drawn up but the total retail uses of the SH3 Scheme together with the Telecom House / Plot E Scheme, in comparison to the SH3 Scheme in isolation, are likely to increase by approximately 2,500 sq.m and the total residential uses are likely to increase by approximately 60 residential units. Whilst car parking will be provided within the Telecom House / Plot E scheme, the total number of car parking numbers across the SH3 Scheme as extended and revised by the Telecom House / Plot E scheme are likely to remain the same.

EIA Background and Strategy

An EIA was undertaken on the SH3 Scheme and an Environmental Statement (ES) prepared to accompany the Outline Planning Application (referred to as the 2013 ES). Following submission of

the 2013 ES, an ES Addendum was prepared and submitted in September 2013 (referred to as the 2013 ES Addendum). Together, the 2013 ES and 2013 ES Addendum form the ES for the purposes of the SH3 Scheme.

Due to the links between the SH3 Scheme and the proposed Telecom House / Plot E scheme planning application, it is not considered appropriate to undertake an EIA on the Telecom House / Plot E Scheme application in isolation. This is because the Telecom House / Plot E scheme application may alter the environmental effects of the SH3 Scheme as reported in the 2013 ES as well as potentially generate environmental effects itself. It is therefore proposed to prepare a new updated ES to consider the effects of the existing SH3 Scheme, minus Plot E, plus the new Telecom House / Plot E Scheme. In order for this to be legally robust, the Telecom House / Plot E Scheme must be linked to the SH3 Scheme (minus Plot E) such that one could not be built out without the other. It is understood that it is proposed to link them by condition.

The proposals for the temporary flexible events space would remain the same, irrespective of the Telecom House / Plot E Scheme. This was dealt with in the 2013 ES qualitatively and we propose to follow the same process for the updated ES.

We also understand that in order to provide clarity to RBC, the updated ES should include a comparison of the likely significant environmental effects identified for the SH3 Scheme and those of the revised scheme as a whole (i.e. the SH3 Scheme minus Plot E, plus the Telecom House / Plot E Scheme). We propose to provide commentary in each ES technical chapter which describes if the significance of the effects differs and if so, the reason. In some cases, the reason may not be as a result of the Telecom House / Plot E Scheme but rather due to updated baseline data or revised modelling assumptions.

It is assumed that the existing baseline uses on the Site would remain as existing. Demolition of the existing buildings (proposed for July of this year) would not be taken account of in the baseline scenario. This will enable RBC to undertake a comparison with the SH3 Scheme ES and given that the Telecom House / Plot E Scheme will be linked to the SH3 Scheme, this is considered appropriate. In terms of surrounding uses, the 2013 ES considered the 'future baseline' with the Reading Mainline Station upgrades, which were at the time in the process of being constructed, in place. As these upgrades have now been completed, these will be described as part of the existing baseline and no future baseline will be considered.

On the basis of this strategy, our proposed scope of the EIA is set out below and a contents page is included as Annex 1.

Proposed Scope of the EIA

The methodology employed in the assessment of environmental effects, as described in the 2013 ES would remain the same for all technical Chapters of the Environmental Statement. The sections below therefore outline what additional baseline assessment work will be undertaken to cover the Telecom House Site and what additional assessment work is proposed in order to assess the potential effects of the SH3 Scheme as revised by the Telecom House / Plot E Scheme application.

In terms of sensitive receptors, a list of those receptors considered as part of the 2013 ES has been presented in Annex 2 of this letter. **Please could you confirm that there are no new sensitive receptors in proximity to the Site that require consideration.** Please note that beyond the immediate vicinity of the Site a representative selection of sensitive residential receptors have been chosen, including those along the road network being assessed. Therefore, we would only propose to update residential receptors if there were any new properties within close proximity to the site.

Socio Economics

The 2011 Census data has been published since preparation of the 2013 ES. The baseline section of the SH3 Scheme socio-economic ES chapter would therefore be reviewed and updated on the basis of the new data.

In terms of potential effects, the changes in commercial and residential floorspace (as revised by the Telecom House / Plot E scheme) will be assessed in accordance with the methodology used in the 2013 ES.

Transportation and Access

RBC's Traffic Model and Development Control Forecast Model were used to inform the Transport Assessment (and the resulting ES Chapter) for the SH3 Scheme. In agreement with RBC, baseline traffic flows and trip generation rates used in the 2013 Transport Assessment were based upon full occupation of the existing buildings on the SH3 Scheme site. RBC's traffic model also includes the Telecom House site (as occupied) and therefore the baseline data used previously would also be applicable to the revised and extended Site.

An uplift in commercial and residential floorspace provision, together with a change in car parking location and/or type may alter trip generation for all transport modes. A new Transport Assessment would be prepared by PBA to assess the effect of the revised and extended scheme and this would be used to inform the Transport Chapter of the ES and the Air Quality and Noise Assessments.

Air Quality

As the traffic assessment is being updated, the traffic related air quality effects will need to be re-assessed. The assessment would use RBC's baseline air quality monitoring data, as per the 2013 ES. However, it should be noted that the baseline traffic model relates to 2011. As this is a borough wide model, it is not proposed to update the baseline traffic model. The air quality baseline year uses the same year that baseline traffic data is available, that is 2011. Therefore, although 2013 air quality monitoring data is available from RBC, the 2011 data will be used to allow comparison with the baseline traffic data.

As the Telecom House / Plot E Scheme includes residential units, the 'acceptability' of the ambient air quality at these additional residential units would need to be demonstrated.

A revised air quality assessment would therefore be undertaken and a new ES Chapter prepared. The assessment would use complex ADMS dispersion modelling as agreed with RBC for the 2013 ES.

Noise

Baseline noise survey data undertaken in 2011 to inform the 2013 ES is still considered to remain applicable to the updated ES. No new baseline noise monitoring is therefore proposed.

As the traffic assessment is being updated, the traffic related noise effects will need to be re-assessed. In addition, as the Telecom House / Plot E Scheme includes residential units, the 'acceptability' of the noise climate at these additional residential units would need to be demonstrated.

A revised noise and vibration assessment would therefore be undertaken and a new ES Chapter prepared.

Archaeology

An updated Historic Environment Record (HER) search would be obtained to cover the Telecom House site. An updated Desk Based Assessment and ES Chapter would be prepared based on an updated HER search. The ES Chapter would also consider the effects of the Telecom House and revised Plot E scheme.

Ground Conditions and Contamination

It is proposed to undertake a site walkover of the Telecom House Site and update the Preliminary Environmental Risk Assessment to cover the SH3 Scheme as amended and extended by the Telecom House / Plot E Scheme.

The ES Chapter would also be updated and data from the ongoing Site Investigation would be included and used to inform the ES Chapter where available. Should the Site Investigation report be completed prior to submission, it will be submitted as part of the ES.

Surface Water Drainage and Flood Risk

The Flood Risk Assessment (FRA) and Outline Drainage Strategy would be updated to consider flood risk at the Telecom House site and to account for the changes to existing and proposed surface water run-off volumes / rates and attenuation requirements resulting from an increase in overall site area and building footprint.

The ES Chapter would be updated to reflect the changes to the FRA and / or Drainage Strategy.

Ecology

A Google Map search of the Telecom House site shows that habitats appear to comprise purely of buildings and hardstanding. Accordingly, the overall ecological value of the site is likely to remain as per the SH3 Scheme. However, an Extended Phase 1 Habitat Survey and bat roost potential survey of the Telecom House Site would be undertaken together with an updated ecological data search for the whole Site. This would be used to update the existing Ecological Appraisal. Based on the Phase 1 Habitat Survey the need for protected species surveys would also be determined. Following completion of the surveys an Ecological Appraisal and ES Chapter would be prepared setting out the amended ecological baseline and potential effects of the proposed Development.

Wind

As per all other topic areas scoped into the 2013 ES, the wind assessment assumed a 'likely future baseline' accounting for the completion of the Reading Mainline Station upgrades. It is therefore considered that this baseline is still sufficient and robust for EIA purposes. However, new testing would need to be undertaken for the following scenarios:

- Development (i.e. SH3 Scheme minus Plot E + Telecom House / Plot E Scheme);
- Development plus Cumulative Schemes.

The cumulative schemes tested would require updating to account for the addition of 53 Greyfriars Street, the changes to Thames Tower and any other necessary amendments to the list of cumulative schemes.

The wind tunnel testing results would be used to update the 2013 ES wind chapter.

Daylight, Sunlight and Overshadowing

As with wind, the daylight, sunlight and overshadowing assessment presented in the 2013 ES assumed a 'likely future baseline' accounting for the completion of the Reading Mainline Station upgrades. It is therefore considered that this baseline is still sufficient and robust for EIA purposes. However, new testing would need to be undertaken for the following scenarios:

- Development (i.e. SH3 Scheme minus Plot E + Telecom House / Plot E Scheme);
- Development plus Cumulative Schemes.

The results of the testing would be used to update the 2013 Daylight, Sunlight and Overshadowing Chapter.

Townscape, Visual and Heritage Assessment

Whilst the majority of viewpoints presented in the 2013 ES would be suitable for the updated ES, three new viewpoints are proposed to ensure coverage of the Telecom House Site. The three new viewpoints are:

1. From Station Hill looking south along the east side of Plot A and the west sides of Plots B and D of the SH3 Scheme.

2. Looking east from the junction of Greyfriars Road and Garrard Street towards the north elevation of the Development.
3. Looking west along Garrard Street from the southwest corner of Plot G.

In addition, where necessary, existing visualisations would be updated to account for the Telecom House / Plot E scheme and changes to cumulative schemes.

The additional and revised visualisations would be presented in the Townscape, Conservation and Visual Assessment (forming Volume 2 of the ES) and the assessment of effects updated accordingly.

Cumulative Assessment

The 2013 ES included a cumulative assessment of the proposals for Thames Tower (which at the time were for a 25 Storey building). However, we understand that amended scheme proposals are currently being developed to add between 2 and 8 storeys to the existing 11 storey Thames Tower. This revised scheme would therefore need to be assessed as part of the cumulative assessment.

In addition to the above, on the request of the Building Research Establishment (BRE), the 2013 ES Addendum included an additional cumulative assessment of 53 Greyfriars Road within the daylight, sunlight and overshadowing assessment. Due to the proximity of 53 Greyfriars Road to the site, 53 Greyfriars Road will be assessed cumulatively for all topic areas.

A list of cumulative schemes to be assessed within the revised ES is appended to this letter in Annex 3. **Please could you confirm that there are no other cumulative schemes requiring assessment.**

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (hereafter the EIA Regulations) Waterman would like to request a formal Scoping Opinion on behalf of SDRL. This request is made under Regulation 13 of the EIA Regulations.

Should you require any further information to assist in forming your opinion, please do not hesitate to contact us. We look forward to receiving your opinion within five weeks of receipt of this letter, as prescribed within Section 13(4) of the EIA Regulations. If you have any queries in relation to the above, please do not hesitate to contact me.

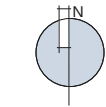
Yours sincerely



Joanna Bagley
Associate Director
For and on behalf of Waterman Energy, Environment & Design Ltd

Enc.	Figure 1	Site Boundary
	Annex 1	Contents list of the ES
	Annex 2	List of Sensitive Receptors
	Annex 3	List of cumulative schemes.

-  Consented Scheme Planning Application Boundary
-  Telecom House Site
-  Telecom House / Plot E Scheme Application



Project Details	EED12350-111: Station Hill, Reading
Figure Title	Figure 1: Site Plan
Figure Ref	EED12350-111_GR_SL_1A
Date	May 2014
File Location	\\nt-incs\weed\projects\eed12350\111\graphics\sl\issued figures

Annex 1 Contents Page of the Environmental Statement

ES Volume 1 - Main Text

- Chapter 1: Introduction
- Chapter 2: EIA Methodology
- Chapter 3: Existing Land Uses and Activities
- Chapter 4: Alternatives
- Chapter 5: The Proposed Development
- Chapter 6: Development Programme, Demolition and Construction
- Chapter 7: Socio-Economics
- Chapter 8: Archaeology
- Chapter 9: Transport and Access
- Chapter 10: Noise and Vibration
- Chapter 11: Air Quality
- Chapter 12: Ground Conditions and Contamination
- Chapter 13: Water Resources and Flood Risk
- Chapter 14: Ecology
- Chapter 15: Wind
- Chapter 16: Daylight, Sunlight and Overshadowing
- Chapter 17: Cumulative Effects
- Chapter 18: Summary of Residual Effects

ES Volume 2 - Figures

ES Volume 3 - Townscape, Conservation and Visual Assessment

Non-Technical Summary

Annex 2 List of Sensitive Receptors To Be Assessed

Category	Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
Residential Properties	The Gateway Public House, 31 Greyfriars Road, with residential use at first floor level	15m west
	Malthouse Public House, 53 Greyfriars Road/Tudor Road junction, residential 1 st and 2 nd floor levels.	15m west
	Projection West, Merchant's Place (flats and serviced apartments)	20m south east
	Projection East, Merchant's Place (flats and serviced apartments)	30m south east
	Icon House, Merchant's Place	50m east
	25a-25b Friar Street	100m south east
	32-34 Friar Street	35m east
	1 st Floor Flat, 125 Friar Street	20m south
	136-137 Friar Street (Building to the rear of)	50m south east
	144 Friar Street	80m south east
	Terrace Housing Stanshawe Road	35m west
	Terrace Housing, Vachel Road	65m south east
	54 Russell Street	750m south west
	107 Castle Hill	650m south west
	Alms House Castle Street	475m south west
	41 Bath Road	1500m south west
	96 Berkeley Avenue	1500m south west
	88 Queens Road	900m south east
	Grantley Heights	890m south east
	90 Kings Road	800m south east
	119 Caversham Road	400m north
	20-30 New Bright Street	650m south
	10-20 Hieatt Close	1100m south east
	44 Crown Street	825m south east
	6 Tilehurst Road	850m south west
	Blenheim Terrace, Castle Street	675m south west
	162 Castle Hill	815m south west
	31a Vastern Road	370m north
	68 George Street	890m north east
	10 Trinity Place	600m south west
	33 Caversham Road	120m west
	Proposed: Residential Buildings Plot E and F	On Site

Category	Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
Hotels	Malmaison, Station Road	70m east
	Novotel, Friar Street	85m east
	Ibis, Friar Street	85m east
Commercial properties	Occupants of existing office and retail premises adjacent to the Site, including on Station Road, Friar Street and Greyfriars Road.	Adjacent east, south and west.
Educational	London Metropolitan College	10m west
	Forbury Hill School	600m east
Local Views	Views to and from the Site, (including those associated with listed buildings, conservation areas, Scheduled Monuments and historic parks and gardens).	Not applicable.
Places of Worship	Greyfriars Church (Church of England).	120m south-west.
	St Laurence's Church.	280m east.
Built Heritage	Reading Abbey Scheduled Monument and associated Forbury Gardens Historic Park and Garden.	300m east.
	High Bridge Scheduled Monument	480m south-east
	Forbury Gardens Historic Park and Garden	300m east
	Market Place/London Street Conservation Area.	120m east.
	St. Mary's Butts/Castle Street Conservation Area.	250m south-west.
	Russell Street/Castle Hill Conservation Area.	350m south-west.
	St Peter's Conservation Area	850m north
	Grade I listed Greyfriars Church.	120m south-west.
	Grade I Church of St Laurence	280m east
	Grade I listed Abbey Mill ruins in Abbey Square.	495m south-east.
	Grade I listed St. Mary's Church in St. Mary Butts.	245m south-west
	Grade II* listed Town Council Chamber and Offices with Clock Tower	280m east
	Grade II* listed Church of St Peter	950m north
	Grade II listed St Giles' Church	700m south
	Grade II listed 39 Friar Street	Adjoins south-east corner of the Site
	Grade II listed (Three Guineas Public House) Reading General Station, Station Hill.	30m north
	Grade II listed statue of King Edward VII.	30m east
	Grade II listed Great Western House	50m south-east.
	Grade II Listed 13 & 15 Station Road	60m east
	Grade II Listed Quadrant Walls and Railings to Former No.64 (Greyfriars Vicarage)	100m south-west
	Grade II listed The Mitre Inn	125m south-west

Category	Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
	Grade II listed Regent Place	130m west
	Grade II listed WI Palmer Memorial Hall	130m south-west
	Grade II Listed 11, 12, 13, 14 & 15 Friar Street	230m east
	Grade II listed 147 Friar Street.	150m south-east
	Grade II listed 154 Friar Street	230m east
	Grade II listed 1-31 & 2-32 Queen Victoria Street, 148, 149 & 150 Friar Street and 24-28 & 35-38 Broad Street	220m east
	Grade II listed Reading Prison	690m east
	Grade II listed Church of St James	690m east
	Grade II listed 29 & 31 Caversham Road	160m west
	Grade II listed 35 and 37 St Mary's Butts	240m south-west
	Grade II listed 55 and 55a St Mary's Butts	240m south-west
Archaeology	Potential archaeological remains beneath the Site; the southern part of the Site between Garrard Street and Friar Street is located within an Archaeology Priority Area.	On-Site.
Transportation	Users of Reading Mainline Railway Station and taxi rank on Station Road.	Adjacent north and north-east.
	Pedestrian, cyclists and other road users in the local area.	Adjacent in all directions.
Controlled Waters	Principal Aquifer (Seaford Chalk Formation)	Beneath the Site.
	Secondary A Aquifer (Alluvium and the Taplow Gravel Formation)	Beneath the Site
	River Thames.	400m north-east.
	River Kennet / Kennet and Avon Canal.	500m south-east.
Habitats and Species	Black Redstart observation in 2012.	On-Site.
	Peregrine Falcon observation in 2012.	On-Site.

Annex 3 List of Consented or Reasonably Foreseeable Schemes To Be Assessed Cumulatively

- **Kennet House, 80-82 Kings Road (Application Ref. 12/01597/FUL):** The comprehensive refurbishment and change of use from office to residential of Kennet House and an increase in the building's height by the addition of new terraced floors resulting in a 10 storey building containing 103 flats with associated basement parking and landscaping;
- **Bridewell and Samuel House, 60-61 Friar Street (Application Ref. 12/00998/FUL):** Demolition of Samuel House and refurbishment and extension of Bridewell House to create a student hall of residence comprising 127 self-contained studios and 14 accessible self-contained studios with common room and ancillary facilities. Retention of ground floor of Bridewell House as retail use;
- **Phase 2, Land at Chatham Place (Application Ref. 12/00798/FUL):** Detailed planning application for Phase 2 of the Chatham Place redevelopment comprising one nine storey and one nineteen storey building to accommodate a total of 184 residential units and ground floor retail uses (Use Classes A1, A2 or A3), together with basement car parking, public and private amenity space, public realm works and landscaping and alterations to existing vehicular access;
- **Former Sorting Office, Caversham Road / Vastern Road (Application Ref. 11/00276/OUT):** Outline planning application for business uses (Use Class B1), residential accommodation (Use Class C3), hotel (Use Class C1), retail floor space (Use Class A1), food and drink uses (Use Class A3, A4 and A5), leisure uses (Use Class D2), and associated car parking, open space and landscaping, highways, access and associated works;
- **5-21 Tudor Road (Application Ref. 11/00625/FUL):** Demolition of existing dwellings and erection of 11 x 1-bed and 18 x 2-bed apartments;
- **29-35 Station Road (Application Ref. 04/01395/FUL and 10/00902/FUL):** Demolition of existing building and the erection of a 22 storey building comprising 103 residential units, two ground floor Class A1 retail and / or Class A3 restaurant units, with a basement level providing car / cycle parking spaces and refuse storage;
- **Garrard House, 30 Garrard Street (Application Ref. 07/01393/FUL and 11/00590/EXT):** Change of use from office (Use Class B1) to a 94-bedroom apart hotel (Use Class C1), with spa (Use Class D2) at basement and café (Use Class A3) at ground floor level, involving the formation of an additional two storey roof extension;
- **21 Caversham Road (Application Ref. 10/00032/FUL):** Demolition of existing building and erection of new building housing retail / office space on the ground floor and 9 x 1-bedroom units above storage; and
- **35-38 Friar Street (Application Ref. 07/01686/FUL):** Demolition of existing four storey building (Use Class A1 retail use on ground floor and Use Class B1 office use on upper floors) and erection of a seven storey building with Use Class A1/A2/A3 use on ground floor, Use Class D2 leisure in basement, and 83 Use Class C1 hotel use serviced apartments on the upper floors;
- **53 Greyfriars Road (Application Ref. 120326):** Erection of four storey building containing 4 x two bedroom and 2 x one bedroom apartments to the rear of the existing building;
- **53 Greyfriars Road (Application Ref. 11/00290):** Change of use to 2 one bed flats and 2 two bed flats on the first and second floor, extension to form third floor incorporating 1 two bed and 1 one bed flat with associated external work;
- **Energis House, Forbury Road (Application Ref. 12/01856/FUL):** Demolition of existing building and construction of two new office buildings (Use Class B1) with associated access, car parking, servicing, landscaping and engineering works; and

Unconsented but Other Reasonably Foreseeable Schemes Included within the Type 2 Cumulative Assessment

- **Thames Tower:** We understand that the proposals for Thames Tower, located immediately east of the SH3 Site are currently being developed. However, following liaison with the Thames Tower development and design team, it is understood that the current proposals are for the addition of

between 2 and 8 storeys onto the existing 11 storey building. It is intended that retail uses would be provided at ground floor with offices above.



Appendix 2.4
EIA Scoping Opinion (October 2014)



Joanna Bagley
Waterman Energy, Environment & Design
Pickfords Wharf
Clink Street
London
SE1 9DG

Giorgio Framalicco
Director of Planning, Development and
Regulatory Services

Civic Centre, Reading, RG1 7AE
☎ 0800 626540

Fax: 0118 9372435

Our Ref: 141124
Your Ref:

Direct: ☎ 0118 937 3338
e-mail: Richard.Eatough@reading.gov.uk

8 October 2014

Dear Ms. Bagley,

ECB 1235

Planning reference 141124
EIA Scoping Opinion in relation to the proposed Telecom House
Application
Telecom House, Friar Street, Reading

I refer to the above request for a Scoping Opinion as set out in your letter of 2 June and apologise for the delay in providing this formal written response.

I supply comments on the basis of the information supplied in the above letter, Figure 1 (Site Plan) and Annexes 1-3. I note from the Request that that SDRL seeks to obtain a separate outline planning permission for a development on land which includes both the Telecom House Site and part of the SH3 site (the Plot E area). As you are aware, at the time of writing, there is a Resolution to grant planning permission for the SH3 scheme, although permission has not been issued.

This request has been considered in accordance with under Regulation 13 Part 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The necessary consultations have been carried out and the Authority's formal Scoping Opinion in accordance with the Regulations is set out below.

Consultation responses:

The following bodies have been consulted and responses have been received from:

- RBC Environmental Protection
- RBC Transport Strategy (the Highway Authority_
- Berkshire Archaeology
- Environment Agency
- RBC Ecologist
- Natural England

RECEIVED
10 OCT 2014
WEED

JCB ✓
JB

The comments from consultees are enclosed.

I supply the following additional comments on the contents of your letter dated 2 June.

The Request letter indicates that the uplift in comparison to the SH3 scheme is approximately as follows:

- Retail uses: + 2,500 sq.m
- Residential use: + 60 units
- You have indicated that there would not be an increase in car parking spaces over the SH3 scheme.

EIA Background and Strategy

This section of the Request letter states that due to the links between the SH3 scheme and the Proposed Telecom House/Plot E scheme planning application, it is not considered appropriate to undertake an EIA on the Telecom House/Plot E scheme application in isolation and officers agree that this procedure is appropriate. The new and updated ES would consider effects of the existing SH3 scheme, substituting Plot E with the new Telecom House/Plot E scheme.

The letter then goes on to say that to be legally robust, the Telecom House/Plot E scheme needs to be linked to the SH3 Scheme (minus Plot E) so one could not be built without the other and that this would be via condition. As a point of principle, the linking of the two developments is agreed; however, the method is not and one or more clauses may be required in a S.106 legal agreement, to ensure that the developer does not build out any aspect of the SH3 scheme which would be incompatible with the Revised Scheme. Examination of the exact mechanism will need to be undertaken during pre-application discussions.

It is agreed that the updated ES should also include a comparison of the effects of the SH3 Scheme and the Revised Scheme. It is further agreed that the same baseline uses/state is used, to allow a meaningful comparison.

Proposed Scope of the EIA

The methodology as described in the 2013 ES (and Contents in Annex 1) is considered to be suitable to apply to the updated ES. In terms of Sensitive Receptors (Annex 2), please note the following:

- The Malthouse Public House (Greyfriars Road/Tudor Road) is now a pub with three floors of residential flats over
- 5-21 Tudor Road residential scheme is completed and occupied

- Bridewell House/Samuel House (newly-completed and occupied student accommodation at the junction of Friar Street/Greyfriars Road)
- You should also be aware of recent approvals to residential which have taken place nearby under the Prior Approval procedure. For instance, Garrard House (planning reference 141277) where prior approval was granted on 3/10/14; and 29-35 Station Road; and 29-35 Station Road (reference 141275), also granted on 3/10/14. We would suggest that these and other recent prior approvals should be taken account of in your studies (for instance, in terms of daylight analysis).

In respect of the following Chapters proposed for the updated ES, I respond as follows, where required.

Development Programme, Demolition and Construction

This chapter will need to be updated to reflect the inclusion of the Revised Scheme and to confirm how/if this alters the proposed phasing of the overall scheme.

Socio-Economics

It is agreed that 2011 Census data should be used.

In terms of the methodology, it should be noted that the chapter in the previous ES was deficient, in that it did not assess the effect of the additional office floorspace on the Borough and wider area in terms of affordable housing. Although the gain in floorspace does not include B1 offices, the socio-economic effects should be assessed in terms of their impact on the Borough as a whole, not just Abbey Ward.

Archaeology

The Telecom House site is within the Area of Archaeological Potential. Whilst a Desk-Based Assessment may be suitable of itself, fieldwork may also be required in advance of the application submission, please see detailed response enclosed.

Transport and Access

Little detail is supplied in the Scoping letter, however it is understood that a revised TA would be prepared. The Highway Authority indicates that there is a potential concern in relation to the total number of car parking spaces, please see response enclosed.

Noise and Vibration

No comments.

Air Quality

If 2011 baseline data is to be used, we would expect this to be fully justified to show that the differences between the 2011 and 2013 baseline air quality data is insignificant and why 2013 baseline traffic data could not be obtained.

Townscape, Visual and Heritage Assessment

The height of the proposed development is not known/stated. Assessment will need to be made of the cumulative impact on the setting of the Grade I Greyfriars Church of: Samuel House/Bridewell House + SH3 (including Telecom House). It is assumed that the height parameters applied for on the Telecom House site are similar to that of SH3 Plot E. The impact on heritage assets on this site of town (Greyfriars Church, St. Marys Church, etc.) will need to be re-evaluated.

Ground Conditions and Contamination

A walkover survey is unlikely to be sufficient. A full detailed Site Investigation was required for the SH3 scheme and accordingly, such will be required for the Revised Scheme. Please contact our Environmental Protection Officer, Jodie Wilson on (0118) 937 2652, if further guidance is required on preparation of this.

Surface Water Drainage and Flood Risk

No comments, although a response from the Environment Agency is awaited.

Ecology

An extended Phase 1 habitat survey is proposed. The Council's Ecologist advises that the assessment needs to include potential impacts on Black Redstart, Peregrine (which have been recorded in the area) and a bat scoping survey.

Wind

No comments.

Daylight, Sunlight and Overshadowing

No comments, other than this testing will need to include an assessment of the sites to the west of the Telecom House Site.

Cumulative Assessment

With reference to Annex 2, Sensitive Receptors, please note the following (although this list cannot be exhaustive):

Residential properties:

5-21 Tudor Road and 53 Greyfriars Road are now completed and occupied.

Educational:

London Metropolitan College is no longer in Greyfriars Road and planning permission was recently granted to return this building to B1 office use.

Forbury Hill School: no such establishment in Reading Borough.

Transportation:

Should note the alterations to the bus interchanges which are currently taking place.

Annex 3, consented or reasonably foreseeable schemes:

Kennet House is completed

29-35 Station Road permission has lapsed, so should move to 'unconsented but other reasonably foreseeable schemes'

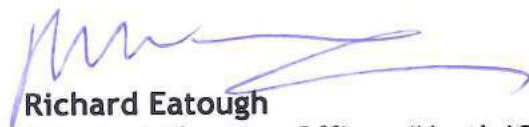
Thames Tower: note the resolution to grant permission for application 141043

Conclusion and Decision

Please note the contents of this letter. These principles should be incorporated into the final ES to accompany an application for planning permission.

This Opinion is provided on the information contained within the scoping request letter only, in the context of current planning policies and regulations. Further, this Opinion is supplied without prejudice to any decision of the Council on this or any other application which has been, or may subsequently be submitted. If you have any queries regarding the above, please contact the case officer.

Yours sincerely,



Richard Eatough
Principal Planning Officer (North/Central)

Encs: consultee responses to the scoping report
cc. Sean Bashforth, Quod Planning

Date: 24 September 2014
Our ref: 132705
Your ref: 141124



Mr R Eatough
Reading Borough Council
Civic Centre
Reading
RG1 7AE

Sustainable Development
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 8GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Sir/Madam,

Environmental Impact Assessment Scoping consultation (Regulation 15 (3) (i) of the EIA Regulations 2011): EIA Scoping Opinion in relation to the proposed Telecom House Application.
Location: Telecom House 49 Friar Street Reading RG1 1BA.

Thank you for your consultation dated and received by Natural England on 22nd September 2014.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The scoping request is for a proposal that does not appear, from the information provided, to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONB's, Heritage Coasts, National Trails), or have significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha.

At present therefore it is not a priority for Natural England to advise on the detail of this EIA. We would, however, like to draw your attention to some key points of advice, presented in annex to this letter, and we would expect the final Environmental Statement (ES) to include all necessary information as outlined in Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011. If you believe that the development does affect one of the features listed in paragraph 3 above, please contact Natural England at consultations@naturalengland.org.uk, and we may be able to provide further information.

Yours sincerely

James Hughes
Sustainable Development Consultation Team

Annex A – Advice related to EIA Scoping Requirements

1. General Principles

Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011, sets out the necessary information to assess impacts on the natural environment to be included in an ES, specifically:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases.
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc.) resulting from the operation of the proposed development.
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen.
- A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the interrelationship between the above factors.
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects. Effects should relate to the existence of the development, the use of natural resources and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.
- A non-technical summary of the information.
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information.

It will be important for any assessment to consider the potential cumulative effects of this proposal, including all supporting infrastructure, with other similar proposals and a thorough assessment of the 'in combination' effects of the proposed development with any existing developments and current applications. A full consideration of the implications of the whole scheme should be included in the ES. All supporting infrastructure should be included within the assessment.

2. Biodiversity and Geology

2.1. Ecological Aspects of an Environmental Statement

Natural England advises that the potential impact of the proposal upon features of nature conservation interest and opportunities for habitat creation/enhancement should be included within this assessment in accordance with appropriate guidance on such matters. Guidelines for Ecological Impact Assessment (EclA) have been developed by the Institute of Ecology and Environmental Management (IEEM) and are available on their website.

EclA is the process of identifying, quantifying and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal.

The National Planning Policy Framework (NPPF) sets out guidance in S.118 on how to take account of biodiversity interests in planning decisions and the framework that local authorities should provide to assist developers.

2.2. Internationally and Nationally Designated Sites

Natural England undertakes an initial assessment of all development consultations, by determining whether the location to which they relate falls within geographical 'buffer' areas within which development is likely to affect designated sites. The proposal is located outside these buffer areas and therefore appears unlikely to affect an Internationally or Nationally designated site.

However, it should be recognised that the specific nature of a proposal may have the potential to lead to significant impacts arising at a greater distance than is encompassed by Natural England's buffers for designated sites. The ES should therefore thoroughly assess the potential for the proposal to affect designated sites, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites and Sites of Special Scientific Interest (SSSI). Should the proposal result in an emission to air or discharge to the ground or surface water catchment of a designated site then the potential effects and impact of this would need to be considered in the Environmental Statement

Local Planning Authorities, as competent authorities under the provisions of the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations'), should have regard to the Habitats Regulations Assessment process set out in Regulation 61 of the Habitats Regulations in their determination of a planning application. Should a Likely Significant Effect on a European/Internationally designated site be identified or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an Appropriate Assessment, in addition to consideration of impacts through the EIA process.

Statutory site locations can be found at www.magic.gov.uk. Further information concerning particular statutory sites can be found on the [Natural England website](http://www.naturalengland.org.uk).

2.3. Protected Species

The ES should assess the impact of all phases of the proposal on protected species. Records of protected species should be sought from appropriate local biological record centres, nature conservation organisations, groups and individuals; and consideration should be given to the wider context of the site for example in terms of habitat linkages and protected species populations in the wider area, to assist in the impact assessment.

The conservation of species protected by law is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System*. The area likely to be affected by the proposal should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES.

Natural England has adopted standing advice for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species. It also includes links to guidance on survey and mitigation.

Natural England does not hold comprehensive information regarding the locations of species protected by law, but advises on the procedures and legislation relevant to such species.

2.4. Regionally and Locally Important Sites

The ES should thoroughly assess the impact of the proposals on non-statutory sites, for example Local Wildlife Sites (LoWS), Local Nature Reserves (LNR) and Regionally Important Geological and Geomorphological Sites (RIGS). Natural England does not hold comprehensive information on these sites. We therefore advise that the appropriate local biological record centres, nature conservation organisations, Local Planning Authority and local RIGS group should be contacted with respect to this matter.

2.5. Biodiversity Action Plan Habitats and Species

The ES should thoroughly assess the impact of the proposals on habitats and/or species listed in the UK Biodiversity Action Plan (BAP). These Priority Habitats and Species are listed as 'Habitats and Species of Principal Importance' within the England Biodiversity List, recently published under the requirements of S14 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act 2006 places a general duty on all public authorities, including local planning authorities, to conserve and enhance biodiversity. Further information on this duty is available in the Defra publication '[Guidance for Local Authorities on Implementing the Biodiversity Duty](#)'.

Government Circular 06/2005 states that BAP species and habitats, 'are capable of being a material consideration...in the making of planning decisions'. Natural England therefore advises that survey, impact assessment and mitigation proposals for Habitats and Species of Principal Importance should be included in the ES. Consideration should also be given to those species and habitats included in the relevant Local BAP.

The record centre for the relevant Local Authorities should be able to provide the relevant information on the location and type of BAP habitat for the area under consideration.

3. Landscape, Access and Recreation

3.1. Landscape and Visual Impacts

The consideration of landscape impacts should reflect the approach set out in the *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute and the Institute of Environmental Assessment and Management, 2013, 3rd edition), the *Landscape Character Assessment Guidance for England and Scotland* (Scottish Natural Heritage and The Countryside Agency, 2002) and good practice. The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. In this context Natural England would expect the cumulative impact assessment to include those proposals currently at Scoping stage. Due to the overlapping timescale of their progress through the planning system, cumulative impact of the proposed development with those proposals currently at Scoping stage would be likely to be a material consideration at the time of determination of the planning application.

The assessment should refer to the relevant National Character Areas which can be found on our website. Links for Landscape Character Assessment at a local level are also available on the same page.

3.2. Access and Recreation

The ES should include a thorough assessment of the development's effects upon public rights of way and access to the countryside and its enjoyment through recreation. With this in mind and in addition to consideration of public rights of way, the landscape and visual effects on Open Access land, whether direct or indirect, should be included in the ES.

Natural England would also expect to see consideration of opportunities for improved or new public access provision on the site, to include linking existing public rights of way and/or providing new circular routes and interpretation. We also recommend reference to relevant Right of Way Improvement Plans (ROWIP) to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

4. Land use and soils

Impacts from the development should be considered in light of the Government's policy for the protection of the best and most versatile (BMV) agricultural land as set out in paragraph 112 of the NPPF. We also recommend that soils should be considered under a more general heading of sustainable use of land and the valuing of the ecosystem services they provide as a natural resource in line with paragraph 109 of the NPPF.

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society; for instance as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. The Natural Environment White Paper (NEWP) *'The Natural Choice: securing the value of nature'* (Defra, June 2011), emphasises the importance of natural resource protection, including the conservation and sustainable management of soils and the protection of BMV agricultural land.

Development of buildings and infrastructure prevents alternative uses for those soils that are permanently covered, and also often results in degradation of soils around the development as result of construction activities.

This affects their functionality as wildlife habitat, and reduces their ability to support landscape works and green infrastructure. Sealing and compaction can also contribute to increased surface run-off, ponding of water and localised erosion, flooding and pollution. Defra published a Construction Code of Practice for the sustainable use of soils on construction sites (2009). The purpose of the Code of Practice is to provide a practical guide to assist anyone involved in the construction industry to protect the soil resources with which they work.

As identified in the NPPF new sites or extensions to new sites for Peat extraction should not be granted permission by Local Planning Authorities or proposed in development plans.

General advice on the agricultural aspects of site working and reclamation can be found in the Defra Guidance for successful reclamation of mineral and waste sites.

5. Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue; for example over 97% of sensitive habitat area in England is predicted to exceed the critical loads for ecosystem protection from atmospheric nitrogen deposition (England Biodiversity Strategy, Defra 2011). A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The assessment should take account of the risks of air pollution and how these can be managed or reduced. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk). Further information on air pollution modelling and assessment can be found on the Environment Agency website.

6. Climate Change Adaptation

The England Biodiversity Strategy published by Defra establishes principles for the consideration of biodiversity and the effects of climate change. The ES should reflect these principles and identify how the development's effects on the natural environment will be influenced by climate change, and how ecological networks will be maintained. The NPPF requires that the planning system should contribute to the enhancement of the natural environment "by establishing coherent ecological networks that are more resilient to current and future pressures" (NPPF Para 109), which should be demonstrated through the ES.

DEPARTMENTAL MEMORANDUM

Transport
Relatively
minor
concerns?

To: Planning Manager

Your Ref: RE

From: Development Control Transport

My Ref: CS

Ext: 73949

Date: 2nd October 2014

Application no.: 141124

Proposed development: EIA scoping opinion in relation to the proposed Telecom House.

Development address: Telecom House, 49 Friar Street, Reading

Transport comments

The landowner for Station Hill 3 has now purchased Telecom House which is adjacent to the site and wishes to incorporate it into the Station Hill 3 proposals. Within the scoping letter there is a very little transport detail although the applicant's transport consultants have approached me directly with a transport scope for the works. In principle I have no objections to updating the consented EIA / TA for Station Hill 3, although I did have some concerns over parking provision as again the details provided are vaue. My comments on the transport scope which are relevant for the EIA scope were as follows.

"The methodology proposed is over^{ly} complicated and goes back to extant uses on Station Hill 3 as well. As Station Hill 3 is a consented scheme, I am happy to accept that further analysis of the Station Hill 3 site is not required as part of this application. All the Transport Assessment and in all probability Transport Statement need to consider is the difference in trips between the existing Telecom House and proposed uses for this site only, given that the trips from Station Hill 3 proposals are already consented.

Within the analysis I am happy to use the trips rates used for the Station Hill 3 assessment given the juxtaposition of the two sites.

What does concern me is that the existing Telecom House car park consisting of 58 spaces is being removed and it is suggested that the parking will incorporate that proposed for Station Hill 3. Station Hill 3 while increasing floor area on its site did reduce car parking provision and I

am concerned that the reduction of these parking spaces for Telecom House may place undue burden on the spaces provided on Station Hill 3. Therefore an accumulation study of the parking spaces for Station Hill 3 (as consented) and these proposals will be required to ascertain that sufficient parking provision is provided."

The parking provision is important given the shift in Government policy since Station Hill 3 was consented.

Chris Saunders
Transport Development Control Manager

Arch ✓

Eatough, Richard

From: MacDonald, Fiona
Sent: 23 September 2014 16:21
To: Eatough, Richard
Subject: RE: Station Hill 3: REVISED: EIA Scoping Opinion required

Richard

I have had a look through the proposals here. Certainly they will need to submit a DBA to cover the new area, in the usual way; however, given the potential for significant buried remains of Medieval date, they will also need to further demonstrate that the impact on any surviving archaeology can be mitigated appropriately. This will depend partly on the results of DBA, and in particular, on consideration of previous below ground impacts such as basementing etc, as well as the nature of the proposed new construction. However, in order to inform a planning application with sufficient certainty, some archaeological fieldwork may be needed in advance, if there are areas that have previously suffered only minor disturbance, that would be truncated to greater depth or affected more severely by the proposed new build and/or associated works.

I hope this is clear enough for the time being but do get back to me with any questions. As always, we'll be happy to discuss any draft assessment with the applicant's consultant, and to advise on next steps at the appropriate time

Best wishes

Fiona

*Fiona Macdonald
Principal Archaeologist
Berkshire Archaeology
Tel: 0118 937 5962
Mob: 07780 182503*

From: Eatough, Richard
Sent: 17 September 2014 17:20
To: Saunders, Chris; MacDonald, Fiona; Wilson, Jodie; Sutton, Giles
Subject: Station Hill 3: REVISED: EIA Scoping Opinion required

Chris, Fiona, Jodie, Giles

Our consultation procedures haven't worked properly, so I am sending this by email direct. Please can you deal with this asap, should not be onerous. Essentially, if am after your views on the Scoping (content) of the revised ES, which will essentially present Station Hill 3, as to be revised by the alternative substituted area as shown on the separate plan. New land use uplift is +60 dwellings and + 2500 sq.m. retail. I may be able to assist you all with your answers to me, as follows:

Chris: See page 3 Transportation and Access: all looks plausible? I take it no increase in car parking is suitable?

Fiona: The Telecom House site is within the Area of Archaeological Potential, is a DBA good enough, though?

Jodie: demolition/construction, noise/vibration, air quality and cont land sections all applicable. Cont land: I take it we need proper investigation up front? I have consulted the EA separately, but don't expect this matter to have a priority with them, I know they are under strain..

Giles: see page 4: Ecology: is a Phase 1 survey good enough?

Any questions, just call.

Thanks All.
Rich x73338

Ecologist

Eatough, Richard

From: Sutton, Giles
Sent: 19 September 2014 11:49
To: Eatough, Richard
Subject: RE: Station Hill 3: REVISED: EIA Scoping Opinion required

Richard,

The assessment needs to include potential impacts on Black Redstart, Peregrine (which have been recorded in the area) and a bat scoping survey,

Thanks,

Giles Sutton MSc MCIEEM CEnv

Ecologist - Reading Borough Council (Planning / Parks)

Tel (direct dial): 0118 9373826 - Fax: 0118 939 0435 -

Civic Centre, Reading, RG1 7AE

The Council has adopted a Tree Strategy for Reading. For more information see:
www.reading.gov.uk/treestrategy

From: Eatough, Richard
Sent: 17 September 2014 17:20
To: Saunders, Chris; MacDonald, Fiona; Wilson, Jodie; Sutton, Giles
Subject: Station Hill 3: REVISED: EIA Scoping Opinion required

Chris, Fiona, Jodie, Giles

Our consultation procedures haven't worked properly, so I am sending this by email direct. Please can you deal with this asap, should not be onerous. Essentially, if am after your views on the Scoping (content) of the revised ES, which will essentially present Station Hill 3, as to be revised by the alternative substituted area as shown on the separate plan. New land use uplift is +60 dwellings and + 2500 sq.m. retail. I may be able to assist you all with your answers to me, as follows:

Chris: See page 3 Transportation and Access: all looks plausible? I take it no increase in car parking is suitable?

Fiona: The Telecom House site is within the Area of Archaeological Potential, is a DBA good enough, though?

Jodie: demolition/construction, noise/vibration, air quality and cont land sections all applicable. Cont land: I take it we need proper investigation up front? I have consulted the EA separately, but don't expect this matter to have a priority with them, I know they are under strain..

Giles: see page 4: Ecology: is a Phase 1 survey good enough?

Any questions, just call.

Thanks All.
Rich x73338

Eatough, Richard

From: Wilson, Jodie
Sent: 18 September 2014 11:24
To: Eatough, Richard
Subject: RE: Station Hill 3: REVISED: EIA Scoping Opinion required

Hi Rich,

Air Quality

If 2011 baseline data is to be used, we would expect this to be fully justified to show that the differences between the 2011 and 2013 baseline air quality data is insignificant and why 2013 baseline traffic data could not be obtained. I think PBA would probably have that data?

Noise

Fine

Contaminated land

Fine, although as you say we would prefer to see the full site investigation up front with ES.

Regards,

Jodie Wilson
Senior Environmental Health Officer
Environmental Protection & Nuisance | Department of Environment & Neighbourhood Services

Reading Borough Council
Civic Centre
Castle Street
Reading
Berkshire
RG1 7AE

0118 937 2652 (72652)

working days: Monday / Tuesday / Thursday / Friday

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)



From: Eatough, Richard
Sent: 17 September 2014 17:20
To: Saunders, Chris; MacDonald, Fiona; Wilson, Jodie; Sutton, Giles
Subject: Station Hill 3: REVISED: EIA Scoping Opinion required

Chris, Fiona, Jodie, Giles

Our consultation procedures haven't worked properly, so I am sending this by email direct. Please can you deal with this asap, should not be onerous. Essentially, if am after your views on the Scoping (content) of the revised ES, which will essentially present Station Hill 3, as to be revised by the alternative substituted area as shown on the separate plan. New land use

uplift is +60 dwellings and + 2500 sq.m. retail. I may be able to assist you all with your answers to me, as follows:

Chris: See page 3 Transportation and Access: all looks plausible? I take it no increase in car parking is suitable?

Fiona: The Telecom House site is within the Area of Archaeological Potential, is a DBA good enough, though?

Jodie: demolition/construction, noise/vibration, air quality and cont land sections all applicable. Cont land: I take it we need proper investigation up front? I have consulted the EA separately, but don't expect this matter to have a priority with them, I know they are under strain..

Giles: see page 4: Ecology: is a Phase 1 survey good enough?

Any questions, just call.

Thanks All.
Rich x73338

Mr Richard Eatough
Reading Borough Council
Civic Centre Castle Street
Reading
Berkshire
RG1 7AE

Our ref: WA/2014/118745/01-L01

Your ref:

Date: 08 October 2014

Dear Mr Eatough

**EIA SCOPING OPINION IN RELATION TO THE PROPOSED TELECOM HOUSE
APPLICATION TELECOM HOUSE 49 FRIAR STREET READING RG1 1 BA**

The Environment Agency has recently been consulted by the Local Authority regarding the above development proposal. Please find enclosed a copy of our comments for your information.

This response represents our advice as a statutory consultee on environmental issues associated with the proposed development. The reply should not be confused with the Council's decision notice, which will be issued by the Local Authority following determination of the application. Please contact the Local Authority if you wish to discuss the final decision to be made on this application.

If you have any queries about the Agency's response, please don't hesitate to contact me.

Yours sincerely

**Ms Michelle Kidd
Planning Advisor**

Direct dial 01491 828455

Direct fax

Direct e-mail planning-wallingford@environment-agency.gov.uk

Environment Agency
Red Kite House Howbery Park, Wallingford, Oxfordshire, OX10 8BD.
Customer services line: 03708 506 506

www.gov.uk/environment-agency

Cont/d..

Mr. Richard Eatough
Reading Borough Council
Civic Centre
Castle Street
Reading
Berkshire
RG1 7AE

Our ref: WA/2014/118745/01-L01
Your ref: EED12350-111-C-001-JCB
Date: 08 October 2014

Dear Mr Eatough

**EIA scoping opinion in relation to the proposed telecom house application.
Telecom House, 49 Friar Street, Reading, RG1 1 BA.**

Thank you for your consultation on the above EIA scoping opinion. We received your consultation on 17 September 2014.

Surface Water Flood Risk

The proposed development is located in Flood Zone 1 (low probability) based on our Flood Zone mapping. Based on the submitted drawing EED12350-111_GR_SL_1A the site area for the Telecom House site is less than 1 hectare.

For development sites less than one hectare in flood zone 1 we do not give bespoke comments on surface water flood risk. Please refer to our guidance about sites less than one hectare in size and surface water drainage

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296965/LI_T_9002_5a96ba.pdf

In our view surface water flood risk does not have to be scoped into the EIA.

Groundwater and contaminated land

We do not expect significant contamination from this site as according to old maps it was mainly housing before being developed as government offices in the 1950s. A smithy is marked in one map but we do not think it will be significant. Therefore from a groundwater quality perspective this does not have to be scoped into the EIA.

Yours sincerely

Ms Michelle Kidd
Planning Advisor

Direct dial 01491 828455

Direct e-mail planning-wallington@environment-agency.gov.uk

End



Appendix 2.5

Updated EIA Strategy Letter and Response (June 2015)

Direct Tel: 020 7928 7888
Direct Email: joanna.bagley@watermangroup.com

Our Ref: EED12350-111-C-004-JCB
Your Ref:

Date: 1 June 2015

Mr Richard Eatough
Principal Planning Officer (North/Central)
Planning and Building Control
Reading Borough Council
PO Box 17
Civic Centre
Reading
RG1 7AE

Dear Mr Eatough

Re: EIA Scoping Request, Station Hill, Reading

Further to our Scoping Request dated 29 May 2014, your Scoping Opinion dated on 8th October 2014 and our recent telephone conversation of 22 May 2015, we have reviewed the scope of our EIA in the light of your comments and changes that have occurred since our scoping request last year. Our proposals are set out below.

Changes that have occurred since our Scoping Request of May 2014

Since we submitted our Scoping Request in May 2014, there have been a number of changes to the site and surroundings which may affect the scope of our EIA. These changes are summarised as:

- All of the northern part of the site (to the north of Garrard Street) is currently being demolished with the exception of Xafinity House which is still occupied and is not due for demolition until next year and the NCP Car Park which is being retained as part of the proposals. However, some walkways surrounding the NCP Car Park are currently being demolished;
- The Temporary Events Space is proposed to be in place later this year following demolition of the buildings in the northern part of the Site (except Xafinity House and the NCP Car Park);
- The Thames Tower application has been submitted, approved and is currently under construction. This is for a substantially smaller scheme than originally anticipated comprising of recladding and refurbishment of the existing building plus an additional 4 stories;
- A number of other schemes previously considered as part of the cumulative assessment are now under construction; and
- There have been a number of changes to cumulative schemes and sensitive receptors.

Proposed Scope of the EIA

As a result of the above, we are proposing to undertake the following as part of the EIA:

- Consider a future baseline for the surrounding land uses which will include those buildings currently under construction comprising Thames Tower, Chatham Place, 21 Caversham Road, Energis House/ Forbury Place and Aldwych House;
- Assess the Demolition and Construction Phase effects of the consented SH3 Scheme minus Plot E, plus the Telecom House / Plot E Scheme;
- Assess the effects of the Temporary Events Space assuming demolition of the buildings within the northern part of the Site (except Xafinity House and the NCP Car Park) and completion of the surrounding future baseline schemes;
- Assess the effects of the Completed Development comprising the Consented SH3 scheme, minus Plot E, plus the Telecom House / Plot E Scheme assuming completion of the surrounding future baseline schemes;

- Assess a Cumulative Development Scenario incorporating applications for planning permission in the surrounding area that have been submitted but are not yet under construction.

With regard to the on-site baseline, although demolition is currently on going, in order to provide Reading Borough Council with a reasonable comparison of effects between those of the currently Consented Scheme and those of the Consented Scheme minus Plot E, plus the Telecom House / Plot E Scheme, and given that the demolition itself forms part of the Development being assessed, the on-site baseline will be that prior to commencement of demolition.

It should also be noted that the Transport Assessment (TA) of the consented SH3 Scheme used the Reading Borough Council (RBC) Traffic Model and Development Control Forecast Model. In agreement with RBC, baseline traffic flows and trip generation rates used in the 2013 Transport Assessment were based upon full occupation of the existing buildings on the SH3 Scheme site. RBC's traffic model also includes the Telecom House site (as occupied) and therefore the baseline data used previously would also be applicable to the revised and extended Site. Committed Developments (as previously agreed as part of the 2013 TA) would be considered in the future without and with Development Scenarios.

Sensitive Receptors

A number of changes have occurred to the sensitive receptors considered within the 2013 ES as a result of the comments made in your Scoping Opinion of October 2014 and other Prior Notification for Change of Use Applications submitted in the area immediately surrounding the Site. Only those Change of Use Applications to residential developments within 100m of the Site boundary have been considered as beyond this distance, the effects are considered likely to be limited due to intervening buildings, no or small changes in massing and floor space areas, and because change of use applications would not be specifically considered as part of the Transport Assessment (TA). The changes are set out below and summarised in Annex 2 (updated) of this letter. This annex now considers future residential receptors coming forward as a result of Change of Use Applications.

With regard to 29-35 Station Hill, we have assumed that the now lapsed application (refs 04/01395/FUL and 10/00902/FUL) have been superseded by the change of use application (ref 141275) and have therefore removed the previous applications from the cumulative scheme list and added the new Change of Use Application to the future sensitive receptors list. Similarly, with regard to Garrard Street, we have assumed that the historic applications (refs: 07/01393/FUL and 11/00590/EXT) have been superseded by the Change of Use application (ref 141277).

Other Prior Notification for Change of Use Applications will be considered as part of the future sensitive receptors comprising:

- 7-11 Station Road (Application Number: 141529);
- Summit House, 49-51 Greyfriars Road (Application Number: 141751);
- 136-137 Friar Street Reading RG1 1EX (Application Ref: 150068); and
- 30-31 Friar Street, Reading (Application Ref: 150829, pending).

For 53 Greyfriars Road; Kennet House; Bridewell and Samuel House; and 5-21 Tudor Road given that these developments are now completed and occupied, they have been included as existing residential receptors.

With regard to your other comments on the sensitive receptors within your Scoping Opinion of October 2014:

- Forbury Hill School – this is now the Forbury Gardens Day Nursery. It was considered previously in the Air Quality Assessment given the sensitive receptors at this location and the potential change in traffic flows on this route. We therefore propose to retain this as a sensitive receptor within the ES;
- London Metropolitan College has been removed from the sensitive receptor list; and
- The changes to the bus interchanges will be accounted for in the transport assessment.

An updated sensitive receptor list is provided as updated Annex 2 to this letter.

Cumulative Schemes

Given that a number of the schemes originally considered as part of the Cumulative Assessment are currently under construction, the existing baseline conditions immediately surrounding the Site are in a current state of flux and represent only temporary and interim conditions. As a result, it is considered appropriate to assess the likely significant environmental effects resulting from the completed and operational Development against a 'likely future baseline' condition assuming the full implementation of those schemes currently under construction. These schemes are set out in Annex 3 of this letter.

Those schemes which are consented but construction has yet to commence would still be considered as part of the Cumulative Development Scenario.

Development Programme and Construction

The comments within your Scoping Opinion of October 2014 are noted and the Chapter will be updated accordingly.

Socio Economics

The comments within your Scoping Opinion of October 2014 are noted and the Chapter will be updated accordingly.

Archaeology

The project archaeologists, Foundations Archaeology Services have been liaising with the County Archaeologist with regard to the archaeological scope of works.

Transport

The Transport Consultants for the scheme will liaise with the Highway Authority in order to ensure that the assessment methodology and issues for consideration are agreed. The TA as prepared will be reflected in the ES.

The changes to the bus interchanges will be accounted for in the transport assessment.

Air Quality

The proposal to use 2011 as the baseline year was because this is the year that baseline traffic data is available. As the Air Quality model is based upon the traffic data, it uses the same baseline date. The baseline traffic data is taken from a borough wide traffic model and it is not proposed to update this model. This has been agreed with the Environmental Health Officer.

We have also reviewed the most recent data as shown in the following table. This demonstrates that the monitoring results for 2010, 2011 and 2013 are similar. Use of 2011 as the baseline date is therefore considered acceptable.

Diffusion Tube	Distance to Station Hill Site (m)	2009	2010	2011	2013
33 Caversham Road	260	56.7	50	47	48.6
59a Caversham Road	230	48.4	39	44	42.4
Station Hill	70	78.4	66	53	-
Vachel Road	220	37.3	35	34	36.0
Sackville Street	240	39.6	43	39	40.8
40 George Street	900	52.0	45	48	43.7

Townscape and Visual

The comments within your Scoping Opinion of October 2014 are noted and will be considered within the ES.

Ground Conditions

Our Contaminated Land specialists have been in contact with your Environmental Protection Officer to confirm that a desk based assessment will be sufficient for the planning application together with a scope of future post demolition Site Investigation.

Ecology

The assessment will include potential impacts on black redstart, peregrines and bats.

If you have any queries in relation to the above, please do not hesitate to contact me.

Yours sincerely



Joanna Bagley
Associate Director
For and on behalf of Waterman Energy, Environment & Design Ltd

Enc.	Annex 2 (updated)	List of Sensitive Receptors
	Annex 3	List of future baseline and cumulative schemes

Annex 2 List of Sensitive Receptors To Be Assessed (Updated)

Category	Existing Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
Residential Properties	The Gateway Public House, 31 Greyfriars Road, with residential use at first floor level	15m west
	Malthouse Public House, 53 Greyfriars Road/Tudor Road junction, 3 floors of residential uses above the pub.	15m west
	Projection West, Merchant's Place (flats and serviced apartments)	20m south east
	Projection East, Merchant's Place (flats and serviced apartments)	30m south east
	Icon House, Merchant's Place	50m east
	25a-25b Friar Street	100m south east
	32-34 Friar Street	35m east
	1 st Floor Flat, 125 Friar Street	20m south
	136-137 Friar Street (Building to the rear of)	50m south east
	144 Friar Street	80m south east
	Bridewell House/Samuel House (student accommodation), junction of Friar Street/Greyfriars Road	60m west
	53 Greyfriars Road	20m west
	Terrace Housing Stanshawe Road	35m west
	Terrace Housing, Vachel Road	65m south east
	54 Russell Street	750m south west
	107 Castle Hill	650m south west
	Alms House Castle Street	475m south west
	41 Bath Road	1500m south west
	96 Berkeley Avenue	1500m south west
	88 Queens Road	900m south east
	Grantley Heights	890m south east
	90 Kings Road	800m south east
	119 Caversham Road	400m north
	20-30 New Bright Street	650m south
	10-20 Hieatt Close	1100m south east
	44 Crown Street	825m south east
	6 Tilehurst Road	850m south west
	Blenheim Terrace, Castle Street	675m south west
	162 Castle Hill	815m south west
	31a Vastern Road	370m north
	68 George Street	890m north east

Category	Existing Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
	10 Trinity Place	600m south west
	33 Caversham Road	120m west
	Kennet House, 80-82 Kings Road	680m south east
	15 to 21 Tudor Road	60m west
	Proposed: Residential Buildings Plot E and F	On Site
Hotels	Malmaison, Station Road	70m east
	Novotel, Friar Street	85m east
	Ibis, Friar Street	85m east
Commercial properties	Occupants of existing office and retail premises adjacent to the Site, including on Station Road, Friar Street and Greyfriars Road.	Adjacent east, south and west.
Educational	London Metropolitan College [NO LONGER PRESENT AT THIS ADDRESS. THIS SITE IS LIKELY TO BE RETURNED TO OFFICE USE]	10m west
	Forbury Gardens Day Nursery [WAS FORBURY HILL SCHOOL]	600m east
Local Views	Views to and from the Site, (including those associated with listed buildings, conservation areas, Scheduled Monuments and historic parks and gardens).	Not applicable.
Places of Worship	Greyfriars Church (Church of England).	120m south-west.
	St Laurence's Church.	280m east.
Built Heritage	Reading Abbey Scheduled Monument and associated Forbury Gardens Historic Park and Garden.	300m east.
	High Bridge Scheduled Monument	480m south-east
	Forbury Gardens Historic Park and Garden	300m east
	Market Place/London Street Conservation Area.	120m east.
	St. Mary's Butts/Castle Street Conservation Area.	250m south-west.
	Russell Street/Castle Hill Conservation Area.	350m south-west.
	St Peter's Conservation Area	850m north
	Grade I listed Greyfriars Church.	120m south-west.
	Grade I Church of St Laurence	280m east
	Grade I listed Abbey Mill ruins in Abbey Square.	495m south-east.
	Grade I listed St. Mary's Church in St. Mary Butts.	245m south-west
	Grade II* listed Town Council Chamber and Offices with Clock Tower	280m east
	Grade II* listed Church of St Peter	950m north
	Grade II listed St Giles' Church	700m south
	Grade II listed 39 Friar Street	Adjoins south-east corner of the Site

Category	Existing Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
	Grade II listed (Three Guineas Public House) Reading General Station, Station Hill.	30m north
	Grade II listed statue of King Edward VII.	30m east
	Grade II listed Great Western House	50m south-east.
	Grade II Listed 13 & 15 Station Road	60m east
	Grade II Listed Quadrant Walls and Railings to Former No.64 (Greyfriars Vicarage)	100m south-west
	Grade II listed The Mitre Inn	125m south-west
	Grade II listed Regent Place	130m west
	Grade II listed WI Palmer Memorial Hall	130m south-west
	Grade II Listed 11, 12, 13, 14 & 15 Friar Street	230m east
	Grade II listed 147 Friar Street.	150m south-east
	Grade II listed 154 Friar Street	230m east
	Grade II listed 1-31 & 2-32 Queen Victoria Street, 148, 149 & 150 Friar Street and 24-28 & 35-38 Broad Street	220m east
	Grade II listed Reading Prison	690m east
	Grade II listed Church of St James	690m east
	Grade II listed 29 & 31 Caversham Road	160m west
	Grade II listed 35 and 37 St Mary's Butts	240m south-west
	Grade II listed 55 and 55a St Mary's Butts	240m south-west
Archaeology	Potential archaeological remains beneath the Site; the southern part of the Site between Garrard Street and Friar Street is located within an Archaeology Priority Area.	On-Site.
Transportation	Users of Reading Mainline Railway Station and taxi rank on Station Road.	Adjacent north and north-east.
	Pedestrian, cyclists and other road users in the local area.	Adjacent in all directions.
	Users of buses including the bus interchanges located on Station Hill, Station Road and to the north of Reading Station.	Adjacent to the north and east.
Controlled Waters	Principal Aquifer (Seaford Chalk Formation)	Beneath the Site.
	Secondary A Aquifer (Alluvium and the Taplow Gravel Formation)	Beneath the Site
	River Thames.	400m north-east.
	River Kennet / Kennet and Avon Canal.	500m south-east.
Habitats and Species	Black Redstart observation in 2012.	On-Site.
	Peregrine Falcon observation in 2012.	On-Site.

Category	Future Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
Residential Properties	Proposed: Residential Buildings Plot E and F	On Site
	7-11 Station Road (Application Number: 141529)	80m east
	Summit House, 49-51 Greyfriars Road (Application Number: 141751);	20m west
	136-137 Friar Street Reading RG1 1EX (Application Ref: 150068);	50m east
	30-31 Friar Street, Reading (Application Ref: 150829, pending).	35m east
	29-35 Station Road (Application Ref 141275).	80m east
	Garrard House, 30 Garrard Street, (Application ref 141277).	Immediately adjacent to the Site

Annex 3 List of Consented or Reasonably Foreseeable Schemes To Be Assessed as Future Baseline or Cumulatively

Future Baseline (ie Consented Schemes Currently Under Construction)

- **Phase 2, Land at Chatham Place (Application Ref. 12/00798/FUL):** Detailed planning application for Phase 2 of the Chatham Place redevelopment comprising one nine storey and one nineteen storey building to accommodate a total of 184 residential units and ground floor retail uses (Use Classes A1, A2 or A3), together with basement car parking, public and private amenity space, public realm works and landscaping and alterations to existing vehicular access;
- **21 Caversham Road (Application Ref. 110628):** approved 09/02/2012): Demolition of existing building and erection of 11 x 1-bed flats;
- **Energis House, Forbury Road (Application Ref. 12/01856/FUL):** approved 03/06/13 Demolition of existing building and construction of two new office buildings (Use Class B1) with associated access, car parking, servicing, landscaping and engineering works;
- **Thames Tower (Application Ref: 141043):** approved 13/10/2014: refurbishment and recladding of the existing building, construction of four additional storeys of offices (use class B1), change of use of the ground floor to flexible office and retail uses (classes A1, A2, A3 and B1), rooftop plant and associated works;
- **Aldwych House 2 Blagrove Street Reading RG1 1AZ** (Application number 101300 – approved November 2010) : Demolition of existing office building and construction of new 6-storey office building (total approximately 13,500 sqm) with associated basement car park and external works

Cumulative (ie Consented Schemes Not Currently Under Construction)

- **Former Sorting Office, Caversham Road / Vastern Road (Application Ref. 11/00276/OUT):** Outline planning application for business uses (Use Class B1), residential accommodation (Use Class C3), hotel (Use Class C1), retail floor space (Use Class A1), food and drink uses (Use Class A3, A4 and A5), leisure uses (Use Class D2), and associated car parking, open space and landscaping, highways, access and associated works;
- **Building B, Station Hill 3 –** (Application to be submitted shortly) – reserved matters application for Building B of Station Hill 3.

Schemes No Longer Being Considered As Cumulative or Future Baseline

- **Kennet House, 80-82 Kings Road (Application Ref. 12/01597/FUL):** The comprehensive refurbishment and change of use from office to residential of Kennet House and an increase in the building's height by the addition of new terraced floors resulting in a 10 storey building containing 103 flats with associated basement parking and landscaping; **[NOW COMPLETED AND OCCUPIED – MOVED TO SENSITIVE RECEPTORS LIST]**
- **Bridewell and Samuel House, 60-61 Friar Street (Application Ref. 12/00998/FUL):** Demolition of Samuel House and refurbishment and extension of Bridewell House to create a student hall of residence comprising 127 self-contained studios and 14 accessible self-contained studios with common room and ancillary facilities. Retention of ground floor of Bridewell House as retail use; **[NOW COMPLETED AND OCCUPIED – MOVED TO SENSITIVE RECEPTORS LIST]**

- **5-21 Tudor Road (Application Ref. 11/00625/FUL):** Demolition of existing dwellings and erection of 11 x 1-bed and 18 x 2-bed apartments; **[NOW COMPLETED AND OCCUPIED – MOVED TO SENSITIVE RECEPTORS LIST]**
- **29-35 Station Road (Application Ref. 04/01395/FUL and 10/00902/FUL):** Demolition of existing building and the erection of a 22 storey building comprising 103 residential units, two ground floor Class A1 retail and / or Class A3 restaurant units, with a basement level providing car / cycle parking spaces and refuse storage; **[NOW LAPSED. ASSUMED TO HAVE BEEN SUPERSEDED BY APPLICATION REF: 141275 FOR A CHANGE OF USE TO RESIDENTIAL AND CONSIDERED AS A FUTURE SENSITIVE RECEPTOR]**
- **Garrard House, 30 Garrard Street (Application Ref. 07/01393/FUL and 11/00590/EXT):** Change of use from office (Use Class B1) to a 94-bedroom apart hotel (Use Class C1), with spa (Use Class D2) at basement and café (Use Class A3) at ground floor level, involving the formation of an additional two storey roof extension; **[NOW ASSUMED TO BE SUPERSEDED BY APPLICATION REF. 141277 FOR A CHANGE OF USE TO RESIDENTIAL AND INCLUDED IN FUTURE SENSITIVE RECEPTORS LIST]**
- **21 Caversham Road (Application Ref. 10/00032/FUL):** Demolition of existing building and erection of new building housing retail / office space on the ground floor and 9 x 1-bedroom units above storage; **[ASSUMED TO HAVE BEEN SUPERSEDED BY APPLICATION REF: 110628]**
- **35-38 Friar Street (Application Ref. 07/01686/FUL):** Demolition of existing four storey building (Use Class A1 retail use on ground floor and Use Class B1 office use on upper floors) and erection of a seven storey building with Use Class A1/A2/A3 use on ground floor, Use Class D2 leisure in basement, and 83 Use Class C1 hotel use serviced apartments on the upper floors; **[NOW LAPSED]**
- **53 Greyfriars Road (Application Ref. 120326):** Erection of four storey building containing 4 x two bedroom and 2 x one bedroom apartments to the rear of the existing building; **[NOW COMPLETED AND OCCUPIED – MOVED TO SENSITIVE RECEPTORS LIST]**
- **53 Greyfriars Road (Application Ref. 11/00290):** Change of use to 2 one bed flats and 2 two bed flats on the first and second floor, extension to form third floor incorporating 1 two bed and 1 one bed flat with associated external work; **[NOW COMPLETED AND OCCUPIED – MOVED TO SENSITIVE RECEPTORS LIST]**

Unconsented but Other Reasonably Forseeable Schemes Included within the Type 2 Cumulative Assessment

- **Thames Tower -** The proposals for Thames Tower are currently being finalised and a planning application is due for submission in due course. However, following liaison with the Thames Tower development and design team, information on the current scheme design was provided. The current proposals are for a 25 storey tower to replace the existing 11 storey building immediate east of the application site. It is intended that retail uses would be provided at ground floor with offices above **[SUPERSEDED BY APPLICATION REF: 141043]**.

Williams, Victoria

From: Eatough, Richard <Richard.Eatough@reading.gov.uk>
Sent: 08 June 2015 13:44
To: Bagley, Joanna C
Cc: 'Sean.Bashforth@quod.com'
Subject: RE: EED12350 150601 Telecom House, Station Hill - EIA

Dear Joanna

I have skimmed through this letter and generally, I think this is sound. I am assuming that a further scoping request is not being sought, therefore this view is merely my informal opinion, as opposed to the Council's Formal Opinion.

The second paragraph re: sensitive receptors and the 29-35 Station Road and Garrard House sites was correct in what it states on the date it was issued. However, you should be aware of the following:

-Garrard House 150556 Extension to include part new fourth floor and new fifth and sixth floors to provide 23 residential units. This application has actually been back-dated to be valid as of 28 May and it is relevant.

-29-35 Station Road: a new application for a 22-storey scheme is expected shortly (next month or so) and you should assume the height would be approximately as previously approved.

Any further queries, please let me know.

Also, possibly more of a question to Sean, but do you know when (unless I've already missed it) Western Tower is being demolished? I am surprised our PR dept. haven't asked me about this already.

Thanks
Richard

From: Bagley, Joanna C [mailto:joanna.bagley@watermangroup.com]
Sent: 01 June 2015 12:51
To: Eatough, Richard
Cc: 'Sean.Bashforth@quod.com'
Subject: EED12350 150601 Telecom House, Station Hill - EIA

Richard,

Further to our recent telephone conversation, please find attached a letter setting out the changes to the scope of the Environmental Impact Assessment for Station Hill 3, as amended and extended by the Telecom House / Plot E scheme.

If you have any queries in relation to the attached, please do not hesitate to contact me.

Regards,

Joanna Bagley
Associate Director
Waterman Energy, Environment & Design Ltd

South Central | 11 Peter Street | Manchester M2 5QR
t +44 161 839 8392 | m +44 7776 272 821 | d +44 3300 602 727

Waterman Group is a multidisciplinary consultancy providing sustainable solutions to meet the planning, engineering design and project delivery needs of the property, infrastructure, environment and energy markets.

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately if you have received this email by mistake and delete it from your system. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, delayed, lost, destroyed, incomplete, or contain viruses. The sender does not accept liability for any errors or omissions in the contents of this message, which arise as a result of email transmission. All reasonable precautions have been taken to see that no viruses are present in this email. Waterman Group cannot accept liability for loss, disruption or damage however caused, arising from the use of this email or attachments and recommend that you subject these to virus checking procedures prior to use. Email messages may be monitored and by replying to this message the recipient gives their consent to such monitoring.

Waterman Group Plc., Pickfords Wharf, Clink Street, London SE1 9DG, is a company registered in England and Wales with company registration number 2188844.

Click [here](#) to report this email as spam.

The information in this e-mail is confidential to the intended recipient to whom it has been addressed and may be covered by legal professional privilege and protected by law. Reading Borough Council does not accept responsibility for any unauthorised amendment made to the contents of this e-mail following its dispatch.

If received in error, you must not retain the message or disclose its contents to anyone. Please contact the sender of the email or mailto: customer.services@reading.gov.uk or call Customer Services on 0118 937 3787 (international +44 118 937 3787), quoting the name of the sender and the addressee and then delete the e-mail.

Reading Borough Council has scanned for viruses. However, it is your responsibility to scan the e-mail and attachments (if any) for viruses.

Reading Borough Council also operates to the Protective Document Marking Standard as defined for the Public Sector. Recipients should ensure protectively marked emails and documents are handled in accordance with this standard (Re: Cabinet Office – Government Security Classifications).

Appendix 8.1

Archaeological Desk-Based Assessment

**SH3 SCHEME
(INCORPORATING TELECOM HOUSE/PLOT E SCHEME)
STATION HILL
READING
BERKSHIRE**

DESK-BASED ASSESSMENT

NGR: SU 7136 7375

ON BEHALF OF:



Report No. 989

August 2015

v.1.1



ARCHAEOLOGICAL CONSULTANCY, MANAGEMENT & FIELD SERVICES

**SH3 SCHEME
(INCORPORATING TELECOM HOUSE/PLOT E SCHEME)
STATION HILL
READING
BERKSHIRE**

DESK-BASED ASSESSMENT

NGR: SU 7136 7375

Report No. 989

August 2015

Quality Assurance

This Document has been Prepared and Checked in accordance with AMS's Quality Procedures (BS EN ISO 9001: 2008)

Author: Dr. Mark Grahame BA PhD ACIfA

Date: 4th August 2015

Approved: Roy King BA MCIfA

QA Checked: Diana King BA MCIfA

This report has been compiled with all reasonable skill, care and attention to detail within the terms of the project as specified by the client and within the general terms and conditions of Archaeological Management Services Ltd. (AMS Ltd.) trading as Foundations Archaeology. This report is confidential to the client. AMS Ltd. accepts no responsibility whatsoever to third parties to whom this report or any part thereof is made known. Any such party relies on this report at their own risk.

CONTENTS

Glossary of terms and abbreviations

Summary

- 1 Introduction and Project Background
 - 2 Assessment Methodology
 - 3 Planning Background and Legislative Framework
 - 4 Sources
 - 5 Site Location and Description
 - 6 Archaeological and Historical Background
 - 7 Historic Map Analysis
 - 8 Archaeological Potential
 - 9 Settings Appraisal
 - 10 Impact of the Proposals
 - 11 Conclusions
 - 12 References
 - 13 Acknowledgements
- Appendix 1 HER Information

LIST OF FIGURES

Figure 1	Site Location
Figure 2	Maps showing HER Data
Figure 3	John Speed's Map of Reading, 1611
Figure 4	Reading in the 17 th century, from Hinton
Figure 5	Coates' Map of Reading, 1802
Figure 6	Child's Map, "Reading in 1813"
Figure 7	Ordnance Survey Map, 1879
Figure 8	Ordnance Survey Map, 1899
Figure 9	Ordnance Survey Map, 1912
Figure 10	Ordnance Survey Map, 1931
Figure 11	Ordnance Survey Map, 1957
Figure 12	Ordnance Survey Map, 1962
Figure 13	Ordnance Survey Map, 1973-74
Figure 14	Ordnance Survey Map, 1988
Figure 15	Ordnance Survey Map, 1993
Figure 16	Ordnance Survey Map, 1996
Figure 17	Ordnance Survey Map, 2006
Figure 18	Ordnance Survey Map, 2014

GLOSSARY OF TERMS AND ABBREVIATIONS

Archaeology

For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point

HER

Historic Environment Record.

Modern

There is debate in archaeology about when the modern period commences, but 1900 is a useful start point.

Medieval

The period between the Norman Conquest (AD 1066) and c. AD 1500.

Natural

In archaeological terms this refers to the undisturbed natural geology of a site.

NGR

National Grid Reference from the Ordnance Survey Grid.

NMP

National Mapping Programme whereby possible archaeological features present on aerial photographs were mapped. Undertaken for certain counties, including Cornwall.

OD

Ordnance Datum; used to express a given height above sea level.

OS

Ordnance Survey.

Post-Medieval

Refers to the period from c. AD 1500 to AD 1900.

Prehistoric

In Britain this term is generally used for any of the traditionally defined periods such as Palaeolithic (c. 480,000-12,000 BC), Mesolithic (c. 12,000-4000 BC), Neolithic (c. 4,000-2,500), Bronze Age (c. 2500-600 BC) and Iron Age (c. 800 BC - AD 43).

Romano-British

Term used to describe the fusion of indigenous late Iron Age traditions with the invasive Roman culture. Traditionally dated between AD 43 and AD 410.

Saxon

Term used to describe the period between the end of Roman Britain c. AD 410 and the Norman Conquest (AD 1066).

VCH

Victoria County Histories.

SUMMARY

This desk based assessment and historic asset appraisal has been prepared by Dr. Mark Grahame of Foundations Archaeology on behalf of Sackville Developments (Reading) Ltd. The project was commissioned by Joanna Bagley of Waterman Infrastructure and Environment Ltd.

It reappraises a site considered in previous assessments in light of the acquisition of the Telecom House building, which is adjacent to Plot E of the existing SH3 Scheme. This assessment considers reappraises the SH3 Scheme in light of the inclusion of the **Telecom House/Plot E Scheme (the "Proposed Development")**.

This assessment has concluded that the main potential of the site is for archaeological finds and features relating to later periods with generally **low** or **low-moderate** significance. The presence of the Civil War ditch would have **moderate-high** significance, since it would be of regional interest and possibly of national significance. The Danish defences would have **high** significance since they could contribute to national research agendas, although it is possible that the defences do not run through the site. Any Medieval and Saxon activity towards the Friar Street frontage is unlikely to have survived terracing and basementing undertaken at the time of construction of **Friar's Walk and Telecom House**.

The value of the likely archaeological resource is therefore considered **low**, since the resource present is only expected to contribute to local or possibly regional objectives, although this is considered less likely. The development of the SH3 site involves considerable groundworks with the potential to disturb and alter any archaeological deposits. The magnitude of the impact is therefore assessed as **large**. The overall impact on the unknown archaeological resource is consequently assessed as **moderate adverse** with limited potential for **substantial adverse** effects should the Danish defences prove to be present.

This assessment has concluded that the inclusion of the Telecom House site into the SH3 Scheme does not change the archaeological potential of the site or the likely significance of any surviving remains. It will, however, subject a slightly larger area to development. The impact on baseline conditions is consequently judged as **negligible**.

The development of the site will have no appreciable effect on the setting of any designated or non-designated asset considered in this study, nor will it impact adversely on the historic character of the landscape.

The cumulative impact of the site in the context of an area that is already being developed is assessed as **neutral**.

The proposed development of the site will not physically affect any Scheduled Ancient Monuments, Registered Parks and Gardens or Conservation Areas.

1 INTRODUCTION AND PROJECT BACKGROUND

- 1.1 This desk based assessment has been prepared by Mark Grahame of Foundations Archaeology on behalf of Sackville Developments (Reading) Ltd. It consists of a revision to an assessment of Station Hill first undertaken in 2003 and revised in 2005 and 2007, as well as a further assessment which included the area known as Friars Walk between Garrard Street and Friar Street in 2009 (the existing SH3 Scheme). This assessment was further revised in July 2012 to include a new Temporary Flexible Event Space, which was located within the redline boundary of the SH3 Scheme.
- 1.2 The SH3 Scheme has been extended to the southwest with the acquisition of the Telecom House site, adjacent to the west boundary of Plot E. The development of the Telecom House/Plot E site will consist of residential and retail units, car parking and ancillary uses, consistent with the range of uses that have already been accepted for the Plot E site.
- 1.3 This report reappraises the SH3 Scheme in light of the acquisition of the Telecom House site, which only represents a modest addition to the boundary of the SH3 Scheme. This assessment draws extensively on the data presented in previous assessments in order to appraise the impact on the known and potential archaeological resource. Consequently, 'the site' in this context should be taken to mean the SH3 Scheme with the addition of Telecom House. The site is therefore centred, as in previous reports, on NGR: SU 7136 7375 (Figure 1).
- 1.4 This assessment therefore considers the impact on the known and potential archaeological resource present within the site in light of the acquisition of the Telecom House plot and its inclusion in the SH3 Scheme.

2 ASSESSMENT METHODOLOGY

- 2.1 Archaeological assessment involves a desktop study of presently available archaeological, historical, air photographic and other relevant information. Government guidance on archaeology (*National Planning Policy Framework*, 2012) encourages a consideration of the survival of any archaeological remains present on a site where development is being considered, prior to formal planning applications being submitted. This allows a full assessment of the implications of any development proposal and an appropriate archaeological mitigation strategy to be identified and implemented. This report represents the first stage of the pre-planning permission archaeological investigations recommended in NPPF.
- 2.2 This archaeological assessment will therefore form the basis for any further archaeological work. Recommendations for further archaeological work are outlined in Section 6 below.
- 2.3 This archaeological assessment was compiled in accordance with the principals of NPPF12. In addition, it fulfils the general requirements of a desktop assessment as set out by the Chartered Institute for Archaeologists *Standard and Guidance for Archaeological Desk Based Assessment* (2014) and considers

the site in relation to Scheduled Monuments, Listed Buildings, the Historic Landscape, Registered Battlefields and Parks and Gardens.

- 2.4 This report assesses archaeological potential, significance and impact on any surviving or suspected archaeological remains. It will allow all parties associated with the project to consider the need for design and/or archaeological solutions to the potential effects identified and to ensure compliance with the above-mentioned relevant archaeological policies.
- 2.5 Given the nature of the archaeological resource, this assessment process involves a degree of subjective interpretation based on existing data sources and professional judgement. Largely, the actual archaeological resource is buried beneath the modern ground surface and the assessments of potential and significance are therefore extrapolations from known data both within and around the study area.
- 2.6 In assessing the archaeological potential of a site, the criteria specified in Table 2.1 were used:

Table 2.1: Table of Archaeological Potential and Assessment Criteria

Potential	Criterion
Negligible	Archaeological material is unlikely to be present or is limited to the occasional occurrence of stray finds.
Low	Archaeological material may be present, but most probably in the form of occasional stray finds. Features are unlikely and if they are, they will probably have little coherence.
Low-Moderate	Archaeological material is likely to be present, but most probably in the form of stray finds. Features may be present, but are likely to occur only infrequently and may have poor coherence.
Moderate	Archaeological material is likely to be present with stray finds probable. Features are possible, but they are likely to occur infrequently, but will have some coherence.
Moderate-High	Archaeological material is probable, with stray finds occurring frequently. Features are likely to occur relatively frequently and have reasonable coherence.
High	Archaeological material is highly likely to be present. Both finds and features are predicted, with features occurring frequently and having high coherence.
Very High	Archaeological material is to be expected with finds predicted in quantity and with features that have very high coherence, highly likely.

- 2.7 Assessing the significance of likely archaeological effects resulting from the development employs a two-step process:
 - Identification of the importance of known and potential archaeological features; and
 - Identification of the magnitude of the effect.
- 2.8 Where features are either statutorily or non-statutorily designated, this can assist in the grading of importance. For example, Scheduled Monuments are of

a national importance, whilst locally designated archaeological sites are of local importance. However, not all archaeological features are designated. For these, relevant criteria as set out in Scheduled Monuments guidance (DCMS 2013), referring to determining the suitability of a site for scheduling, have been referred to. These criteria include:

- Period
- Rarity
- Documentations/finds
- Group value
- Survival/condition
- Fragility/Vulnerability
- Diversity
- Survival/potential

2.9 Having determined a level of importance for the archaeological feature(s), the assessment of likely potential and effects of the development upon archaeological resources was undertaken using the following five-level scale of significance. As archaeological remains are considered a finite and irreplaceable resource, for which the preferred option is always preservation *in situ*. It is generally considered that there can be no **moderate** or **substantial beneficial** effects to archaeological resources:

Table 2.2: Table of Significance Criteria

Significance	Archaeological Resource	Settings
Minor Beneficial	A change in land use or management to enhance the preservation of the identified archaeological resource	The setting of any asset is slightly enhanced
Negligible	No effects on known or predicted archaeological resources or their settings. Mitigation protects the resource from adverse effects	Minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects. No appreciable effect on the setting of any asset
Slight Adverse	Effects small areas of known or potential resources at a local level or where the archaeological resource is very truncated or fragmented. The removal of the resource would not affect future investigation and would increase archaeological knowledge.	Change to few historic landscape elements, parcels or components; slight visual changes to a few key aspects of historic landscape and the settings of any asset
Moderate Adverse	Adverse effects would occur on archaeological resources at a local level by ground work that would have a detrimental impact on archaeological deposits but would leave some	Change to some key historic landscape elements, parcels or visual components; visual change to key aspects of the historic

	of the resource <i>in situ</i>	landscape; resulting in moderate changes to historic landscape character.
Substantial Adverse	Adverse effects caused to areas of high archaeological potential, Archaeological Priority Areas, Scheduled Monuments, including their settings and to other archaeological sites of importance in breach of relevant planning policies	Change to most or all key historic landscape elements, parcels or components; extreme visual effects resulting in complete change to historic landscape character.

- 2.10 The site has previously been the subject of archaeological works. The previous desk-based studies have been referred to in paragraph 1.1 above. The site has also been the subject of an archaeological evaluation by Foundations Archaeology in 2009. The results of this evaluation will inform this study.

3 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

- 3.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Relevant considerations are given below.

3.2 International Planning Policy and Guidance

- 3.2.1 **The Code of Good Practice on Archaeological Heritage in Urban Development Policies, 2000.**

- 3.2.2 The Code of Good Practice, established by the Cultural Heritage Committee of the Council of Europe states: *...before taking decisions affecting the archaeological heritage, planners should obtain adequate information and advice, applying non-destructive methods of investigation wherever possible...the purpose [of assessment] will be not only to establish if it is necessary to dig but also to build a picture of the site's morphology and its potential.*

3.3 National Planning Policy and Guidance

- 3.3.1 **National Planning Policy Framework, 2012**

- 3.3.2 The National Planning Policy Framework published on 27th March 2012 replaced **PP55 (2010)** as part of the Government's streamlining of the planning process.

- 3.3.3 Policy 128 states that: *in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should*

have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

3.3.4 Policy 129 states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

3.3.5 It further notes the irreplaceability of heritage assets and states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness

3.3.6 Ancient Monuments and Archaeological Areas Act, 1979

3.3.7 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which the Secretary of State believes to be of sufficient importance.

3.4 Local Planning Policy

3.4.1 The Local Authority responsible for planning and building controls is Reading Borough Council. The Council is beginning to review its planning policies in 2014, and will start to draw up a Local Plan for the Borough. This will replace all existing development plan documents in the Borough, including the Borough Council's *Local Development Framework, Adopted Core Strategy* (January 2008), *Reading Central Area Action Plan* and *Sites and Detailed Policies Document*. Until replacement by the Local Plan, the policies pertaining to the Historic Environment detailed in the above documents remain in force.

3.4.2 The Adopted Core Strategy contains the following policy with regard to the historic environment:

3.4.3 Policy CS33: *Protection and Enhancement of the Historic Environment* states: *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 features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

3.4.4 The Policy continues: *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.

- 3.4.5 **Reading Borough Local Development Framework, Reading Central Area Action Plan, 2009**
- 3.4.6 **Reading Borough Council's Local Development Framework, Reading Central Area Action Plan (RCAAP)** has no specific policies in relation to archaeology.
- 3.4.7 **Reading Borough Station Hill South Planning and Urban Design Brief, 2007**
- 3.4.8 Station Hill South Planning and Urban Design Brief notes that the site is situated in an area of high archaeological potential, with strong potential for encountering significant archaeological remains. It states that if significant remains are discovered, preservation *in situ* will be considered as part of any development, as appropriate.
- 3.4.9 **Reading Borough Station Area Framework, 2010**
- 3.4.10 The Station Area Framework, 2010 notes that the site is situated in an area of high archaeological potential, with strong potential for encountering significant archaeological remains. If significant remains are discovered, preservation *in situ* will be considered as part of any redevelopment design, as appropriate.
- 3.4.11 **Reading Borough Local Development Framework, Sites and Detailed policies Document, 2011**
- 3.4.12 The RBC LDF Sites and Detailed Policy Document, 2011 contains information on Heritage Assets in Chapter 8 (Built and Natural Environment) and was adopted in October 2012. Section 8.1 which notes that: *for Reading Borough, designated heritage assets comprise Scheduled Monuments, listed buildings, Historic Parks and Gardens and Conservation Areas. There are also heritage assets, for example areas of archaeological importance or buildings which, while not listed, are of local historical or architectural significance. Undesignated heritage assets in Reading will in the main be identified through the process of decision-making, i.e. through the determination of planning applications, which importantly includes the pre-application stage.*
- 3.4.13 With specific relation to Archaeology, Chapter 8 details the advice set out in PPS 5 (2010). PPS5 was withdrawn in March 2012 and replaced with the National Planning Policy Framework, but the new NPPF in general retains the framework of presumptions and policies set out in PPS 5 and requires suitable assessment and evaluation of the significance of heritage assets to allow adequate mitigation with a presumption in favour of preservation *in situ*.
- 3.5 This report is designed to allow the archaeological potential and the potential impact of the development on any surviving archaeological remains to be assessed. It will allow all parties to the project to consider the need for design and/or archaeological solutions to the potential effects identified and to ensure compliance with the above mentioned relevant archaeological policies.

4 SOURCES

- 4.1 The information available in the Berkshire Historic Environment Record (HER) has been consulted. There are 318 HER records (including 84 events), have been identified within the study area, although many of these consist of individual records relating to the same site (Appendix 1).
- 4.2 The English Heritage Archives were also consulted, but added no additional information to that provided by the HER.
- 4.3 Information in the Berkshire Record Office has been consulted for cartographic and other historical data. A number of deeds, wills and other historical documentation were studied. Regional and national journals have also been examined for relevant information. Consultation with Berkshire Archaeology has been undertaken throughout the project.
- 4.4 No geotechnical boreholes or test-pits have yet been undertaken within the site with regard to the current scheme, although the British Geological Survey hold a number of records, including boreholes on the site of Vincents Garage (now beneath Thames Tower and the NCP car-park) and Greyfriars Street. These suggest that the terrace gravels are present at an approximate depth of 2-3m. Archaeological evaluation in 2009 identified terrace gravels at depths between 1.2m and 1.63m (36.62m and 36.12m OD respectively). The underlying clays were at a depth of between 2.20m and 2.93m (35.37m and 34.82m OD respectively). Archaeological excavations in the near vicinity have indicated that the gravels are likely to be located at an approximate height of 44.50m OD on the Friars Walk frontage.
- 4.5 The results of a series of archaeological excavations undertaken by Foundations Archaeology at 25-26 Friar Street between 2003 and 2005 on the site of the Novotel Hotel have also been consulted to provide comparative material.

5 SITE LOCATION, TOPOGRAPHY AND GEOLOGY

- 5.1 The site is located in the heart of Reading city centre and covers an area of approximately 2.5ha (Figures 1 & 2) and is located at NGR: SU 7136 7375. The site is bordered by Reading Mainline Railway Station and Station Approach to the north and a multi-storey car park and Thames Tower to the south. The eastern boundary is formed by an elevated pedestrian walkway and Station Road. To the west of the Site lies a disused bus station.
- 5.2 Telecom House extends the site boundary to Greyfriars Road in the west. Garrard Street, which bounds Telecom House in the north, has been included within the perimeter of the site.
- 5.3 Present usage within the Site is a mixture of office space (Western Tower and some of the upper floors of a three-storey building) as well as retail units on the lower floor of the three storey building.
- 5.4 The site faces onto Station Hill and is located on the edge of the raised railway embankment and its south-facing slope. A number of the buildings facing onto Station Hill have undercrofts, which extend out beneath the modern road.

Several of these remain open and are predominantly used for car parking, while others have been walled up.

- 5.5 The built environment surrounding the site is fairly typical of a city centre location. Station Hill, immediately adjacent to the north of the site, comprises the open air Reading Bus Station and taxi rank along with Reading Mainline Station. The station houses a number of commuter facilities including the Three Guineas Public House. Beyond the railway station, approximately 100m to the northeast of the Site, are various medium-rise modern offices dating to the late 1980s including Apex Plaza and Aquis House. Along Station Road, to the east and south-east of the site, are a variety of small scale retail outlets occupying a number of terraced properties. The Telecom House site consists of an office block constructed during the 1960s.
- 5.6 The site lies at an approximate height of 45m OD on the 1930s extension to the Victorian embankment formed for the railway (Station Hill). Immediately south of the site the ground slopes down to the southwest to approximately 39m OD on Garrard Street.
- 5.7 The geology of the Site consists of River Terrace Gravels over Upper Chalk with deposits of alluvium within the Thames floodplain (BGS 2000), as confirmed by the archaeological evaluation in 2009, which identified terrace gravels at depths between 1.2m and 1.63m (36.62m and 36.12m OD respectively), with the underlying clays at depths between 2.20m and 2.93m (35.37m and 34.82m OD respectively).
- 5.8 A number of historic boreholes have excavated within the study area. A borehole excavated in 1927 indicates that the natural gravels are present at an approximate depth of 36m OD at the former Vincent's Garage site in Garrards Street, just south of the site. These lie beneath approximately 2m of alluvium (peat, clay and gravel) which is in turn overlain by deposits of made-ground.
- 5.9 A series of boreholes excavated close to the NCP car park in Garrard Street in 1972 revealed deposits of made ground between 1.37m and 3.05m thick onto deposits of gravel between 1.37m and 2.44m thick, although two boreholes revealed made ground directly onto chalk. Two boreholes at 20-30 Greyfriars Street (the Hogg Robinson building) in 1981 respectively revealed 0.4m of made ground onto alluvium (at 37.23m OD) and 0.15m of made ground onto gravel. To the west of the site a borehole excavated at 21 Greyfriars Road in 1910 identified alluvium at a depth of 2.75m (36.48m OD) and sands/gravels at a depth of approximately 4m from the ground surface. Excavations in Friars Street and Merchants Place have revealed gravels at a depth of 44.23m OD at 25-26 Friar Street and at 41.5m OD in Merchants Place, approximately halfway between Friar Street and Garrard Street. To the north of the site, adjacent to the railway station, a borehole excavated in 2007 revealed alluvial deposits at a depth of 40.10m OD beneath 3.7m of made ground. Geotechnical investigations at the former Royal Mail Sorting Office in Caversham Road to the north of the railway in 2010 revealed 0.2-1.8m of made ground over 0.0-1.6m of alluvium and 1.4-5.3m of Langley Silt, over Upper Chalk (ERM 1134).

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 6.1 Although the area assessed involves only the site itself, as outlined in Figure 1, this report provides a broad overview of the surrounding area, to place the site in its landscape and historical context. This document is not in itself intended to provide a history of Reading or to discuss the archaeological potential of the Saxon and Medieval town in any great detail. All distance given in this section of the report are approximate and centred on NGR SU 7136 7375.
- 6.2 Subsequent to the previous assessment of the site in 2012, there have been seven new monument records added to the HER, and over 70 modified or updated records. Sixteen new events records have been added and 40 either modified or updated. These new data have been included in the Historic Environment Record Information in Appendix 1 and are presented in Figure 2.
- 6.3 The site is predominantly encompassed by an SMR record (MRM16015) that relates to the 2003 desk-based assessment (ERM500) undertaken by Foundations Archaeology. A subsequent desk-based assessment by Foundations Archaeology in 2009 is recorded on the HER as events ERM1325 and ERM1703. Ove Arup & Partners Ltd. also undertook a desk-based assessment relating to the Reading Station development (ERM1704). These assessments indicate low to moderate potential for the recovery of archaeological material across a range of periods with Medieval or Post-medieval material particularly likely. The desk-based assessment by Ove Arup & Partners Ltd. comments on the possible presence of a Danish camp near to Reading Abbey. The evaluation excavation (ERM483) in 2003, undertaken by Foundations Archaeology at 25-26 Friar Street, possibly revealed the remnants of the Civil War, running east-west across the site. The 2009 desk-based assessment by Foundations Archaeology predicted that the line of the Civil War ditch may pass through the Proposed Development.
- 6.4 Although this report only considers material from the study area, it provides a broad overview of the surrounding area to place the site in its landscape and historical contexts. This document is not intended to discuss the history or development of Reading.
- 6.5 **Evidence for Prehistoric activity:** The river terrace gravels of the Kennet are known to have been a focus for prehistoric settlement and activity from the Palaeolithic period through to the Iron Age. There are five entries in the HER referring to the early Prehistoric period (Palaeolithic/Mesolithic/Neolithic), three of which relate to the Lower Palaeolithic period. An ovate handaxe (MRD9047) was found at Vachel Road in 1903, 181 m to the west of the site. Another handaxe (MRD9049) was found at Station Road in 1904, 125m to the east of the site. A finely struck Levalloisian flake (MRD9048) was found in Caversham Road, 284 m west of the site.
- 6.6 The Neolithic period is represented in the HER by a flint axe (MRD11209) recovered in St Laurence's Churchyard and part of a ground axe (MRD11181) from Forbury, both 331 m and 429 m southeast of the site respectively. Other early prehistoric finds comprise a stone/flint net sinker or loomweight and a bone needle (MRD11197), which were found 261m southeast of the site. A badly struck worked waste flake with an oblique platform (MRD11400) was recovered from St Mary's Church, 299m south of the site.

- 6.7 The only evidence for activity during the Bronze Age comes from a single sherd of pottery recovered from the 1998-99 excavations (ERD153) of land at the rear of 1 Friar Street (MRD15735), 327m southeast of the site.
- 6.8 Evidence in the HER for activity during the Iron Age is limited to stray finds. An Iron Age brooch (MRD11254) has been recovered from Friar Street, only 148 m southeast of the site. Two gold Iron Age coins (MRD11245), one of which was a stater of Commius (MRD15751) have been found approximately 400m southeast of the site in Market Place. Historically, Commius was king of the *Atrebates* during the mid-1st century BC. During this period, the political centre of the *Atrebates* was at *Calleva* (Silchester), which is approximately 13.5 km southwest of the site.
- 6.9 **Evidence for Roman activity:** *Calleva* continued as a political and administrative centre after the Roman conquest of AD 43 with the founding of *Calleva Atrebatum*, the *civitas capital* of the *Atrebates*. With *Calleva* the focus for urban settlement the remainder of the county was largely rural, as reflected in the number of known villa sites. Despite conjecture by the Victoria County History that Reading may have served as a trading-port on the Thames for *Calleva* (MRD3883), the only evidence for a possible Romano-British settlement in the HER comes from finds of Roman brick and tile, dating to AD100-200 (MRD15664) from a 1997 archaeological evaluation (ERD101) at Forbury House, 495m southeast of the site.
- 6.10 The remaining Roman finds fall into two categories: pottery sherds (MRD11255, MRD11257, MRD15735 and MRD15805) and coins (MRD11258 and MRD11262). It is interesting to note that the distribution of these finds is to the south of the site, mostly between Friar and Broad Streets, suggests that if a settlement was present during the Roman period, it was located in this area.
- 6.11 **Evidence for Saxon and Viking activity:** Reading is first documented in the Anglo-Saxon Chronicle for AD 870-871 as the site of a Danish winter camp (MRD3906). Asser in his *Life of Alfred* (AD 893) records that the Danes built a rampart between the Thames and the Kennet associated with their winter camp prior to the Battle of Ashdown in 871. The name could relate to a fortified structure at the Thames end of the rampart. The location of the rampart is unknown, but it has been postulated that it may have been located within the site, based on field name evidence. The northern part of the site falls into an area known as the Vastern Meadows (from the OE word *Faestern*, meaning 'stronghold'). Astil has reconstructed the possible line of the Danish defences (MRD15633) as following the route of Station Road, 123m east of the site. Archaeological work by Foundations Archaeology at 55-56 St. Mary's Butts (MRD16505) has revealed two Saxon sunken-featured buildings cut by later Saxon ditches. It is probable that the features represent a Saxon settlement to the south of Friar Street and the Danish defences may incorporate this early settlement, which appears to lay to the west of St. Mary's Church. If so, then it is possible that the Danish defences could extent northwards into the site area and may pass through the Telecom House site, although this remains conjectural.
- 6.12 In the 10th century Reading may have been the site of a Late Saxon Borough (MRD3909), possibly focused on the Old Market, where the roads from Oxford to Winchester and London and Bath crossed near to St Mary's Church, around 436m

south of the site. The town was captured by the Danes again in AD 1006 during Svein Forkbeard's campaigns of harrowing and eventual conquest of England. Astill has suggested that the northern extent of the Saxon town lies on the south side of Friar Street in which case the site would lie outside the area of the Saxon town and the archaeological work by Foundations Archaeology at 55-56 St. Mary's Butts (MRM 16505) has confirmed Saxon settlement in this area. The possible extent of the Saxon town is reconstructed in Astill's (1978) *Historic Towns in Berkshire* (MRD15634).

- 6.12 Domesday mentions a pre-Conquest market (MRD3913) at Reading in 1086 and a nunnery (MRD3910) may have been founded at Reading during Edgar's reign (AD 959-978). Finds of coins indicate that a mint operated in during the early 11th century (MRD3914 and MRD3918) and a hoard of silver pennies (MRD11341) was found along with human remains in an early Medieval coffin in St. Mary's Churchyard, 343 m south of the site. This evidence indicates that Reading was important politically and economically during the Late Saxon period.
- 6.13 Human bones from at least three individuals were recovered above a hearth during excavations of a section of the Plummery Wall (MRD1388), 390 m east of the site. A radiocarbon assay on a sample of the human bone produced a date of cal. AD 630-780. A burial of a man and a horse, together with an 8th century sword was discovered near the engine sheds at Reading Station (MRD3891) in 1831.
- 6.14 During archaeological interventions (ERD83) at Forbury Square, 478 m, southeast of the site, early Medieval finds and features were recovered, including two pits, a posthole and a stakehole (MRD15662). Late Saxon pottery (MRD15745) was recovered from 90-93 Broad Street during an archaeological excavation (ERM866), 291 m south of the site.
- 6.15 **Evidence for Medieval activity:** The Domesday Survey of AD 1086 indicates that the town had the status of a borough by the time of the Conquest in AD1066 and the foundation of the Benedictine Abbey in 1125 led to further expansion. The Abbey remained an important and powerful influence upon the town until the Dissolution of the Monasteries from AD 1539. The remains of the Abbey (MRD1374) are a Grade I Listed Building and Scheduled Ancient Monument (SAM 19019) and lie only 500 m southeast of the site.
- 6.16 The *Hospitium* of St. John the Baptist for 13 poor people (MRD1374 and MRD15563) was founded by the Abbey in the 1190s to the north of St. Laurence's Church. The building is Grade II Listed and a SAM (1007932) and is located 323 m southeast of the site. A Medieval/Post-Medieval wall and gate-pier to the associated graveyard have also been identified (MRM15954). A school (MRD3943) was founded at the request of Edward IV in AD 1468 in buildings that formerly comprised part of the hospital.
- 6.17 The site was included in land given to the Friars Minor by the Abbot and Convent of Reading, when a Franciscan friary (MRD 3938) was built at the west end of Friar Street in 1233. However, parts of the land grant within the site were not developed. After 1282 the friary building was moved to the east due to regular flooding and is located approximately 190 m west of the site. The structure was restored as Greyfriars Church (MRD 3939) in 1863 and contains the nave and west window of the friary. The building is considered one of the best

surviving examples of Franciscan architecture in England and is a Grade I listed building. The relocation of the friary indicates that open land was available **along Friar Street in the 1280's and may suggest that** the northern side of Friar Street remained largely undeveloped at this time.

- 6.18 There are 76 entries in the HER pertaining to the Medieval period with a further 25 records relating to archaeological features that may have had their origins in the Medieval period, but continue into the Post-Medieval and Modern periods. The study area has also been the subject of numerous archaeological interventions. The quantity of data involved means that only an overview of the evidence for Medieval activity is given here.
- 6.19 A number of archaeological interventions have been undertaken within the site. An evaluation (ERM1320) in 2009 by Foundations Archaeology within the boundary of the SH3 Scheme, 50 m southwest of the centre of the site, immediately north of Garrard Street, revealed a Medieval or early Post-Medieval pit (MRM16558) cut into the natural gravels and two layers of roughly contemporary date. An evaluation (ERM1325) in 2003, also by Foundations Archaeology, found backland activity on the same site dating back to the 14th century. A 2012 evaluation (ERM1648) by Foundations Archaeology on land at Greyfriars Church, Friar Street, uncovered a large cut feature (MRM17581) of probable Medieval date, although its form and function was unclear.
- 6.20 Other relevant archaeological investigations comprise an evaluation and watching brief (ERM1267) by John Moore Heritage Services in 2011 at the Greyfriars Day Nursery, approximately 220 m southwest of the site. The evaluation uncovered an articulated skeleton (MRM16548) and an assemblage of pottery, which contained two Medieval sherds that had probably been redeposited (MRM16549). Greyfriars church itself was the subject of desk-based assessment by the same company in 2012 (ERM1322).
- 6.21 During evaluation work by Thames Valley Archaeological Services in 2003-2004 (ERM331), a number of hearths containing finds of Medieval pottery and tile were found on land to the rear of 7-9 Gun Street (MRM15805), 460 m south of the site. It is also worth noting that Medieval occupation layers and a cut feature were recovered at 10-11 Gun Street in 1996 (MRM16503).
- 6.22 In 2002, an excavation (ERD94) by Oxford Archaeology at 90-93 Broad Street, 320 m south of the site, revealed a series of features dating from the Late Saxon period through to the Late Medieval period (MRD15659). Finds included medieval and post-medieval pottery sherds and 74 fragments of animal bone. A 2001 evaluation (ERD78) by Thames Valley Archaeological Services at 7-8 Market Way (Broad Street), 370 m to the south east of the site, similarly revealed evidence of backland rubbish disposal in the form of a number of refuse pits (RD15623), which may date back to the Medieval period.
- 6.23 In 1998, an evaluation by Thames Valley Archaeological Services on land to the rear of 1 Friar Street, 280 m east of the site, located a series of earthen and chalk floors, a probable chalk and flint wall, and a posthole and possible flint postpads (MRD15734). One of these deposits produced pottery of the 12th-13th century. Decorated floor tile was recovered from overlying deposits. Sherds of a Saxon pottery vessel were also recovered during these works (MRD15735).

- 6.24 In 1997 an excavation (ERD27 and ERM831) at 172 Friar Street, 250 m southeast of the site, by Oxford Archaeological Unit identified settlement activity from the 12th-14th century onwards (MRD15493-RD15508). A complex of cess and rubbish pits dating to the 13th-14th centuries is also known from 160-163 Friar Street (MRD3932), 220 m to the southeast of the site. A section of flint walling believed to be of medieval date has also been discovered beneath Somerset House (the site of the Wheatsheaf) in Friar Street (MRD3933).
- 6.25 In 1995 Thames Valley Archaeological Services undertook an excavation (ERD33 and ERD34) at 99-105 Friar Street (MRD15512-MRD15551) 180 m to the south west of the site. These works identified occupation on the southern street frontage with open plots of land to the rear. The earliest occupation dated to the 12th-13th century and the plots appeared to have been occupied thereafter.
- 6.26 Archaeological work undertaken in the St. Mary's Butts area of Reading have yielded finds, including pottery sherds from the Vicarage site (MRM16392), human remains from the Minster Church (MRM16314) and finds and features from 55-56 St. Mary's Butts (MRM 16505). Works at this latter site by Foundations Archaeology have identified Saxon-Medieval structural features and further human remains.
- 6.27 It is interesting to note that there is a reference to the recovery of medieval pottery in the eastern part of the site, as shown on the 1957 Ordnance Survey map and which probably corresponds to HER record MRD11371.
- 6.28 A number of other finds of the Medieval period are also recorded in the near vicinity of the site. These comprise a medieval jug (MRD11365) in Blagrove Street; a coin (MRD11367) found at the site of the Great Western Hotel and pottery sherds from 10 Queen Victoria Street (MRD11369) and Wiston Terrace (MRD 11370).
- 6.29 **Evidence for Post-Medieval activity:** Tax returns show that by 1525 Reading was the largest town in Berkshire and the 10th largest town in England. By 1611, it had a population of over 5000 and had grown rich on its trade in cloth. Reading played an important role during the English Civil War. Documentary and archaeological evidence also indicates that the 17th century Civil War defences of the town (MRD15703) are may run through the southern part of the site on an east-west alignment, and may pass directly through the Telecom House/Plot E Scheme. However, the ditch may have been destroyed by the construction of basements in the existing buildings. **It is interesting to note that St. Edmund's Chapel (MRD3979), 269 m west of the site, was converted into a fort during the Civil War and may be on the line of the defences.**
- 6.30 Cartographic evidence shows that the area of the Telecom House/Plot E Scheme was urbanised by 1899, with the site enclosed to the northern part of the site enclosed by public buildings and private dwellings. Reading's Post-Medieval urban infrastructure is well represented in the HER. Reading Station (MRD6024), the Reading to Mortimer Station (MRD6122), the South Eastern and Chatham Railway (MRD6125), and the steel girder Caversham Road underbridge (MRM16715), constructed c. 1890s, are all to the north of the site.
- 6.31 The Market Place (MRD3970) at Abbey gates and the roads focussed on it (MRD3972) are to the southeast. The Hall of the now demolished Corn

Exchange, built in 1854, (MRD5534) and its campanile (MRD5535) are in the same area. Former buildings include the Victoria Building (MRD3988), Jackson's Department Store (MRM16665) and the Boots Building on Broad Street (MRD15744). The Cross Keys Pub (MRD5504) on the corner of Gun and Bridge Street was recorded by Berkshire Industrial Archaeological Group (BIAG).

- 6.32 The urban layout of later Post-Medieval Reading is well understood and consequently has only a limited bearing on an appraisal of the archaeological potential of the site. More germane to this study are the archaeological interventions, which have revealed a series of Post-Medieval features. Of these, the evaluations during 2003 by Foundations Archaeology (ERM483 and ERM541) at 25-26 Friar Street and Shoemiths Court revealed 16th - 18th century pits and ditches (MRM16016). More significantly from the point of view of this study the 2003 evaluation excavation possibly revealed traces of the Civil War ditch shown on historic mapping, running east-east across the site. The 2009 desk-based assessment by Foundations Archaeology predicted that the Civil War would run through the Proposed Development.
- 6.33 Evaluations by Oxford Archaeology (ERD27 and ERM831) in 1997 at 172 Friar Street, yielded activity from the 18th-19th centuries, including robbing pits (MRD15501 and MRD15502), wall foundations (MRD15503) and wall remains (MRD15504) and a possible tile hearth (MRD15505). Clay pipes dated to the 18th century came from one of the robbing pits. A pre 1920's phase (MRD15506) was the latest phase of activity, comprising a floor of bricks and a wall.
- 6.34 A 1995 excavation (ERD33 and ERD34) by Thames Valley Archaeological Services at 99-105 Friar Street uncovered a series of Post-medieval pits (MRD15548-51), one of which contained 16th-17th century pottery with four more containing 16th-18th century sherds.
- 6.35 A 2001 watching brief (ERD83) by AOC Archaeology in Forbury Square, 428 m southeast of the site, revealed a series of red brick footings and chalk and flint footings, and two circular brick wells (MRD15671). Several pits dating to the containing finds of clay pipe, mid-17th to 18th century pottery, building material and animal bone (MRD15670) were also uncovered. Close by, a Post-Medieval or Modern well (MRD3985) was discovered when 22 The Forbury was demolished. A possible stakehole and two sub-circular postholes (MRD15665) were revealed during the digging on nine test pits by AOC Archaeology (ERD101) during 1997. The mid-19th century public gardens, which occupied the former site of Reading Abbey (MRD6289) and the road (MRD3984) between the Forbury Gardens and Forbury Square, are also listed in the HER for this area. During the same phase of test-pitting the structural remains of the Sutton's Seeds factory (MRD15666) were present in seven of the test pits and can be correlated with buildings on the site in 1870 and 1895.
- 6.36 A desk-based assessment (ER283) and subsequent watching brief and evaluation (ERD284) were undertaken by Wessex Archaeology in 1997 at 21-23 Valpy Street. During the watching brief and evaluation, a number of Post-Medieval features were identified, including robber trenches (MRD7305 and MRD7306), a possible pit (MRD7308) with a single fill containing Post-Medieval pottery, animal bone and shell was uncovered along with a vertical sided pit (MRD7309) with four distinct fills and finds including animal bone, ceramic building material, nails and 17th-18th century pottery. A well (MRD3989) dating to c. 1700

was found while removing a floor beneath the Reading Chronicle building in Valpy Street.

- 6.37 During 2008 archaeological evaluation (ERM826) by Oxford Archaeology in advance of the redevelopment of the Hosier Street area of Reading and the construction of a new Civic Centre uncovered 17th century pits (MRM16213), an infilled cellar containing 18th century pottery (MRM16214) and a series of walls, and an associated soakaway (MRM16215). A rubbish pit was also revealed. The walls have been associated with St. Mary's School.
- 6.38 During 2001, test-pitting (ERD78) by Thames Valley Archaeological Services at 7-8 Market Way (Broad Street), revealed at least two 19th century basements (MRD15624). In the same location, an earlier evaluation (ERD156) between 1998 and 1999, also by Thames Valley Archaeological Services, revealed a building incorporating a cellar and a large cess pit (MRD15738), which was in use in the early 17th century. Possible late medieval or post-medieval brick footings have been recorded by Reading Museum in Broad Street (MRD3973).
- 6.39 A 2010 evaluation (ERM1173) by Thames Valley Archaeological Services at the rear of 10-11 Gun Street uncovered Post-medieval brick walls, brick surfaces and artefacts (MRM16504). A further evaluation by Thames Valley Archaeological Services (ERM1630) in 2011 at 7-9 Gunn Street revealed possible early Post-medieval and Medieval deposits (MRM17565).
- 6.40 A Victorian well (MRD7368) was uncovered during an evaluation (ERM1267) by John Moore Heritage Services in 2011, at Greyfriars, Friar Street. A post-medieval well and post-medieval pottery sherds (MRM16550) were also found at Greyfriars.
- 6.41 Further evidence for Post-medieval structures have been recovered from the Old Market/St. Mary's Butts (MRD3965) and a V-shaped linear ditch containing post-medieval porcelain and earthenware (MRD6571) were recovered during a 1995 intervention (ERM249) by Wessex Archaeology at Vastern Road. During the same intervention, a layer of cinders and hoggin containing a ceramic drainpipe was also revealed (MRD6573).
- 6.42 Post-medieval burials are represented in the HER by human remains (MRM16314) from the Minster of St. Mary-the-Virgin. The remains of an articulated adult human skeleton and charnel remains were recovered during an archaeological watching brief. The remains predated the construction of the church tower, dated to 1550-1553. One hundred and forty-eight 18th-19th century burials (MRD6624) were recorded during exhumation (ERM279) by Thames valley Archaeological service in 1994. In 1881, the remains of approximately six skeletons (MRD3978) were recovered in Friar Street, along with a farthing of Charles I and two brass hand-made pins.
- 6.43 Post-medieval roads through Reading are also recorded in the HER. The toll road to from Reading to Wallingford (MRD6180) went northwest from Reading, through Pangbourne and Streatley to Wallingford. The A4 Bath Road from London to Bristol (MRD5909) was a coach road and a major route west, while Blagrove Street (MRD3987) is a post-medieval street in the centre of Reading.

- 6.44 A Post-medieval hoard (MRD11386) of 17 gold coins, dating from 1604 to 1632 and all struck at the Tower Mint, London, were found northwest of Yield Hall in April 1934. A 17th century token (MRD11389) of Francis Brown of Reading was found at Chain Street/Broad Street.
- 6.45 Building recording (ERM1723) of the former ticket office (MRM17606) and west wing of the station (MRM17607) was carried out by Wessex Archaeology prior to demolition in 2011 as part of the Reading Station Area Redevelopment. The station dates to 1865-8 with the ticket office built in 1898.
- 6.46 **Evidence for Modern activity:** Archaeological evidence for Modern activity consists primarily of early 20th century floors (MRD15507 and MRD15508) uncovered at 172 Friar Street during the 1997 intervention by Oxford Archaeological Unit. A stall possibly built to serve the Market Place in Hosier Street (MRD5503) and two memorials: one commemorating the men of Reading and Berkshire who gave their lives during the First World War (1914-18) (MRM16508) and the other, erected in 1990, to commemorate the men and women involved in the Spanish Civil War (1936-1939) (MRM16206) complete the evidence for Modern activity in the HER.
- 6.47 **Evidence for Undated activity:** Various archaeological interventions have yielded undated material. Flint walls have been uncovered at 90-93 Broad Street (MRD15659) and Blagrove Street (MRD3964) and a 250mm thick brick wall (MRD6376) **running out from Jacksons shop frontage on north side of King's Road** was reported to Reading Museum in 1987. Flint lined wells have been found at the Butter Market (MRD3971) and **St. Mary's Butts** (MRD3966).
- 6.48 Undated human remains have been recovered from Greyfriars. Two extended skeletons were found during the digging of foundations for the new Greyfriars Vicarage (MRD4467) during the early 1960s. The remains of a suspected articulated skeleton (MRM16548) were discovered at Greyfriars Day Nursery during the 2011 evaluation by John Moore Heritage Services. Undated human remains (MRM16224) representing two individuals were revealed during an archaeological evaluation (ERM826) at Reading Civic Headquarters/Hosier Street. However, the bones were believed to be residual and had been redeposited into a modern pit. The upper part of a human cranium found at the back of Minster Street in 1939 (MRD3967).
- 6.49 The SH3 Scheme is encompassed by HER records (MRM16015 and ERM500) which relate to the 2003 desk-based assessment undertaken by Foundations Archaeology and the entire site is included under HER record ERM1325, which relates to the 2009 assessment.

7 HISTORIC MAP ANALYSIS

- 7.1 A total of 16 historic maps have been analysed to place the site in its broader historic and landscape contexts. All measurements are approximate and are estimated from the centre of the site at NGR: SU 7138 7376.
- 7.2 The earliest map to show the site is **John Speed's 1611 map (Figure 3)** of Reading. **The map only covers the site's most southerly end, but Friar Street is show as "B" on the map, although it is interesting to note that it is called**

Gutter Lane. Houses are shown along the frontages of both sides of Gutter Lane. The areas to the rear of the houses are laid to garden.

- 7.3 A reproduction of a plan of Reading in the 17th (Figure 4) from Hinton shows the site located at the confluence between the Thames and the Kennet. It is interesting to note that the map shows a tributary of the Thames passing through the southern portion of the site. The map also shows the Civil War defences. In the north an east-west Civil War ditch runs through the south of the site, along a line of traditionally assumed to be Garrard Street. Friar Street and Broad Street are marked on the map, but otherwise the map shows little other detail.
- 7.4 Coate's 1802 Map of Reading (Figure 5) shows that the site area has been developed. Friar Street is marked on the map, although it is spelt "Frier Street". The north side of Friar Street is lined with houses, behind which are gardens. On the eastern side of the plot, there is a large building, which is labelled on the 1879 Ordnance Survey map as a "Malthouse".
- 7.5 The northern part of the site overlaps with a large plot, which appears to be under arable cultivation. The plot is annotated, "The home of Vastern". It is worth noting that the lands known as the Vastern were granted to Sir Francis Knollis, a courtier of Elizabeth I by ordinance of the House of Lords in 1646. The lands are described in the ordinance as: "Lands, Closes, Meadows, or Pastures". The field name is likely to derive from the OE word *Faestern* meaning 'stronghold' and may relate to the previous presence of the Danish rampart, or associated earthworks. "Friery Mead" is shown as an enclosure to the northwest of the site and it appears to be under orchard.
- 7.6 The reproduction of Child's 1813 Map of Reading (Figure 6) shows the areas around Friar Street and Broad Street to have been developed. The northern part of the site remains open and it is interesting to note that it is labelled as "marsh", although this area does not appear to be shown as marsh on Coate's map.
- 7.7 The 1879 Ordnance Survey map (Figure 7) shows the area enclosed by the site to have been substantially urbanised. House front on the Friar Street and there are still garden plots behind them, although they are much reduced in area. The area to the north of the site has been subdivided into three open fields, the most north-easterly of which is shown as being under orchard. The orchard of "Friery Mead" has gone and has been replaced by housing. Greyfriars Road borders the site in the west and Garrard Street defines the south-western edge of the site. Merchant's Place defines part of the site's southeast boundary and Station Road clips the site's northeast corner.
- 7.8 In the wider landscape, Reading Mainline Railway Station is shown 161 m to the north of the site and a rifle factory is approximately the same distance from the site, but the northwest. A livery stable is shown in the site's northeast corner and Reading Station's Terminus is to the northeast. There is a hotel and a Royal Horse and Carriage Repository to the southeast. It is worth noting that apart from Reading Station and its terminus, all these buildings are no longer shown by the publication of the 1912 OS map (Figure 9). The 1879 map also shows housing occupying the areas to the west and south of the site.

- 7.9 There are few changes shown on the 1899 Ordnance Survey map (Figure 8). There are more buildings in the southern portion of the site and the rectilinear plots in the northern portion of the site have gone and the area is shown as undivided. There is a large oval feature at the centre of the plot, which may be a balancing pond, although this has gone by 1912. The landscape around the site is now densely urbanised, mainly with streets lined with housing, but there are also commercial and public buildings, of which Reading Station remains the most prominent.
- 7.10 On the 1912 and 1931 Ordnance Survey maps (Figures 9 and 10) the significance changes are that Garrard Street has been extended to the west and now bisects the site. The southern part of the site has been urbanised with several large buildings replacing the garden plots.
- 7.11 Beyond these changes, the overall arrangement of the buildings within the site remains approximately as shown on earlier OS maps. The northern part of the site is shown as subdivided by rectilinear boundaries on the 1931 map and by the 1957 Ordnance Survey map (Figure 11) this area is shown as having a garage. Most significantly, from the point of view of this study, the 1957 map is annotated to show that Medieval pottery was found in the northeast corner of the site. In addition, the railway embankment has been extended further south as part of the remodelling of the station during the late 1930s.
- 7.12 The 1962 Ordnance Survey map (Figure 12) again shows some changes to the pattern of buildings within the site, but none are significant from the perspective of this study. The northern part of the site is now shown as a car park.
- 7.13 The 1973-74 Ordnance Survey map (Figure 13) shows a dramatic change to the interior layout of the site. The south-eastern portion of the site has been cleared of buildings and is shown as open. The north-western portion of the site has been developed with housing along the north edge of the site and a tower block, "Western Tower". The north-western part of the site contains a ballroom, a turpentine factory and a bus station, along with housing in the southwest corner. Most of the housing along Friar Street has also gone and has been replaced by larger units, many of which are still extant and serve as premises for shops and offices.
- 7.14 The 1988 Ordnance Survey map (Figure 14) shows that the interior of the site has been redeveloped with a multi-storey car park to the northeast and a car park to the southeast. The bus station now occupies most of the site's northwest corner. The turpentine factory has gone and has been replaced by office blocks and the housing in this part of the site has also been replaced by commercial premises. The site's southern part has been redeveloped with the Friar's Walk shopping centre.
- 7.15 This arrangement of buildings within the site is also present on the 1993 and 1996 Ordnance Survey maps (Figures 15 and 16). The final two maps, the 2006 and 2014 Ordnance Survey maps (Figures 17 and 18) are 1:10,000 maps and do not show the site in as much detail as the earlier maps, making it difficult to discern any changes to the interior layout of the site. However, the bus station is marked on the 2006 map, but is no longer shown on the 2014 map. It is still extant, but is now disused.

8 ARCHAEOLOGICAL POTENTIAL

- 8.1 On the basis of the above information, this desk-based assessment has assessed the archaeological potential of the site, as amended by the Telecoms House/Plot E scheme as follows:
- 8.2 **Prehistoric:** The potential of the site to yield Prehistoric material is assessed as **low**. The HER data shows no obvious loci for Prehistoric activity either within the site itself or within the wider study area. However, the recovery of stray Prehistoric finds cannot be ruled out altogether, although the significance of such finds is likely to be **low**. Any Prehistoric features present in the site would have at least **moderate** significance, if related to agricultural activity, rising to **high** significance for settlement, industrial or funerary evidence, but their presence within the site is considered unlikely.
- 8.3 **Roman:** The likelihood of recovering Roman material from the site is considered **low**. If there was a Roman settlement at Reading, it would appear to be focussed on the area between Friar Street and Broad Street, which places it outside of the site. The HER also indicates that stray Roman finds are the most likely category of material to be recovered, in which case their significance would be **low**. Any Roman period features present within the site would have at least **moderate** significance, if related to agricultural activity, rising to **high** significance for settlement, industrial or funerary evidence, but their presence within the site is considered unlikely.
- 8.4 **Saxon/Viking:** The site possibly falls within an area previously recorded as Vastern Meadows (from the OE word *Faestern*, meaning 'stronghold') and the subsequent boundary to the Saxon settlement. Astil has suggested that the Saxon settlement lay to the south of Friar Street and work by Foundations Archaeology has recovered sunken-featured buildings cut by later Saxon ditches at St. Mary's Butts. If so, then the Danish defences may have incorporated the early Saxon settlement, which would place them farther to the west than their currently posited location. Given that the defences are believed to run north to the Thames, they could pass through the site.
- 8.5 Cartographic evidence indicates that the area occupied by the site was urbanised from the early 19th century onwards and was redeveloped throughout the Post-War period. This sustained period of development and redevelopment is likely to have disturbed and degraded any Saxon deposits - particularly through terracing associated with Friar's Walk and Telecom House - and so the potential of the site to yield Saxon material is assessed as **low**. Nevertheless, the recovery of stray Saxon finds cannot be ruled out altogether, although their significance is likely to be **low**. However, if Saxon or Viking features were recovered, then their significance would be at least **moderate**, since so little is known about Reading during the Saxon period, rising to **high**, if they confirmed the extent of the settlement or revealed the Viking defences.
- 8.6 **Medieval:** The site appears to be outside the boundary to the Medieval settlement. However, the site was included in land given to the Friars Minor by the Abbot and Convent of Reading, when a Franciscan friary was built at the west end of Friar Street in 1233. Although parts of the land grant within the site

were not developed, archaeological interventions to the south and east of the site have revealed backland activity dating to the Medieval period. The 1957 Ordnance Survey map also shows that Medieval pottery was recovered from within the boundary of the site. Even allowing for the degrading of archaeological deposits caused by the urbanisation of the site, the potential for the recovery of Medieval finds and features is considered at least **moderate**. Stray finds are likely to have only **low** significance and backland features, such as rubbish pits or features related to the agricultural or horticultural exploitation of the landscape are likely to have **low-moderate** significance.

- 8.7 **Post-Medieval:** ~~Speed's map~~ **1611 map** shows that the area of the site bordering Friar Street was fronted with houses from at least the early 17th century with the area to the rear of Friar Street laid to gardens and orchards. Archaeological interventions have also revealed Post-medieval activity within the site and cartographic evidence suggests that the Civil War ditch may run through the southern part of the site. The potential of the site to yield Post-medieval material would consequently appear to be **high**, but the development of the site may have degraded or destroyed Post-medieval finds and features. The remnants of a wide ditch uncovered by the evaluation excavation at Shoemiths Court by Foundations Archaeology in 2003, which may be the Civil War ditch, was only around 0.60m deep. In light of this possible fragmentation and degrading of remains, the potential for the recovery of Post-medieval finds and features is assessed as **moderate-high**.
- 8.8 The significance of stray Post-medieval find is likely to be **low** with backland features having **low-moderate** significance. The 2003 evaluation shows that the Civil War ditch has been truncated. It may be survive within the Telecom House site, but it may have been destroyed or degraded by the construction of the basement and boiler room. If evidence for the Civil War defences were to be recovered from elsewhere in the site, then it would have **moderate-high** significance.
- 8.9 **Modern:** Given the site is currently occupied by buildings dating to the Modern period, the recovery of Modern material from the site is to be expected. However, the significance of such material will be **low**.

9 SETTINGS APPRAISAL

- 9.1 The centre of Reading is densely urbanised and has been subjected to continual redevelopment, particularly during the Post-War period. The buildings currently occupying the site all date from the Post-War period and consist of commercial buildings rising to up to six storeys, with retail premises on the ground floor.
- 9.2 There are 15 listed buildings within the study area. Given the urbanised nature of the area, the only intervisibility is between Reading Railway Station, which is Grade II Listed and the northern boundary of the site.
- 9.3 There is no intervisibility between the Proposed Development and any Scheduled Monument, Registered Battlefield, Registered Park or Garden within a 5km radius of the Proposed Development. Most non-designated assets are buried archaeological features, which are covered by Modern structures. There

is no intervisibility between the Proposed Development and any non-designated built structures due to intervening Modern buildings.

10 IMPACT ASSESSMENT

10.1 Archaeological Potential and Significance

10.1.1 The potential for the site to yield material from different archaeological periods identified in this assessment is summarised in Table 10.1, along with the likely significance of any finds and features recovered. Blank cells indicate that material is not expected, although if features were present within the site from the earlier periods their significance could be **high**. Similarly, if the Danish defences were to be present in the site, their significance would also be **high**. If the Civil War Ditch were to be present within the site, its significance would be **moderate-high**.

10.1.2 This assessment has concluded that the main potential of the site is for archaeological finds and features relating to later periods with generally **low** or **low-moderate** significance. Evidence for Saxon settlement and the Danish defences would have **high** significance since they could contribute to national research agendas, although it is possible that the town did not extend this far north and that defences do not run through the site. The presence of the Civil War ditch would have **moderate-high** significance, since it would be of regional interest, although it is likely to be too fragmented to be of national significance.

10.1.6 The value of the likely archaeological resource is considered **low**, since the resource present is only expected to contribute to local research objectives. The development of the SH3 site involves considerable groundworks with the potential to disturb and alter any archaeological deposits. The magnitude of the impact is therefore assessed as **large**. The overall impact on the unknown archaeological resource is consequently assessed as **moderate adverse** with limited potential for **substantial adverse** effects should the Danish defences prove to be present.

10.2 Telecom House/Plot E Scheme

10.2.1 The addition of Telecom House to the existing SH3 scheme represents only a modest to the area of development. The foundations of the Telecom House building have been excavated to a depth of 39.90m OD at the Garrard Street end of the building and to a depth of 45.60m OD at the Friar Street end of the building, although a boiler room/store room has been excavated to a depth of 37.52m OD, approximately 20.54m north of Friar Street. Given the limits of these excavations, it appears that the Telecom House building was excavated into a Modern overburden, which overlies the natural south-north slope of the hill, with the depth of the overburden increasing down the slope from around 1.0m at the north end to approximately 3.0m at the south. Significant archaeological deposits have been encountered within the site at approximately 42.50m OD and the top of the possible Civil War ditch was present at an average of 41.72m OD with its base at an average of 41.11m OD.

- 10.2.3 It is therefore likely that the Civil War ditch has either not survived in the Telecom House site or has survived only in a highly truncated form. Other archaeological deposits may be present, but this assessment does not indicate that they are likely to be different in character or better preserved than those elsewhere within the site, although a larger area will now be subject to development. Consequently, the inclusion of the Telecom House site into the SH3 Scheme is judged to have a **negligible** effect on baseline conditions.

10.3 Historic Landscape

- 10.3.1 The area encompassed by the site is highly urbanised with extensive development along Friar Street and Garrard Street from the late 19th century onwards. The site is populated by buildings from the 1960s onwards, which are neither designated, nor non-designated, assets with **negligible** heritage value. Their replacement by Modern constructions means that the impact on the historic environment is **neutral**. The inclusion of Telecom House does not affect the baseline conditions.

10.4 Settings

- 10.4.1 There is only intervisibility between Reading Station, which is a Grade II Listed building, and the northern boundary of the site. The station, however, is already surrounded by Modern structures, which means that the development of the site will not affect how the public experiences this asset greatly. The impact of the SH3 Scheme on the setting of Reading Station is therefore considered **neutral**. There is no intervisibility between Reading Station and Telecom House. The inclusion of Telecom House into the SH3 Scheme is therefore judged to have a **neutral** effect on settings.
- 10.4.2 The development of the site will have no appreciable effect on the setting of any designated or non-designated asset considered in this study.

10.5 Cumulative Impact

- 10.5.1 The unmitigated impact of the SH3 Scheme on the archaeological resource has been judged in previous assessments as **moderate adverse** with limited potential for **substantial adverse** effects should the Danish defences, or well-preserved Civil War defences, prove to be present. This assessment has concluded that the Proposed Development would potentially result in the disturbance of archaeological deposits. This study has, however, concluded that any archaeological deposits present within the Friars Walk/Site E and Telecom House areas may have already been altered or removed entirely and that the addition of the Telecom House site will therefore only have a **negligible** impact on archaeological resources with regard to the baseline conditions of the site. Consequently, it is not seen to amend the conclusions of the previous assessments.
- 10.5.2 The site is located within the context of a series of other developments. All of these involve the refurbishment or replacement of building constructed between the 1960s and 1980s, which are not heritage assets with contemporary building that are similarly not heritage assets. The cumulative impact of the development of the site is therefore **neutral**. The development proposals may change the skyline and will add or remove elements that will transform the

centre of Reading and issues of how the urban landscape is experienced are examined in depth in the LVIA, but in heritage terms there is unlikely to be any significant change.

- 10.5 The proposed development of the site will not physically affect any Scheduled Ancient Monuments, Registered Parks and Gardens or Conservation Areas.

11 CONCLUSIONS

- 11.1 This assessment has concluded that the main potential of the site is for archaeological finds and features relating to later periods with generally **low** or **low-moderate** significance. The presence of the Danish defences would have **high** significance since they could contribute to national research agendas, although it is possible that the defences do not run through the site; the Civil War ditch would also have **moderate-high** significance, since it would be of regional interest, although it is unlikely to survive in a coherent enough state to be of national significance.
- 11.2 The value of the likely archaeological resource is considered **low**, since the resource present is only expected to contribute to local research objectives. The development of the SH3 site involves considerable groundworks with the potential to disturb and alter any archaeological deposits. The magnitude of the impact is therefore assessed as **large**. The overall impact on the unknown archaeological resource is consequently assessed as **moderate adverse** with limited potential for **substantial adverse** effects should the Danish defences prove to be present.
- 11.3 This assessment has concluded that the inclusion of the Telecom House site into the SH3 Scheme does not affect the archaeological potential of the site or the likely significance of any surviving remains. It will, however, subject a slightly larger area to development. The impact on baseline conditions is consequently judged as **negligible**.
- 11.4 The development of the site will have no appreciable effect on the setting of any designated or non-designated asset considered in this study, nor will it impact adversely on the historic character of the landscape.
- 11.5 The cumulative impact of the site in the context of an area that is already being developed is assessed as **neutral**.
- 11.6 The proposed development of the site will not physically affect any Scheduled Ancient Monuments, Registered Parks and Gardens or Conservation Areas.

12 REFERENCES

- Astill, G. 1978. *Historic Towns in Berkshire: An Archaeological Appraisal*. Berkshire Archaeological Committee Publication No 2

- Chartered Institute for Archaeologists, 2014, *Standards and Guidance for Archaeological Desk-Based Assessments*.
- Crawford, S. 2010. *Solent Thames Research Framework Research Agenda: The Early Medieval Period*. Oxford: Oxford Archaeology.
- Department of Communities and Local Government (DCLG), 2012 *National Planning Policy Framework*.
- Department of the Environment (DoE), 1985, *List of Buildings of Special Architectural or Historic Interest*.
- Drury, P. and McPherson, A., 2008. *Conservation Principles, Policies and Guidance: for the sustainable management of the historic environment*, English Heritage.
- English Heritage, 2011. *Seeing the History in the View: A Method for Assessing Heritage Significance of Views*.
- English Heritage, 2012. *The Setting of Heritage Assets*.
- Field, J. 1989. *English Field Names: A Dictionary*.
- Fulford, M. 2010. *Solent Thames Research Framework Research Agenda: The Roman Period*. Oxford: Oxford Archaeology.
- Mills, A. D. 1998. *Dictionary of English Place Names*.
- Reading Borough Council, 2007. *Reading Borough Station Hill South Planning and Urban Design Brief*
- Reading Borough Council, 2008. *Local Development Framework, Adopted Core Strategy*
- Reading Borough Council, 2009. *Local Development Framework, Reading Central Area Action Plan*
- Reading Borough Council, 2010. *Reading Borough Station Area Framework*
- Reading Borough Council, 2011. *Reading Borough Local Development Framework, Sites and Detailed Policies Document*
- Williams, A et al. (eds.), 1992. *Domesday Book: a complete translation*, London: Penguin Classics.

13 ACKNOWLEDGEMENTS

Foundations Archaeology would like to thank Joanna Bagley of Waterman Energy, Environment & Design, the staff of Berkshire Record Office and Reading Library, Berkshire Archaeology, and the staff the Historic England Archives for their assistance during the preparation of this report.

APPENDIX 1

HISTORIC ENVIRONMENT RECORD INFORMATION

HER DATA TABLE

© Berkshire Archaeology/ HER

SCHEDULED MONUMENTS

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD11181	Neolithic axe - The Forbury, Reading, Berkshire	Part of a ground axe was found in the Forbury	Neolithic	SU 71800 73600
MRD3943	St Laurence's School, Reading, Berkshire	In 1468 at the request of Edward IV a grammar school was established in buildings formerly part of the Hospital of St Laurence. The upper floor was used as a town hall from 1560.	Medieval - Post Medieval	SU 71690 73580

LISTED BUILDINGS

MONUID	NAME	DESCRIPTION	PERIOD	FoundID	NGR
MRD1374	Reading Abbey, Reading, Berkshire	Benedictine monastery founded in 1121 and consecrated as Cluniac monastery in 1164 by Henry 1st.	Medieval	LB17	SU 71909 73557
MRD1398	St Laurence's and hospitium- Reading, Berkshire	A hospital for thirteen poor persons was founded by the Abbey in the 1190's. It stood to the north of St Laurence's Church.	Medieval	LB1	SU 71710 73599
MRD15563	Reading Abbey - Hospitium	The Hospitium of St. John the Baptist for 13 poor people founded by the Abbey in the 1190s.	Medieval	LB2	SU 71714 73609
MRD3935	Church of St Mary, Reading, Berkshire	A Grade I listed church of Norman origin.	Medieval - Post Medieval	LB3	SU 71411 73318
MRD3936	St Laurence Church, Reading	The church, built next to the main gate of the abbey, is first documented (as a chapel) in the early 12th century.	Medieval - Post Medieval	LB4	SU 71708 73548
MRD3939	Greyfriars Church, Reading, Berkshire	Former Franciscan Friary church first built in 1282-85. After being surrendered to the Crown the main body of the church became a guildhall, but by 1611 it was being used as a prison. It was restored to church use in 1863 by the architect Woodman.	Post Medieval	LB5	SU 71206 73587
MRD5533	The Corn Exchange arcade entrance - Market Place, Reading, Berkshire	The Corn Exchange arcade entrance is a Grade II listed building, built in 1854 by J B Clacy and F Hawker.	Post Medieval	LB16	SU 71678 73471

© Foundations Archaeology 2014

1st Floor, Shaftesbury Centre, Percy Street, Swindon, Wilts. SN2 2AZ

Tel: 01793 525993 Email: admin@foundations.co.uk

Web: www.foundations.co.uk

SHR14

MONUID	NAME	DESCRIPTION	PERIOD	FoundID	NGR
MRD6041	Main building of Reading General Station, Station Hill, Reading	Reading railway station was constructed in 1840, but none of the original survives. There is a grade II listed railway station building dated 1865-1867.	Post Medieval - Modern	LB6	SU 71450 73850
MRD6970	Post-medieval wall and sherd of medieval pottery - 15 Gun Street, Reading, Berkshire	A post-medieval wall and a single sherd of medieval pottery were revealed during a watching brief at the rear of 15 Gun Street.	Medieval -Post Medieval	LB7	SU 71500 73286
MRD7021	15 Gun Street, Reading, Berkshire	A Grade II listed 17th century timber framed building.	Post Medieval	LB8	SU 71492 73298
MRM15954	Wall and gatepiers of St Laurence's Graveyard, Reading, Berkshire, Reading	Grade II listed red brick gatepiers and retaining wall to the graveyard of St Laurence's in Reading.	Medieval - Post Medieval	LB9	SU 71777 73600
MRM16062	32 Market Place, Reading, Berkshire	A Grade II listed mid 19th century building, c. 1840-1853.	Post Medieval	LB10	SU 71678 73488
MRM16064	27 and 28 Market Place, Reading, Berkshire	Grade II listed building double jettied timber-frame building of early C17 date or possibly earlier.	Post Medieval	LB11	SU 71689 73501
MRM16066	The Coopers Public House, Market Place, Reading, Berkshire	Grade II listed 17th century timber-frame building, now The Coopers Public House.	Post Medieval - Modern	LB12	SU 71680 73499
MRM16111	Medieval flint and stone rubble walling - The Coopers Arms, Reading, Berkshire	Areas of flint and stone rubble walling in the basement of the Coopers Arms have been dated as medieval, with evidence of later Tudor brick repairs/redevelopments.	Medieval	LB13	SU 71679 73498
MRM16509	Maiwand Memorial, Forbury Gardens, Reading, Berkshire	A Grade II listed monument erected in 1886 to commemorate those who gave their lives for their country at Girisk Maiwand and Kandahar, during the Afghan Campaign 1879-1880.	Post Medieval	LB14	SU 7183 7361
MRM16752	The George Hotel - 8 and 9 King Street, Reading, Berkshire	A Grade II listed building first mentioned in 1423 and now a hotel.	Medieval - Modern	LB15	SU 71653 73367

EVENTS

EVUID	NAME	DESCRIPTION	FoundID	NGR
ERD21	Brigham Road Reading	An archaeological evaluation was carried out at land off Brigham Road, Reading. Overall, no archaeological features were present in any of the trenches and no artefacts were recovered.	1	SU 71391 74248
ERD27	172 Friar Street, Reading	The OAU carried out an excavation in August 1997 at Friar Street, Reading. A previous evaluation uncovered early post-medieval structures and a possible medieval hearth. Finds from the site include pottery, a fragment of window glass, an annular brooch and a pin with a wire wound head, as well as ceramic building material.	2	SU 71643 73533
ERD33	99 - 105 Friar Street	An evaluation comprising three trial trenches was undertaken by TVAS following the proposed redevelopment of the site. Features dated from 12th - 18th Century.	3	SU 71287 73540
ERD34	99 -105 Friar Street	Following Evaluation results, and Excavation was undertaken suggesting the development of 2 adjoining properties fronting Friar Street, with open plots of land to the rear. Evidence dated from 12th - 20th Century.	4	SU 71287 73540
ERD38	Old Shire Hall	Seven trenches were excavated by Wessex Archaeology in an area immediately south of the Old Shire Hall Building, in open areas around an existing building. Nothing of archaeological significance was encountered. Post medieval "terracing" was identified and in view of the nature of the site it is proposed that this post medieval "terracing" has removed the medieval layers	5	SU 71845 73490
ERD46	Bridge Street East, Reading	The archaeological evaluation formed the first stage of archaeological investigations at the site east of Bridge Street. Two transepts were excavated in order to attempt to identify the courses and meanders running across the valley floor. Revetted medieval watercourses and an area of 13th century chalk hard standing were uncovered. 12th-13th century pottery was also recovered from the site.	6	SU 71508 73134
ERD66	29-35 Station Road, Reading	Desk based assessment undertaken by CgMs Consulting. It concludes that other than possible evidence of a Civil War defensive ditch running through the area, the site is of limited archaeological potential, further reduced by 19th and 20th century disturbance on the site.	7	SU 71490 73693
ERD78	7/8 Broad Street, Reading	An archaeological watching brief was carried out on all groundworks associated with the redevelopment of the Forbury House site. Features revealed included a Saxon pit filled with burnt daub and charcoal, a series of medieval features including a large gravel extraction pit, and numerous post-medieval pits. Saxon and medieval pottery, Roman, Saxon and medieval tile (including a Roman tegula), iron slag and animal bone were recovered.	8	SU 71624 73447
ERD83	Forbury House, Forbury Square, Reading	A total of 5 test pits were excavated by Oxford Archaeology within area 5 of the Reading Oracle Site.	9	SU 71801 73489
ERD86	The Oracle Site	5 test pits were excavated by Oxford Archaeology. Two in the centre of the site contained medieval deposits and evidence for at least two well-preserved medieval buildings while another revealed the 16th-17th C bank of the Minster Mill stream which had been partially removed by 19th C brick capping & revetment of the waterway.	10	SU 71678 73283
ERD89	The Oracle Site	Test pits 2-8 were excavated. Infilled water channels were visible in four test pits while the Yield Hall itself survived in two of the test pits.	11	SU 71515 73290
ERD90	Oracle Site, Yield Hall Car Park	A desk-based assessment was undertaken by Oxford Archaeology. The site is situated in the centre of the medieval street plan of Reading, just to the north of the likely Saxon core of the town. The area has produced occasional finds of prehistoric and Roman material although no sites have so far been identified.	12	SU 71601 73262
ERD92	Market Way, Broad St, Reading	An archaeological evaluation undertaken by Oxford Archaeology revealed the remains of walls, floors and basements belonging to 19th century properties that would have fronted Chain Street. A flint wall had been incorporated into one of the properties. Below this floor were layers overlying medieval pits and ditches.	13	SU 71639 73460
ERD94	90-93 Broad Street, Reading - Archaeological evaluation	Oxford Archaeology undertook an architectural and archaeological study of the former Boots the Chemists buildings on Broad and Chain Streets in the historic heart of Reading. The present group of buildings includes two 19th century shops with a unified 1930s façade and an early 19th century block, with accommodation above a 19th century warehouse. The greater part of the building, however, consists of a massive modernist 1960s block that lies over earlier buildings, yards and gardens. The earlier buildings were incorporated into this block destroying much of the historic fabric.	14	SU 71439 73405
ERD96	The Former Boots Building		15	SU 71424 73426

EVUID	NAME	DESCRIPTION	FoundID	NGR
ERD99	Tudor Road, Reading, Berkshire	A watching brief was undertaken in November 2000 by Foundations Archaeology at land on Tudor Road, Reading. The watching brief involved the archaeological monitoring of groundwork's associated with the construction of the vehicular crossover and site access for proposed offices at Tudor Road. No significant archaeological features or deposits were identified. The whole of the study area had been highly disturbed in the late post-medieval and modern periods.	16	SU 71233 73846
ERD101	Forbury House, Reading, Berkshire	An archaeological evaluation was undertaken by AOC Ltd in advance of proposed redevelopment of the site currently occupied by the Forbury House building and associated car parking areas. Nine test pits were opened, three of which contained medieval deposits and features along with limited evidence for Roman activity from the earliest deposits in two of these test pits. Structural evidence for the Saxon's Seeds Factory, which occupied the site prior to Forbury House was found in seven of the test pits.	17	SU 71822 73456
ERD110	The Lion Public House, Great Knollys Street, Reading	A desk-based assessment was undertaken by CPM Environmental Planning and Design. The site lies in the historic St Mary's parish, to the west of Reading town centre. The SMR has no previously recorded archaeology within the site. There is evidence of a range of activity nearby, including prehistoric activity recovered close to the site. The assessment has confirmed that the site was redeveloped in the 1930s and it is very likely that the surviving building dates entirely to this period.	18	SU 71065 73737
ERD116	Boars Head, 25 Friars Street, Reading	Building survey undertaken by Foundations Archaeology. The examination of the historical fabric of the Boars Head building complex revealed that less than 10% of the complex dates to the 16/17th century. The majority of the complex had been rebuilt in the 19th and 20th century. The Malthouse was also an original structure and dated to the late 18th to early 19th century.	19	SU 71453 73605
ERD152	Rear of 1 Friar Street, Reading	An archaeological evaluation was carried out by TVAS at the rear of 1 Friar Street, Reading. The site lies on the boundary of the historic core of the town of Reading and the Abbey precinct, an area considered to have high archaeological potential. Beneath layers of made ground and demolition deposits of late post-medieval date, were a series of earthen and chalk floors, a probable flint and chalk wall, a posthole, a hearth and possibly flint nodule post pads. One of the deposits produced pottery of 12th-13th century date. From within the overlying layers of made-ground were a number of decorated and glazed tiles of medieval date which almost certainly originate from the Abbey buildings.	20	SU 71694 73585
ERD153	Rear of 1 Friar Street, Reading, Berkshire	The TVAS excavation took place in two phases. Six excavation trenches were dug prior to development. Several phases of activity were identified, the earliest being stray finds of probable Bronze Age, Roman and Saxon date. Elements of a Medieval building comprising walls, foundations, chalk floors and a drain were recorded and probably represent a part of the Hospitium Almshouses. Post-Medieval phases included evidence for the robbing out of the earlier walls, the digging of pits and evidence of metalworking.	21	SU 71692 73584
ERD156	7-8 Market Way	Excavations by Oxford Archaeology revealed two major phases of activity. A horizon of buried soil, possibly of Saxon date and only surviving in patches was overlain by a horizon of medieval buried soil. Cutting the buried soil horizons were sequences of medieval and post-medieval rubbish pits, the latest of which were contemporary with a flintlined cess pit and a flint-lined cellar.	22	SU 71644 73460
ERD157	Forbury House, The Forbury, Reading, Berkshire	An Archaeological Impact Assessment was undertaken by MoLAS. A variety of archaeological evidence could currently be present from prehistoric, Saxon, Viking, Medieval and post-medieval periods. Although no direct archaeological evidence has yet been recovered from the site the historical record and archaeological extrapolation from nearby sites suggest that a range of deposits of potentially local and regional significance could survive.	23	SU 71802 73505
ERD164	90-93 Broad St	Excavations revealed a possible Saxon soil and ditch which were sealed by a medieval garden soil and truncated by a sequence of medieval and post medieval pits and associated wall foundations. The pits may have related to industrial activity that continued into the post medieval period by which time the northern part of the site was occupied by related buildings.	24	SU 71430 73401
ERM226	29-35 Station Road, Reading	The same site has been the subject of a previous desk based assessment by CgMs Consulting. The MoLAS desk based assessment notes that the site is within an Archaeological Protection Area as identified in the adopted Reading Borough Local Plan. It concludes that archaeological deposits may survive, particularly in the western part of the site. Prehistoric material has been found nearby and the site is also close to the line of the Civil War defences.	25	SU 71486 73690
ERM228	Forbury Gardens and Abbey Ruins, Reading, Berkshire: An Archaeological Watching Brief	Watching brief carried out during the removal of 22 trees, including one ash tree in the vicinity of the Abbey Ruins. In all cases, only 0.15 to 0.20 metres of the topsoil surrounding each stump was affected. The work did not disturb any archaeological deposits and no finds were recovered.	26	SU 71868 73621
ERM249	Vestern Road, Reading	Archaeological investigation of a vacant lot bordering the River Thames prior to redevelopment. Sixteen machine excavated trenches were dug. The work revealed the present ground level to be largely artificial, resting on approximately 1.5m of made ground comprised chiefly of ash and cinder dumps. A single linear feature, most probably a land drain of 19th century date, was revealed running N-S across the west end of the site, normal to the line of the River Thames.	27	SU 71668 74047

EVUID	NAME	DESCRIPTION	FoundID	NGR
ERM279	The United Reform Chapel, Broad Street, Reading	This chapel had been redundant for many years and it was proposed to convert the building to retail use. The initial brief was to record a number of brick-lined vaults and overlying stones which had been uncovered under the floor of the vestry and behind the pulpit. The vaults were believed to have been emptied when the burial ground was deconsecrated in the second half of the 19th century. However, human remains were found within the vaults. Subsequent brief consisted of the recording of the vaults and burials during the exhumation of the burials. In total 47 vaults and 148 burials were revealed	28	SU 71389 73416
ERM283	21-23 Valpy Street, Reading, Berkshire	Wessex Archaeology carried out an archaeological watching brief and evaluation on the site of a proposed development at 21-23 Valpy Street, Reading. There were no archaeological deposits revealed during the course of the watching brief, although significant amounts of modern disturbance and truncation were identified.	29	SU 71710 73682
ERM284	21-23 Valpy Street, Reading, Berkshire	A desk based assessment was undertaken by Wessex Archaeology prior to a proposed development at this site. Within the Study area was evidence of Prehistoric, Roman Pottery, Saxon Burials, Medieval and Post Medieval features including Post Medieval Burials.	30	SU 71711 73685
ERM331	Rear of 7-9 Gun Street Reading, Berkshire	This site lies within the historic core of Reading and Gun Street was one of the original medieval streets. The evaluation involved the machine digging of two trenches. TVAS revealed 2, possibly 3 Medieval hearths and recovered Roman pottery.	31	SU 71466 73253
ERM333	Chatham Street, Reading - A Rapid Archaeological Desk-Based Assessment	A preliminary rapid archaeological appraisal was undertaken by Wessex Archaeology prior to the submission of a Development Brief for the redevelopment of this site. The appraisal noted that there were few prehistoric finds in the general area, and little in the way of Roman remains in the surrounding area. There were, however, a few isolated Roman coin and pottery find spots.	32	SU 71057 73512
ERM400	Forbury Gardens, Reading	A preliminary rapid archaeological appraisal was undertaken by Wessex Archaeology prior to the submission of a Development Brief for the redevelopment of this site. The appraisal noted that there were few prehistoric finds in the general area, and little in the way of Roman remains in the surrounding area. There were, however, a few isolated Roman coin and pottery find spots.	33	SU 71057 73512
ERM412	Forbury Gardens Restoration Project, Reading, Berkshire	An archaeological investigation was undertaken by Wessex Archaeology within the ruins of Reading Abbey and Forbury Gardens as part of the Forbury Gardens restoration project. A total of 39 Trenches were excavated.	34	SU 71901 73578
ERM449	5 Greyfriars Road, Reading, Berkshire	A desk top study and evaluation was carried out prior to the development of the site by TVAS followed by an Evaluation of two trenches. No finds or deposits of Archaeological significance were revealed.	35	SU 71236 73649
ERM483	25-26 Friar Street Reading, Berkshire	Foundations Archaeology undertook an archaeological evaluation, followed by an excavation revealing features of Medieval and Post Medieval date. Animal bone and charred cereal grains and chaff.	36	SU 71460 73636
ERM484	25-26 Friar Street and Shoesmiths Court, Reading, Berkshire	A desk-based assessment was undertaken on land at 25-26 Friar Street, Reading following proposals to develop the site. It was determined that the potential for Prehistoric, Roman and Saxon remains is low. However, the site has a high potential for the recovery of archaeological deposits with particular regard to the medieval and early post-medieval period.	37	SU 71461 73617
ERM493	Forbury Roundabout, Reading	Groundworks for the construction of new carriageways revealed a length of the Plummery Wall and associated stratigraphy on the south side, along with burnt clay hearths along with animal and human remains.	38	SU 71764 73703
ERM494	Forbury Road, Reading	Observations of a deep service trench cut on the northern side of Forbury Road produced evidence of the course of what is interpreted as the Plummery Wall and its construction at foundation level.	39	SU 71817 73708
ERM500	Land at Station Hill, Reading	An archaeological desk-based assessment was carried out on land at Station Hill, Reading by Foundations Archaeology. Modern buildings including a multi-storey car park, bus station, a club and a number of commercial and office buildings presently occupy the site. The assessment concluded that the site has low to moderate potential for the recovery of archaeological deposits with particular regard to the later post-medieval period.	40	SU 71368 73746
ERM509	St Laurence's Church Yard, The Forbury, Reading, Berkshire	Prehistoric, Roman, Saxon/Viking and medieval activity is also recorded within the vicinity of the site. An archaeological watching brief was carried out during the hand-excavation of eight test pits preceding remedial works to the retaining wall of St Laurence's churchyard. The test pits were excavated on the outer and inner side of the wall.	41	SU 71770 73599
ERM511	Chatham Street, Reading, Berkshire	An archaeological evaluation was carried out at land in Chatham Street, Reading in advance of redevelopment of the site. All of these trenches suggested significant modern truncation and disturbance across the site. None of the trenches contained any archaeological deposits, features or finds. Overall, the site has been shown to have little or no archaeological potential.	42	SU 70997 73478

EVUID	NAME	DESCRIPTION	FoundID	NGR
ERM541	Shoemiths Court, Reading, Berkshire - Area 9	An archaeological excavation was undertaken at Shoemiths Court following previous archaeological work at the site. Evidence of 12-14th century traditional medieval backland activity was revealed in the form of a possible hearth, five pits of varying size and a linear ditch. A number of late medieval and early post-medieval (14th-16th century) pits and ditches were also identified during excavations, which remain consistent with backland activity. A number of pits of Post-medieval date (16th-18th century) were also identified, late Postmedieval/ modern features and three undated pits. The archaeological features at the site contained limited quantities of pottery.	43	SU 71438 73644
ERM575	St Mary the Virgin Church, Reading, Berkshire	An archaeological watching brief was undertaken during alterations to the pathways and structures surrounding the church.	44	SU 71408 73318
ERM623	173-175 Friar Street, Reading, Berkshire	An archaeological desk-based assessment was undertaken by RPS Planning Transport and Environment, following proposals to refurbish and redevelop the current 1950's buildings on this site.	45	SU 71658 73516
ERM643	The Vicarage, 64 Friar Street, Reading, Berkshire	An archaeological watching brief was carried out by TVAS on groundworks at The Vicarage, 64 Friar Street, Reading during the conversion of the former Greyfriars Vicarage building into a nursery school.	46	SU 71237 73589
ERM650	Minster of St Mary the Virgin, Reading, Berkshire	An archaeological watching brief was carried out during consolidation of the cracked ledger stone at the Minster of St Mary the Virgin. This formed part of renovation work at the Minster.	47	SU 71405 73329
ERM715	5-21 Tudor Road, Reading, Berkshire	An archaeological desk based assessment was produced by CgMs Consulting to provide information on the archaeological potential of the site in response to proposed development.	48	SU 71224 73804
ERM754	Reading Civic Headquarters and Hosier Street Masterplan	An archaeological desk-based assessment was commissioned to inform the development process in relation to work on a new masterplan for the redevelopment of the Hosier Street area and the construction of a new Civic Centre for Reading.	49	SU 71349 73305
ERM760	Duke Street, Reading	During the re-laying of a road surface at Duke Street a bridge was revealed over the Holybrook. A watching brief was undertaken during the works, which revealed Pottery sherds, a silver coin and a bronze needle.	50	SU 71731 73378
ERM813	Tree Planting, Churchyards of St Mary's and St Laurence's, Reading, Berkshire	An archaeological recording action was undertaken at the site during a scheme of work scheduled to remove diseased trees and plant replacements in the churchyard's of St Mary's and St. Laurence's in the centre of Reading. All digging within the churchyard was undertaken by archaeologists by hand, and any human remains recovered were reburied within the churchyard in an appropriate manner.	51	SU 71565 73423
ERM816	The Coopers Arms Complex	A buildings archaeological report was produced in order to provide a detailed understanding of the date and historic development of the Coopers Arms complex, in order to inform proposals for the redevelopment of the site for a variety of uses.	52	SU 71677 73494
ERM826	Reading Civic Headquarters and Hosier Street Masterplan	An archaeological field evaluation was carried out in advance of a planning application for the redevelopment of the Hosier Street area of Reading, and the construction of a new Civic Centre.	53	SU 71238 73273
ERM831	172 Friar Street, Reading	An archaeological evaluation was undertaken by Oxford Archaeology comprising of two trenches which identified a well stratified sequence of deposits whose earliest features comprised a hearth constructed of ceramic roof tile and a later pit or robber trench along with residual pottery sherds. Both features are likely to be medieval, although the assemblage of pottery recovered was too small to date features with certainty.	54	SU 71641 73528
ERM866	90-93 Broad Street, Reading, Berkshire	An archaeological desk-based assessment was produced in response to development proposals for a single plot of land comprising 90-93 Broad Street and 5-12 Chain Street, Reading.	55	SU 71415 73435
ERM869	Aldwych House, Blagrove Street, Reading, Berkshire	A desk-based assessment has been produced by CgMs Consulting in light of development proposals at Aldwych House.	56	SU 71644 73682
ERM871	Former NCP Car Park, Forbury Road, Reading, Berkshire	An archaeological evaluation and watching brief were carried out during the course of development of the former NPC car park at Forbury Road, Reading.	57	SU 71809 73745
ERM922	New Power Cable Trench, The Forbury and Abbey Street, Reading, Berkshire	An archaeological watching brief was carried out by TVAS at Abbey Street, Reading during the excavation of a new power cable trench in order to link new offices on Abbey Street with an existing power supply on The Forbury, Reading.	58	SU 71877 73569
ERM972	Reading Assize Courts, Berkshire	An archaeological watching brief was undertaken during groundwork's which required the demolition of an existing building and the clearance of the site. This was following planning permission for the redevelopment of the Assize Court.	59	SU 71871 73514
ERM1025	Replacement of Drainage Channel Minster of St Mary-the Virgin, Reading, Berkshire	An archaeological watching brief was carried out by Oxford Archaeology during the replacement of a drainage channel on the north side of the nave at the Minster of St Mary-the-Virgin, Reading, as part of ongoing site investigations during renovation work.	60	SU 71396 73344
ERM1041	Minster of St Mary-the Virgin, Reading, Berkshire	An archaeological watching brief of hand-excavated trial pits was carried out by Oxford Archaeology at the Minster of St. Mary-the-Virgin, Reading as part of the ongoing site investigations conducted during renovation work on the west and south walls of the church.	61	SU 71407 73336

EVUID	NAME	DESCRIPTION	FoundID	NGR
ERM1058	25-26a Friar Street, Reading, Berkshire	A desk based assessment was produced by TVAS comprising the first stage of a process to confirm the presence/absence of archaeological remains, which may be affected by redevelopment of the area.	62	SU 71460 73600
ERM1065	15 Gun Street, Reading, Berkshire	An archaeological watching brief was undertaken at a site at 15 Gun Street, Reading by TVAS following planning consent to refurbish and extend 15 Gun Street.	63	SU 71493 73290
ERM1072	Garages to the Rear of 55-56 St Mary's Butts, Reading, Berkshire	A desk-based assessment was produced by Foundations Archaeology to assess the impact of proposed development on an area of land to the rear of 55-56 St. Mary's Butts, Reading.	64	SU 7138 7336
ERM1112	The Vicarage Site, St Mary's Butts, Reading	Following notification that the Vicarage Site north of St Mary's Church might be developed in the near future, the Berkshire Archaeological Unit opened two trial trenches. A total of 9 sherds of pottery were found along with a single worked flint.	65	SU 713 733
ERM1134	Royal Mail Sorting Office, Caversham Road, Reading, Berkshire	Desk Based Assessment by CgMs Consulting concluding that the site has low to nil potential for settlement remains for all periods because of the topography but identifies that there is potential for further Saxon burials.	66	SU 713 739
ERM1135	55-56 St Mary's Butts, Reading, Berkshire	An archaeological evaluation was undertaken by Foundations Archaeology on land at 55-56 St Mary's Butts. Reading following planning permission for the demolition of garages to the rear of 55-56 St Mary's Butts and the building of new apartments.	67	SU 71380 73358
ERM1173	Rear of 10-11 Gun Street, Reading, Berkshire	An archaeological evaluation was carried out by TVAS at the rear of 10-11 Gun Street, Reading which is located in the historic core of Reading.	68	SU 7147 7327
ERM1224	Water Pressure Manager, St Mary's Butts, Reading, Berkshire	An archaeological watching brief was undertaken at St Mary's Butts, Reading on 7 th and 8 th November 2010 and 8 th December 2010 by TVAS during the replacement of a sewer branch at the southern end of St Mary's Butts.	69	SU 71397 73275
ERM1267	The Greyfriars Day Nursery, 64 Friar Street, Reading	An archaeological evaluation was undertaken at Greyfriars Day Nursery, Reading, Berkshire in advance of piling for a new single storey side extension were undertaken at the mill site of Reading Abbey, following plans to develop the area.	70	SU 7187 7345
ERM1320	Station Hill and Friars Walk, Friar Street, Reading, Berkshire	An archaeological evaluation was undertaken by Foundations Archaeology on land at Station Hill and Friars Walk, Friar Street, Reading, Berkshire in advance of the proposed redevelopment of the site.	71	SU 71337 73716
ERM1322	Greyfriars Church, Friar Street, Reading, Berkshire	An archaeological desk-based assessment was undertaken on land at Greyfriars Church, Reading following proposals to redevelop the site with the construction of a new dwelling along with landscaping.	72	SU 7123 7359
ERM1325	Land at Station Hill and Friars Walk, Reading	An archaeological desk-based assessment was carried out on land at Station Hill and Friars Walk, Reading following proposals to redevelop the site with the demolition of the current buildings and the construction of new buildings for a mix of uses.	73	SU 7136 7375
ERM1350	Bridewell House and Samuel House, Friar Street, Reading	An archaeological Desk Based Assessment was undertaken at Samuel House and Bridewell House, Friar Street, Reading, to inform a planning application for the redevelopment of the site into student accommodation.	74	SU 7128 7359
ERM1397	Market Place/London Street Conservation Area Appraisal	A conservation area appraisal was undertaken in 2007 of the London Street/Market Place conservation area.	75	SU 7174 7325
ERM1401	Land at 5-21 Tudor Road, Reading, Berkshire	An archaeological evaluation was carried out by Foundations Archaeology on land at 5-21 Tudor Road, Reading following planning permission for the development of the land.	76	SU 71224 73796
ERM1434	Geoarchaeological Borehole Investigations, Energis House, Reading	Geoarchaeological borehole investigations were undertaken to produce a deposit model to inform the archaeological mitigation strategy in relation to the redevelopment of Energis House, Forbury Road, Reading	77	SU 7192 7372
ERM1449	Friar Street road repair, Reading, Berkshire	An archaeological watching brief was carried out on ground works at Friar Street in central Reading to investigate possible archaeological remains revealed during emergency repairs to a collapsed sewer.	78	SU 7149 7358
ERM1566	Aldwych House, Blagrove Street, Reading, Berkshire	A geo-archaeological investigation was undertaken by Quaternary Scientific (Quest) in connection with the proposed Thames Pedestrian/Cycle Bridge at Reading. The proposed site of the bridge is between Reading and Caversham Bridges. The BGS mapping shows that the site is located on the southern margin of the floodplain, adjacent to a west-east orientated spur of Langley Silt.	79	SU 71639 74207
ERM1567	The Oracle Shopping Centre site	An archaeological field evaluation was carried out at Aldwych House, Blagrove Street, Reading, following proposals to redevelop the property. The proposed development involves demolition of the existing structure and construction of a new building.	80	SU 7167 7368
ERM1630	Rear of 7-9 Gun Street, Reading, Berkshire	An archaeological recording action was carried out at the rear of 7-9 Gun Street, Reading following planning consent and listed building consent for redevelopment of the site comprising a new basement to the rear of the extant buildings and a bin store at the far south of the site.	81	SU 71463 73262
ERM1632	Aldwych House, Blagrove Street, Reading, Berkshire	An archaeological watching brief was carried out at Blagrove Street, Reading, following planning permission to redevelop the property of Aldwych House.	82	SU 7167 7368

EVUID	NAME	DESCRIPTION	FoundID	NGR
ERM1648	Land at Greyfriars Church, Friar Street, Reading, Berkshire	A programme of archaeological evaluation was undertaken on land at Greyfriars Church, Friar Street, Reading, Berkshire following proposals to construct an extension with an underground car park at the site. The project comprised the excavation and recording of archaeological evaluation trenches. The trenches were located within the proposed development area.	83	SU 7117 7358
ERM1703	Reading Station Southern Entrance, Borough of Reading	An archaeological desk based was undertaken to examine an area of land at Reading Station, Reading in order to assess the impact of proposed development on the known and potential archaeological resource. The archaeological assessment is to be used to form the basis for any further archaeological work.	84	SU 7146 7381
ERM1704	Reading Station Area Re-development	An archaeological desk based assessment was undertaken to provide baseline information for an Environmental Impact Assessment regarding the site of the Great Western Main Line (GWML), Reading, Berkshire, including the remodelling of the Reading Station area (RSA). The site is currently operational as a railway station and junction.	85	SU 7154 7384
ERM1723	Reading Station Area Redevelopment, Reading, Berkshire	Building recording of the former ticket Office and parcel depot at Reading Station was undertaken by Wessex Archaeology prior to the demolition of the building. The Parcel Depot is located within the Reading Station Area Redevelopment Scheme. The building is to be demolished as part of the area improvements.	86	SU 7146 7390
ERM1724	Reading Station Area Redevelopment Reading, Berkshire - Western Wing of Station Buildings	Historic building recording was undertaken on the former western wing of station buildings at Reading Station (centred on NGR 71380 73840). The western wing is located within the Reading Area Redevelopment Scheme (RSAR) and as such is due for demolition as part of the area improvements.	87	SU 7138 7383

MONUMENTS AND FINDSPOTS

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD111197	Prehistoric finds - Capital and Counties Bank, Cross Street, Reading, Berkshire	A stone/flint net sinker or loomweight and a bone needle were found.	Prehistoric	SU 71540 73480
MRD111209	St Laurence's Churchyard, Reading, Berkshire	A Neolithic flint axe was found in St Laurence's Churchyard, Reading.	Neolithic	SU 71690 73580
MRD111245	Iron Age coin - Market Place, Reading, Berkshire	A gold stater of Cominius was found in 1927 in Market Place, Reading, Berkshire	Iron Age	SU 71700 73460
MRD111254	Iron Age brooch - Friar Street, Reading, Berkshire	An Early Iron Age brooch was found at Friar Street, Reading	Iron Age	SU 71500 73600
MRD111255	Roman sherds - Market Place, Reading, Berkshire	Roman pottery sherds were found at Market Place, Reading.	Roman	SU 71700 73460
MRD111257	Romano-British sherds-Friar Street, Reading, Berkshire	Romano-British coarse sherds from the site of the former Littlewoods store.	Roman	SU 71350 73550
MRD111258	Roman coins - Vaudeville Theatre, Broad Street, Reading, Berkshire	Roman coins were found in Broad Street, Reading.	Roman	SU 7142 7350
MRD111262	Roman coin - Greyfriars Road, Reading	A 3rd brass of Magnentius was found in Greyfriars Road, Reading.	Roman	SU 7126 7369
MRD111341	Early medieval coffin and coin hoard - St Mary's Churchyard, Reading, Berkshire	An early medieval coffin containing human remains and a hoard of silver pennies.	Saxon	SU 71450 73350
MRD111365	Medieval jug - Blagrove Street, Reading, Berkshire	A 12th/13th century jug of red hard ware was found in Blagrove Street, Reading.	Medieval	SU 71620 73650
MRD111367	Medieval coin - Great Western Hotel, Reading, Berkshire	A silver halfpenny of Edward III was found below the ballroom of the Old Great Western Hotel in Reading.	Medieval	SU 71520 73680
MRD111369	13th century pottery - 10 Queen Victoria Street, Reading, Berkshire	A quantity of 13th century pottery was found 6ft down under no. 10 Queen Victoria Street in Reading.	Medieval	SU 71530 73550
MRD111370	Medieval pottery at Wiston Terrace, Reading, Berkshire	Sherds of medieval pottery, glass, copper gross, clay pipes etc. were found during foundations digging in Wiston Terrace, Reading.	Medieval	SU 71540 73660
MRD111371	Medieval sherds - New garage near railway station, Reading, Berkshire	Fragments of medieval pottery were found in the foundations of the new garage near the GWR Station.	Medieval	SU 71480 73750
MRD111375	14th century pottery sherds - The Vicarage, St Mary's, Reading, Berkshire	Unstratified 14th century pottery sherds found in a trial trench at this site.	Medieval	SU 71402 73388

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD11377	14th century pottery sherds - 60 Broad Street, Reading	Quantities of 14th century sherds, a broken pipkin and a bone handled knife were found during rebuilding works at 60 Broad Street, Reading.	Medieval	SU 71340 73480
MRD11378	Medieval skeleton and finds - Broad Street, Reading, Berkshire	Part of a child's skeleton and a number of medieval finds were found on the site of The Oatsheaf, Broad Street, Reading.	Medieval	SU 71441 73479
MRD11381	Late Norman or early Medieval pot - Wellsteads, Broad Street, Reading	A late Norman or early medieval pot was found just above the chalk, below Wellsteads.	Medieval	SU 71570 73420
MRD11386	Post-medieval coin hoard - Yield Hall, Reading	A hoard of 17 gold coins dating from 1604 to 1632, all struck at the Tower Mint, London, found northwest of Yield Hall in April 1934.	Post Medieval	SU 71620 73270
MRD11389	Post-medieval token - Chain Street/Broad Street, Reading	A 17th century token of Francis Brown of Reading was found at Chain Street/Broad Street, Reading.	Post Medieval	SU 71430 73420
MRD11398	Pilgrim bottle found at Corn Exchange, Reading	A 14-15th century pilgrim's bottle was found during building work at the site of the old Corn Exchange.	Medieval	SU 71120 73830
MRD11400	Struck flint - Vicarage Site, St Mary's Church, Reading, Berkshire	A badly struck worked waste flake with an oblique platform was recovered from this site.	Prehistoric	SU 71402 73388
MRD1385	The Plummary Wall, Reading Abbey, Berkshire	A 17m stretch of the Plummary Wall was revealed during the construction of a roundabout.	Medieval	SU 71765 73707
MRD1386	Pits near the Plummary Wall, Reading Abbey, Berkshire	Pits revealed near the Plummary Wall were probably used for gravel and chalk required in the construction of the wall and the North Gate.	Medieval	SU 71764 73689
MRD1387	Hearths at The Forbury near the Plummary Wall, Reading, Berkshire	Two burnt clay hearths, not in situ were noted in a section during an archaeological excavation at the Plummary Wall.	Medieval	SU 71768 73687
MRD1388	Inhumations near The Plummary Wall, Reading, Berkshire	Human bones from at least three individuals were recovered above a hearth during excavations of a section of the Plummary Wall.	Saxon	SU 71770 73687
MRD15462	The Boar's Head, Friar Street, Reading, Berkshire	Unlisted public house possibly dating back to the 15th century. Now demolished and re-developed.	Medieval - Post Medieval	SU 71448 73612
MRD15493	Medieval hearth - 172 Friar Street, Reading, Berkshire	A ring of scorched silt, interpreted as a hearth was discovered during an archaeological excavation.	Medieval	SU 71643 73533
MRD15495	Medieval occupation layer - 172 Friar Street, Reading, Berkshire	A 13th/14th century occupation layer with 2 hearths and a robbed out brick feature.	Medieval	SU 71643 73533
© Foundations Archaeology Ltd MRD15496 1st Floor, Shaftesbury Centre, Percy Street, Swindon, Wilts. SN1 2AZ	Phases of occupation - 172 Friar Street, Reading, Berkshire	Excavation at 172 Friar Street indicated four phases of occupation on the site.	Medieval - Modern	SU 71643 73533

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD15497	Medieval hearth - 172 Friar Street, Reading, Berkshire	Single course of overlapping bricks in lime mortar and vertically pitched roof tiles, interpreted as a hearth.	Medieval	SU 71643 73533
MRD15498	Fireplace support? - 172 Friar Street, Reading, Berkshire	Remains of a robbed-out medieval brick feature interpreted as the support for a fireplace.	Medieval	SU 71643 73533
MRD15499	Tile course - 172 Friar Street, Reading, Berkshire	A course of four medieval tiles at 172 Friar Street, Reading.	Medieval	SU 71643 73533
MRD15500	Late medieval/post-medieval pit - 172 Friar Street, Reading, Berkshire	C15th/C16th phase of activity comprising a large pit, interpreted as a robbing pit.	Medieval - Post Medieval	SU 71643 73533
MRD15501	C18th-C19th phase of activity - 172 Friar Street, Reading, Berkshire	18th-19th century phase of activity comprising a large robbing pit from which came C18th clay pipes.	Post Medieval	SU 71643 73533
MRD15502	Post-medieval pit - 172 Friar Street, Reading, Berkshire	A large post-medieval pit interpreted as a robbing pit at 172 Friar Street, Reading.	Post Medieval	SU 71643 73533
MRD15503	Post-medieval wall foundations - 172 Friar Street, Reading, Berkshire	The foundations for a possible external wall pre-dating the robbing pit at 172 Friar Street.	Post Medieval	SU 71643 73533
MRD15504	Post-medieval wall remains - 172 Friar Street, Reading, Berkshire	The possible remains of the base of a robbed-out wall.	Post Medieval	SU 71643 73533
MRD15505	Possible tile hearth - 172 Friar Street, Reading, Berkshire	A semi-circular tile structure, one course high, associated with wall	Post Medieval	SU 71643 73533
MRD15506	Pre 1920's phase - 172 Friar Street, Reading, Berkshire	The latest phase of activity, pre-dating the 1920's, comprising a floor of bricks and a wall.	Post Medieval - Modern	SU 71643 73533
MRD15507	Early 20th century floor - 172 Friar Street, Reading, Berkshire	A floor surface of bricks, arranged in a herringbone pattern, and laid into a mortar bed.	Post Medieval - Modern	SU 71643 73533
MRD15508	20th century wall - 172 Friar Street, Reading, Berkshire	A wall consisting of a mix of brick and stone with a flint footing.	Post Medieval - Modern	SU 71643 73533
MRD15512	Phases of occupation from medieval to modern at 99-105 Friar Street, Reading, Berkshire	Excavations at 99-105 Friar Street, Reading have provided evidence showing the development of two adjoining properties fronting Friar Street with open plots of land to the rear from the 12th to 20th century.	Medieval - Modern	SU 71287 73540
MRD15513	12th-13th century occupation at 99-105 Friar Street, Reading, Berkshire	12th-13th century occupation represented by a series of possible post-pads and a dwarf stone wall on the street frontage and to the rear of the plot there were a series of pits.	Medieval	SU 71287 73540

© Foundations Archaeology 2014

1st Floor, Shaftesbury Centre, Percy Street, Swindon, Wilts. SN2 2AZ

Tel: 01793 525993 Email: admin@foundations.co.uk

Web: www.foundations.co.uk

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD15514	12th-13th century post holes and a post pad at 99-105 Friar Street, Reading, Berkshire	Seven post holes and a possible post pad were identified during archaeological investigations.	Medieval	SU 71284 73554
MRD15515	12th -13th century pits at 99-105 Friar Street, Reading, Berkshire	A series of pits, four of which contained 12th - 13th century pottery were revealed during archaeological investigations.	Medieval	SU 71284 73554
MRD15516	12th-13th century medieval floor layers at 99-105 Friar Street, Reading, Berkshire	A series of deposits interpreted as floor layers comprising a mixture of brickearth and chalk.	Medieval	SU 71284 73554
MRD15517	12th-13th century post holes at 99-105 Friar Street, Reading, Berkshire	A series of post pads and post holes, some of which may have formed part of a post-built structure.	Medieval	SU 71290 73555
MRD15518	12th-13th century pits at 99-105 Friar Street, Reading, Berkshire	Six medieval pits were revealed during archaeological investigations.	Medieval	SU 71290 73555
MRD15519	12th-13th century medieval hearth at 99-105 Friar Street, Reading, Berkshire	A medieval hearth was found during an archaeological excavation.	Medieval	SU 71290 73555
MRD15520	12th - 13th century floor layers at 99-105 Friar Street, Reading, Berkshire	A series of deposits interpreted as floor layers, consisting of a mix of brickearth and chalk.	Medieval	SU 71290 73555
MRD15521	12th - 13th century medieval wall at 99-105 Friar Street, Reading, Berkshire	A wall running parallel and fronting Friar Street constructed of two courses of chalk blocks and one course of flint.	Medieval	SU 71290 73555
MRD15522	12th -13th century pits and post holes at 99-105 Friar Street, Reading, Berkshire	A series of medieval pits were revealed found to the rear of the plot. Three of which may have been post holes.	Medieval	SU 71291 73532
MRD15523	12th-13th century ditches at 99-105 Friar Street, Reading, Berkshire	Two ditches, tentatively interpreted as property boundaries, produced C12th - C13th pottery.	Medieval	SU 71293 73544
MRD15524	Medieval pits at 99-105 Friar Street, Reading	A series of pits were revealed during archaeological investigations, none of which produced dating evidence.	Medieval	SU 71293 73544
MRD15525	12th -13th century quarry pits at 99-105 Friar Street, Reading, Reading	Three large pits, which have been interpreted as quarry pits, were revealed during archaeological investigations.	Medieval	SU 71289 73543
MRD15526	12th-13th century pit at 99-105 Friar Street, Reading, Berkshire	A small 12th-13th century pit was revealed during archaeological investigations.	Medieval	SU 71289 73543
MRD15527	12th-13th century post hole at 99-105 Friar Street, Reading, Berkshire	A 12th-13th century post hole was revealed during archaeological investigations.	Medieval	SU 71289 73543
MRD15528	12th-13th century pits at 99-105 Friar Street, Reading, Berkshire	A series of medieval pits was found during archaeological investigations.	Medieval	SU 71290 73546

© Foundations Archaeology 2014

1st Floor, Shaftesbury Centre, Percy Street, Swindon, Wilts. SN2 2AZ

Tel: 01793 525993 Email: admin@foundations.co.uk

Web: www.foundations.co.uk

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD15529	Mid 13th - 14th century occupation at 99-105 Friar Street, Reading, Berkshire	A mid 13th - 14th century phase of occupation comprising cut features and made-up floor deposits on the street frontage, and intercutting pits to the rear of the plots.	Medieval	SU 71287 73540
MRD15530	Mid 13th -14th century floor deposits at 99-105 Friar Street, Reading, Berkshire	A series of floor deposits were found during archaeological investigations.	Medieval	SU 71284 73554
MRD15531	Mid 13th-14th century pits at 99-105 Friar Street, Reading, Berkshire	Two pits containing 13th-14th century pottery were revealed in trench Z1A during archaeological investigations.	Medieval	SU 71284 73554
MRD15532	Mid 13th - 14th century floor deposit at 99-105 Friar Street, Reading, Berkshire	A deposit containing 13th-14th century pottery was revealed during archaeological investigations.	Medieval	SU 71293 73544
MRD15533	Mid 13th-14th century pits at 99-105 Friar Street, Reading, Berkshire	Five intercutting medieval pits were revealed during archaeological investigations.	Medieval	SU 71290 73546
MRD15534	14th - 15th century occupation at 99-105 Friar Street, Reading, Berkshire	14th - 15th century phase of occupation comprising a series of cut features and floor deposits, and a section of stone wall on the street frontage stone wall and a series of pits to the rear of the plot.	Medieval	SU 71287 73540
MRD15535	14th-15th century floor deposits at 99-105 Friar Street, Reading, Berkshire	A series of 14th-15th century floor deposits were revealed close to street frontage.	Medieval	SU 71284 73554
MRD15536	Pits and scoops at 99-105 Friar Street, Reading, Berkshire	Four pits and two scoops were revealed cutting through the floor deposits. Two of the pits may represent a period when there was no structure on this part of the site.	Medieval	SU 71284 73554
MRD15537	14th -15th century post holes at 99-105 Friar Street, Reading, Berkshire	Ten 14th -15th century post holes were revealed during archaeological investigations.	Medieval	SU 71284 73554
MRD15538	14th-15th century wall cuts at 99-105 Friar Street, Reading, Berkshire	Two cuts for a wall were revealed in trench Z1A during archaeological investigations.	Medieval	SU 71284 73554
MRD15539	14th-15th century hearths at 99-105 Friar Street, Reading, Berkshire	Two hearths, one of which was constructed of tiles laid on edge, were revealed during an archaeological excavation.	Medieval	SU 71284 73554
MRD15540	14th -15th century post holes at 99-105 Friar Street, Reading, Berkshire	Five medieval post holes were located during archaeological investigations.	Medieval	SU 71291 73555
MRD15541	14th-15th century floor deposit at 99-105 Friar Street, Reading, Berkshire	A 14th-15th century floor deposit was located during archaeological investigations.	Medieval	SU 71291 73555
© Foundations Archaeology 2014 MRD15542 1st Floor, Shaftesbury Centre, Percy Street, Swindon, Wilts. SN2 2AZ	14th-15th century ditch at 99-105 Friar Street, Reading, Berkshire	A small ditch which ran parallel to the late C12th - C13th chalk wall. The ditch indicates that this wall and associated structures were out of use by the C14-C15th.	Medieval	SU 71291 73555

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD15543	14th-15th century pits at 99-105 Friar Street, Reading, Berkshire	One truncated pit containing C14th-C15th pottery and three smaller pits were revealed during archaeological investigations.	Medieval	SU 71289 73543
MRD15544	14th-15th century post holes at 99-105 Friar Street, Reading, Berkshire	Two 14th-15th century post holes were revealed during archaeological investigations	Medieval	SU 71289 73543
MRD15545	A 15th-16th century pit and another pit at 99-105 Friar Street, Reading, Berkshire	Two pits were found during archaeological investigations, one of which contained 15th-16th century pottery.	Medieval - Post Medieval	SU 71285 73542
MRD15546	16th-19th century occupation at 99-105 Friar Street, Reading, Berkshire	16th-19th century occupation comprising structures on the street frontage and pit digging and possible boundary ditches.	Medieval - Post Medieval	SU 71287 73540
MRD15547	16th-17th century tiled area and chalk/brickearth floor at 99-105 Friar Street, Reading, Berkshire	A tiled area and a chalk/brickearth floor of 16th-17th date was revealed during archaeological investigations.	Medieval - Post Medieval	SU 71291 73555
MRD15548	Post-medieval pits and a post hole at 99-105 Friar Street, Reading, Berkshire	Five post-medieval pits and a post hole were revealed at 99-105 Friar Street during archaeological investigations.	Post Medieval	SU 71291 73555
MRD15549	Post-medieval pits at 99-105 Friar Street, Reading, Berkshire	A pit containing C16th-C17th pottery, and four pits containing C16th-C18th pottery were revealed during archaeological investigations.	Post Medieval	SU 71291 73532
MRD15550	A post-medieval pit and post hole at 99-105 Friar Street, Reading, Berkshire	A post-medieval pit and post hole were revealed during archaeological investigations.	Post Medieval	SU 71293 73544
MRD15551	Post-medieval pits at 99-105 Friar Street, Reading, Berkshire	Five post-medieval pits were located during archaeological investigations.	Post Medieval	SU 71289 73543
MRD15568	Sandstone head of a knight - 4 Broad Street, Reading, Berkshire	Sandstone head of a knight originally part of a larger effigy found during the excavation of building foundations in 1895 at 4 Broad Street, Reading.	Medieval	SU 71637 73433
MRD15619	Foundations at land off Abbey Square, Rear of 26 the Forbury, Reading, Berkshire	Foundations to a structure measuring 4m in width which may represent either a small ancillary building to the abbey, or possibly a garden feature.	Medieval	SU 71849 73482
MRD15623	A flint and mortar wall at 7-8 Broad Street, Reading, Berkshire	A flint and mortar wall of medieval to post medieval date revealed during a watching brief.	Medieval - Post Medieval	SU 71639 73470
MRD15624	19th century basements at 7/8 Broad St, Reading, Berkshire	At least two 19th century basements were revealed during test-pitting.	Post Medieval	SU 71642 73468
MRD15633	19th century basements at 7/8 Broad St, Reading, Berkshire	Possible line of Danish Defences, as illustrated in G.G. Astill's Historic Towns in Berkshire	Saxon	SU 71646 73701

© Foundations Archaeology 2014
1st Floor, Shaftesbury Centre, Percy Street, Swindon, Wilts. SN2 2AZ

Tel: 01793 525993 Email: admin@foundations.co.uk

Web: www.foundations.co.uk

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD15634	Saxon Reading	Possible extent of Saxon town is shown in G.G. Astill's 'Historic Towns in Berkshire'.	Saxon	SU 71428 73366
MRD15648	Oracle Site, Yield Hall Car park.	Water channels that had been infilled by the later medieval period.	Medieval	SU 71621 73279
MRD15659	Flint wall - 90-93 Broad Street, Reading, Berkshire	A flint wall had been incorporated into one of the properties at 90-93 Broad Street, Reading.	Unknown	SU 71437 73406
MRD15662	Early medieval features and finds - Forbury Square, Reading, Berkshire	Early medieval features and finds were revealed during archaeological works at Forbury Square, Reading.	Saxon	SU 71812 73482
MRD15663	Medieval pit - Forbury House, Reading, Berkshire	A circular pit containing medieval tile and pottery dating from the 12th-early 15th centuries.	Medieval	SU 71785 73530
MRD15664	Roman brick and tile - Forbury House, Reading, Berkshire	Roman brick and tile dating to AD 100-200 was recovered from two test pits during archaeological investigations.	Roman	SU 71822 73455
MRD15665	Post-medieval stakehole and postholes at Forbury House, Reading, Berkshire	A possible stakehole and two sub-circular postholes were revealed during archaeological investigations.	Post Medieval	SU 71767 73491
MRD15666	Remains of Sutton's Seeds Factory - Forbury House, Reading, Berkshire	Structural remains of the Sutton's Seeds factory were present in seven of the test pits and can be correlated with buildings on the site in 1870 and 1895.	Post Medieval	SU 71802 73491
MRD15667	Medieval gravel pit - Forbury Square, Reading, Berkshire	Gravel extraction pit with 26 fills containing a butchered skeleton of a calf, roof tile, slag and some pottery.	Medieval	SU 71766 73523
MRD15668	Medieval ditches - Forbury Square, Reading, Berkshire	Two sections of ditches were recorded running east-west, cut into sandy gravel. Finds of late 11th to 14th C pottery in fill.	Medieval	SU 71785 73476
MRD15669	Medieval pits and post hole - Forbury Square, Reading, Berkshire	A sub-rectangular pit, a sub-circular pit and a possible driven post hole were recorded. Finds of late 11- 15th C pottery and medieval peg tile have been identified.	Medieval	SU 71816 73447
MRD15670	Post-medieval pits - Forbury Square, Reading, Berkshire	Several pits dating to the post-medieval period containing finds of clay pipe, mid 17th- 18th century pottery, building material and animal bone.	Post Medieval	SU 71828 73486
MRD15671	Post-medieval cellar and well - Forbury Square, Reading, Berkshire	During archaeological investigations a series of red brick footings, chalk and flint footings were exposed and two circular brick wells.	Post Medieval	SU 71766 73503
MRD15703	Civil War Defences at Reading, Berkshire	Civil War Defences as shown on the 1643 siege of Reading map.	Post Medieval	SU 71058 73227
MRD15734	Medieval finds at rear of 1 Friar Street, Reading, Berkshire	Pottery of 12th -13th century date was found within an archaeological deposit at rear of 1 Friar Street, Reading.	Medieval - Post Medieval	SU 71694 73584

© Foundations Archaeology 2014

1st Floor, Shaftesbury Centre, Percy Street, Swindon, Wilts. SN2 2AZ

Tel: 01793 525993 Email: admin@foundations.co.uk

Web: www.foundations.co.uk

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD15735	Medieval features and multi-period finds - rear of 1 Friar Street, Reading, Berkshire	Multi-period finds and elements of a medieval building were identified during an archaeological excavation at the rear of 1 Friar Street, Reading.	Bronze Age - Post Medieval	SU 71690 73586
MRD15737	Saxon-Medieval pits at 7-8 Market Way (Broad Street), Reading, Berkshire	The earliest activity appears to be characteristic of backyard domestic rubbish disposal in the form of rubbish pits.	Saxon - Medieval	SU 71649 73465
MRD15738	Post-medieval cellar and cess pit - 7-8 Market Way (Broad Street), Reading, Berkshire	A building incorporating a cellar and a large cess pit which was in use in the early 17th century.	Post Medieval	SU 71646 73465
MRD15744	Former Boots Building, Broad Street, Reading, Berkshire	Historic building analysis on the former Boots the Chemists premises on Broad Street and Chain Street.	Post Medieval - Modern	SU 71416 73436
MRD15745	Saxon findspot - 90-93 Broad St, Reading, Berkshire	Late Saxon period (800-1100 AD) pottery finds were recovered from 90-93 Broad Street during an archaeological excavation.	Saxon	SU 71432 73400
MRD15746	Medieval features - 90-93 Broad St, Reading, Berkshire	Phase 2 of the excavation dates to the early medieval period from 1100-1250 AD and included evidence of early medieval structures and features.	Medieval	SU 71429 73415
MRD15747	Late medieval pits at 90-93 Broad Street, Reading, Berkshire	Phase 3 dates to the late medieval period and is represented by further pitting.	Medieval	SU 71416 73431
MRD15748	Post-medieval features - 90-93 Broad St, Reading, Berkshire	Phase 4 at this site dates to the post-medieval period and in the 16th or 17th centuries a building or buildings were constructed.	Medieval - Post Medieval	SU 71436 73403
MRD15751	Gold stater - site of Lloyds Bank, Market Place, Reading, Berkshire	Gold stater of Commius found on the site of the "Broad Face" (now Lloyds bank) in 1927.	Iron Age	SU 717 734
MRD3883	Romano-British settlement at Reading?	Victoria County History conjectures some sort of Romano British settlement at Reading.	Roman	SU 71500 73500
MRD3891	Burial near the engine sheds at Reading Station, Reading, Berkshire	In 1831, a burial of a man and a horse, together with an 8th century sword was discovered near the engine sheds at Reading Station.	Saxon	SU 71520 73900
MRD3906	Saxon royal vill at Reading?	Reading is first documented in the Anglo-Saxon Chronicle for 870-871 as the site of a Danish winter camp.	Saxon	SU 71400 73300
© Foundations Archaeology 2014 MRD3909 Saxon town at Reading. 1st Floor, Shaftesbury Centre, Percy Street, Swindon, Wilts. SN2 2AZ		10th century possible Late Saxon borough at Reading, possibly focused on the Old Market.	Saxon	SU 71400 73250

SHR14

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD3910	Nunnery at Reading, Berkshire	A nunnery may have been founded at Reading during Edgar's reign (AD 959-978).	Saxon	SU 71400 73250
MRD3911	Reading - Medieval town	The Domesday survey records Reading as a town by 1066.	Medieval	SU 71400 73250
MRD3913	A pre-conquest market at Reading	Domesday records a pre-conquest market at Reading.	Saxon	SU 71400 73250
MRD3914	An early medieval mint at Reading	Coins indicate that Reading operated a mint between c.1044 and 1046.	Saxon	SU 71400 73250
MRD3916	Medieval mills at Reading, Berkshire	Six mills are recorded in Reading in Domesday powered by the Kennet, the Holybrook and the Minister Mill stream.	Medieval - Post Medieval	SU 71500 73250
MRD3917	Medieval Reading	With the foundation of Reading Abbey in 1164 there was a shift in economic activity away from St Mary's to the Abbey gates.	Medieval	SU 71500 73500
MRD3918	Saxon mint at Reading	A mint operated in Reading from the early 11th century.	Saxon	SU 71500 73500
MRD3919	Old Market/ St Mary's Butts, Reading, Berkshire	Old Market/ St Mary's Butts area of Reading was probably the focus of the late Saxon town.	Saxon	SU 71350 73300
MRD3920	Possible medieval burials - St Mary's Butts, Reading, Berkshire	Skeletons of suggested early medieval date were located during building works.	Medieval	SU 71350 73290
MRD3921	Minster Street/Gun Street, Reading	Part of the presumed road system of the late Saxon town which continued with minor changes of alignment (e.g. diversion around St Mary's graveyard) in the medieval town.	Saxon	SU 71550 73360
MRD3922	Rubbish pit feature at 52-53 Minster Street, Reading	A depression filled with black soil and containing 12th-13th century sherds, chicken bones and the bone handle of a knife	Medieval - Unknown	SU 71590 73350
MRD3926	Market Place, Reading	The market place, situated at the Abbey gates was presumably laid out by the Abbey to attract trade from the St. Mary's area.	Medieval	SU 71690 73440
MRD3927	Medieval pit or ditch - East side of Market Place, Reading, Berkshire	A long ditch or elongated pit containing a large amount of medieval pottery.	Medieval	SU 71740 73450
MRD3928	Broad Street/King Street, Reading	Broad Street/King Street formed part of the grid of roads laid out to focus on the market place at the Abbey gates.	Medieval	SU 71480 73470
MRD3929	Flint and tile wall at Broad Street, Reading, Berkshire	Medieval flint and tile walling was discovered during excavations at 14 Broad Street in 1933.	Medieval	SU 71600 73450
MRD3930	Well in Cross Street, Reading, Berkshire	A medieval well was located during building works in Cross Street, Reading.	Medieval	SU 71540 73490
MRD3931	New Street/Friar Street, Reading, Berkshire	New Street/Friar Street was first documented in 1186.	Medieval - Modern	SU 71500 73590

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD3932	Medieval cess pits at 160-163 Friar Street, Reading, Berkshire	At 160-3 Friar Street a complex of medieval cess and rubbish pits were revealed.	Medieval	SU 71600 73520
MRD3933	Medieval wall - 7 Greyfriars Road, Reading, Berkshire	Fragmentary remains of the flint and mortar footings of a substantial building, was found in Greyfriars Road.	Medieval - Unknown	SU 71242 73644
MRD3938	Greyfriars - Reading, Berkshire	Founded in 1233 near Caversham Bridge, but moved to present site c1282-85. It surrendered to the Crown in 1538, but the church building was used as a prison until it was restored to church use in 1863.	Medieval - Post	SU 71216 73588
MRD3941	Minster Mill, Reading, Berkshire	The 13th century Minster Mill probably stood on a channel of the Kennet called Minster Mill Stream.	Medieval - Post	SU 7150 7325
MRD3944	St Edmund's Chapel - Reading, Berkshire	St Edmund's Chapel was founded in 1204 on permission of Abbot Helias. It was built on land near to the present Greyfriars Church.	Medieval - Post	SU 71140 73570
MRD3946	13th-15th century bridge over the Holybrook, Duke Street, Reading, Berkshire	During the re-laying of a road surface at Duke Street a bridge was revealed over the Holybrook.	Medieval	SU 71730 73380
MRD3964	Wall at Blagrove Street, Reading, Berkshire	An undated flint wall was revealed under the service yards of the Grand Hotel.	unknown	SU 71580 73700
MRD3965	Old market/St. Mary's Butts, Reading	Old market/St. Mary's Butts.	Post Medieval -	SU 71350 73300
MRD3966	Flint lined well - St Mary's Butts, Reading, Berkshire	A flint lined well was discovered during constructional works in St. Mary's Butts on 28th March 1931.	Modern	SU 7134 7341
MRD3967	Findspot at back of Minster Street, Reading, Berkshire	Part of a human cranium was found at the back of Minster Street in Reading.	unknown	SU 71550 73360
MRD3970	Market Place - Reading, Berkshire	The markets continued to be held in the Market Place until 1973.	Post Medieval -	SU 71690 73440
MRD3971	Flint lined well - Butter Market, Reading, Berkshire	A flint lined well was found on the site of No 1, Butter Market. Its total depth was about 16ft.	Modern	SU 71660 73430
MRD3972	Broad Street/King Street, Reading	Broad Street/King Street formed part of the grid of roads laid out to focus on the market place at the Abbey gates.	unknown	SU 71480 73470

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD3973	Possible late/post-medieval brick footings - Broad Street, Reading, Berkshire	Brick footings recorded in Broad Street, c.12-15ft wide and approximately 10ft out from the (north) pavement, running in the same direction (parallel) as the street.	Post Medieval	SU 71600 73440
MRD3978	Skeletons and finds - Friar Street, Reading, Berkshire	In 1881 the remains of approximately six skeletons were recovered in Friar Street, Reading. Also found was a Charles I farthing and two brass hand-made pins.	Post Medieval - Unknown	SU 715 735
MRD3979	St Edmund's Chapel, Reading used as a fort during the Civil War	During the Civil War St Edmund's Chapel was converted to a Civil War fort.	Post Medieval	SU 71130 73590
MRD3984	The Forbury, Reading Berkshire	A road between the Forbury Gardens and Forbury Square, part of the outer court of Reading Abbey.	Post Medieval to Modern	SU 71800 73550
MRD3985	Post-medieval-modern well at 22 The Forbury, Reading, Berkshire	A well was discovered in the basement of 22 The Forbury during demolition work.	Post Medieval to Modern	SU 71800 73540
MRD3987	Blagrove Street, Reading, Berkshire	Blagrove Street is a post-medieval street in the centre of Reading.	Modern	SU 71640 73634
MRD3988	Former Victoria Buildings, Reading, Berkshire	The Victoria Buildings (shops, offices and warehouse) fronting Blagrove Street and Valpy Street were demolished in 1975.	Post Medieval to Modern	SU 71650 73650
MRD3989	Well at Reading Chronicle Building, Valpy Street, Reading	A post-medieval well was found whilst renovating a floor beneath the Reading Chronicle Building.	Post Medieval to Unknown	SU 71680 73680
MRD4467	Graves at Greyfriars Vicarage, Reading, Berkshire	Two extended skeletons were found during the digging of foundations for the new Greyfriars Vicarage.	unknown	SU 71230 73580
MRD5503	St Marys Butts stall - St Marys Butts, Reading, Berkshire	A stall possibly built to serve Market Place in Hosier Street.	Modern	SU 713 732
MRD5504	Cross Keys Pub, corner of Gun and Bridge Street, Reading, Berkshire	Recorded by Berkshire Industrial Archaeological Group (BIAG) as 'a large town centre pub with patterned brickwork and tiles. At the rear a medieval timber framed building: also at the rear the Holy Brook can be seen emerging from a conduit'.	Post Medieval to Modern	SU 71424 73256
MRD5534	Hall of the Corn Exchange, Market Place, Reading	The hall of the corn exchange was designed by Clacy and Hawkes, completed 1854 and later demolished when shops expanded.	Post Medieval to Unknown	SU 71662 73478
MRD5535	Campanile at Corn Exchange - Market Place, Reading	Built in 1854, all that remains of the Reading Corn Exchange is the narrow entrance campanile.	Post Medieval to Unknown	SU 71678 73471
MRD5909	A4 Bath Road through Reading	The A4 Bath Road from London to Bristol was a coach road and a major route west.	Post Medieval to Modern	SU 71400 73300

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRD6024	Great Western Railway (GWR) - London to Reading Station	By 1840 The Great Western Railway ran from London to Reading.	Post Medieval - Modern	SU 68174 74676
MRD6122	Reading to Mortimer Station, Berkshire	Section of Basingstoke branch railway line between Reading and Mortimer Station.	Post Medieval to Modern	SU 69932 72232
MRD6125	South Eastern and Chatham Railway - Reading line	The South Eastern and Chatham Railway had a line to Reading.	Post Medieval to Modern	SU 72290 73719
MRD6180	Toll road from Reading to Wallingford	The toll road route went north west from Reading, through Pangbourne and Streetley to Wallingford.	Post Medieval	SU 71112 73411
MRD6289	The Forbury Garden, Reading, Berkshire	Mid C19 public garden, 2ha, occupying part of former site of Reading Abbey.	Post Medieval to Modern	SU 71850 73630
MRD6376	Undated wall at Jacksons Corner, Reading	A 250mm thick brick wall running out from Jacksons shop frontage on north side of King's Road angled at 90 degrees to the Holy Brook.	unknown	SU 71773 7340
MRD6571	Post-medieval linear ditch at Vastern Road, Reading, Berkshire	V-shaped linear ditch containing post-medieval porcelain and earthenware.	Post Medieval to Modern	SU 71650 74060
MRD6573	Cinders and hoggin layer - Vastern Road, Reading, Berkshire	A layer of cinders and hoggin containing ceramic drainpipe was revealed during an archaeological evaluation.	Post Medieval	SU 71650 74060
MRD6624	Burials at United Reform Chapel, Broad Street, Reading, Berkshire	One hundred and forty-eight 18th-19th century burials recorded during exhumation.	Post Medieval	SU 71400 73420
MRD6695	Burials - St Mary the Virgin Church, Reading, Berkshire	Burials and post-medieval gravestones were revealed during an archaeological watching brief in the churchyard.	Medieval to Post Medieval	SU 7140 7330
MRD6696	Human inhumations - St Mary the Virgin Church, Reading, Berkshire	Human inhumations were revealed during an archaeological watching brief in the churchyard.	Medieval to Post Medieval	SU 7140 7330
MRD7108	Medieval wall - 26 The Forbury, Reading, Berkshire	Flint and lime mortar wall about 30cm wide, observed 80cm below the pavement.	Medieval	SU 71840 73550
MRD7305	Post-medieval features at 21-23 Valpy Street, Reading, Berkshire	A number of Post-medieval features were identified during an archaeological evaluation at 21-23 Valpy Street, Reading.	Post Medieval	SU 71714 73671
MRD7306	Robber trench at 21-23 Valpy Street, Reading, Berkshire	A possible 17th-18th century robber trench of a medieval/post-medieval wall at 21-23 Valpy Street, Reading.	Post Medieval	SU 71714 73671
MRD7307	Post hole at 21-23 Valpy Street, Reading, Berkshire	This post hole was probably originally associated with a robbed out structure inside the Abbey precinct.	Medieval	SU 71714 73671
MRD7308	Pit at 21-23 Valpy Street, Reading, Berkshire	A possible pit with a single fill containing post-medieval pottery, animal bone and shell.	Post Medieval	SU 71724 73691

MONUID	NAME	DESCRIPTION	PERIOD	NGR
		A vertical sided pit with four distinct fills and finds including animal bone, ceramic building material, nails and 17th-18th century pottery.		
MRD7309	Pit at 21-23 Valpy Street, Reading, Berkshire		Post Medieval	SU 71714 73671
MRD7368	Victorian well at 5 Greyfriars Road, Reading, Berkshire	A Victorian well was revealed during an archaeological evaluation at 5 Greyfriars Road, Reading, Berkshire.	Post Medieval	SU 71240 73650
MRD9047	Hand axe - Vachel Road, Reading, Berkshire	An ovate handaxe was found at Vachel Road in 1903.	Lower Palaeolithic	SU 712 737
MRD9048	Levalloisian flake - Caversham Road, Reading, Berkshire	Finely struck Levalloisian flake was found in Caversham Road, Reading.	Lower Palaeolithic	SU 711 737
MRD9049	Hand axe at Station Road, Reading, Berkshire	In 1904 a hand axe was found in a drainage trench in Station Road, Reading.	Lower Palaeolithic	SU 71500 73650
MRM15805	Roman and medieval finds at 7-9 Gun Street, Reading, Berkshire	Medieval pottery and tile and Roman pottery were recovered during an archaeological evaluation.	Roman and Medieval	SU 71461 73260
MRM15914	Possible section of Plummary Wall at Forbury Road, Reading, Berkshire	A section of wall located on the northern side of Forbury Road east of the junction with Vastern Road.	Medieval to Modern	SU 71819 73706
MRM16013	12th-14th century medieval activity at 25-26 Friar Street and Shoesmiths Court, Reading, Berkshire	A number of features and finds indicating medieval backland activity were revealed at this site off Friar Street.	Medieval	SU 71457 73636
MRM16014	14th - 16th century medieval activity at 25-26 Friar Street and Shoesmiths Court, Reading, Berkshire	Late-medieval to early post-medieval features were revealed during an archaeological investigations.	Medieval to Post Medieval	SU 71448 73638
MRM16015	Vastern Meadows, Reading, Berkshire	Vastern meadows comprised land given to the Friars Minor by the Abbot and Convent of Reading in 1233.	Medieval to Post Medieval	SU 71379 73785
MRM16016	16th - 18th century post-medieval activity at 25-26 Friar Street and Shoesmiths Court, Reading, Berkshire	Post-medieval activity in the form of pits and ditches was revealed at this site during archaeological investigations.	Post Medieval	SU 71456 73630
MRM16017	Sherd of Saxon pottery at Shoesmiths Court, Reading, Berkshire	A single sherd of residual Saxon pottery recovered from a Post-medieval pit.	Saxon	SU 71435 73659
© Foundations Archaeology 2014 MRM16206 Outside Civil Centre, Reading, Berkshire 1st Floor, Shaftesbury Centre, Percy Street, Swindon, Wilts. SN2 2AZ	'Requiem' (Spanish Civil War monument), the men and women of Reading who were involved in the conflict (1936-1939). The memorial was unveiled on May 5th 1990.	Requiem' by local sculptor Eric Stanford, was designed to commemorate the men and women of Reading who were involved in the conflict (1936-1939). The memorial was unveiled on May 5th 1990.		SU 71221 73267

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRM16211	Medieval activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Two pits were revealed during an evaluation. Their position in the stratigraphic record and the recovery of a piece of medieval tile, would indicate they are of medieval date.	Saxon	SU 71261 73280
MRM16212	16th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	A ditch and a series of pits, containing mid-16th century finds, indicate 16th century activity at the site.	Medieval to Post Medieval	SU 71238 73276
MRM16213	17th century activity, Reading Civic Headquarters and Hosier Street, Reading	Pits containing finds dated to the 17th century were revealed during an archaeological evaluation at the site.	Post Medieval	SU 71242 73278
MRM16214	18th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	An infilled cellar containing 18th century pottery finds, as well as a brick wall constructed of late 18th century bricks, indicating activity of that date on the site.	Post Medieval	SU 71238 73276
MRM16215	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	A series of walls, and an associated soakaway, and a rubbish pit were revealed. The walls can be associated with St. Mary's School.	Post Medieval	SU 71255 73278
MRM16224	Undated human remains-Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Undated human remains representing two individuals were revealed during an archaeological evaluation. The bones are residual, and had been redeposited into a modern pit feature.	unknown	SU 71246 73278
MRM16314	Human remains (pre 16th century), Minster of St Mary-the-Virgin, Reading, Berkshire	The remains of an articulated adult human skeleton and charnel remains were recovered during an archaeological watching brief. The remains predated the construction of the church tower, dated to between 1550-1553.	Post Medieval	SU 71394 73323
MRM16392	Medieval pottery sherds - Vicarage Site, St Mary's Church, Reading, Berkshire	Three sherds of 14th century pottery were found during trial trenching at this site.	Medieval	SU 7140 7338
MRM16503	Medieval activity at rear of 10-11 Gun Street, Reading, Berkshire	A number of medieval occupation layers were revealed during an archaeological evaluation at the rear of 10-11 Gun Street, Reading.	Medieval to Post Medieval	SU 71474 73274
MRM16504	Post -medieval features and finds at rear of 10-11 Gun Street, Reading, Berkshire	Post-medieval brick walls, brick surfaces and artefacts were revealed during an evaluation at the rear of 10-11 Gun Street, Reading.	Post Medieval to Modern	SU 71475 73272
MRM16505	Medieval features at 56-56 St Mary's Butts, Reading, Berkshire	Linear features and a pit were revealed during an archaeological evaluation at 55-56 St Mary's Butts, Reading.	Medieval	SU 71380 73358
© Foundations Archaeology 2014 MRM16508 First World War memorial - Forbury, Reading, Berkshire	First World War memorial - Forbury, Reading, Berkshire	A cenotaph memorial commemorating the men of Reading and Berkshire who gave their lives during the First World War (1914-18).	Modern	SU 71794 73566

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRM16548	Grave at Greyfriars, Friar Street, Reading, Berkshire	The remains of a suspected articulated skeleton were discovered at Greyfriars Day Nursery during an archaeological evaluation.	unknown	SU 71244 73583
MRM16549	Medieval pottery sherds and tile at Greyfriars, Friar Street, Reading, Berkshire	Two sherds of medieval pottery and three fragments of medieval tile were recovered during an evaluation at Greyfriars, Friar Street, Reading.	Medieval	SU 71250 73582
MRM16550	Post-medieval activity at Greyfriars, Friar Street, Reading, Berkshire	A post-medieval well and post-medieval pottery sherds were revealed during an archaeological evaluation.	Post Medieval	SU 71247 73583
MRM16558	Medieval/early post-medieval feature - Station Hill, Reading, Berkshire	During archaeological investigations, a medieval or early post-medieval feature was identified cut into the natural gravel.	Medieval to Post Medieval	SU 71329 73701
MRM16665	Jackson's Department Store, 1-6 King's Road, Reading, Berkshire	An early-mid Victorian department store with an 18th century stable block and 1930s warehouse behind.	Post Medieval to Modern	SU 7174 7340
MRM16715	Caversham Road Underbridge, Reading	Steel girder railway underbridge, constructed c. 1890s.	Post Medieval	SU 7121 7390
MRM16784	Medieval deposits and artefacts - Friar Street, Reading, Berkshire	Layers of medieval material of 14th to 15th century date, including leather shoe parts were revealed during repairs to the road in Friar Street.	Medieval	SU 71494 73590
MRM17565	Earlier post-medieval and possible medieval deposits at rear of 7-9 Gun Street, Reading, Berkshire	Deposits seen close to the bottom of the excavations in Area A and in Area C are possibly Medieval or Post-Medieval. Also in Areas B and D two undated pits were revealed and the stratigraphic evidence suggests that a possible early post-medieval /medieval date for these features is not out of the question.	Medieval to Post Medieval	SU 7146 7326
MRM17581	Possible Medieval activity at land at Greyfriars Church, Reading, Berkshire	During an archaeological evaluation at Land at Greyfriars Church evidence of medieval activity was identified. Four sherds of medieval pottery were recovered from deposits which appeared to represent a sequence of tipped/dumped layers, as well as a separate single sherd of medieval pottery.	Medieval	SU 7117 7358
MRM17606	Former Ticket Office and Parcel Depot - Reading Station, Reading, Berkshire	The ticket office and parcel depot were located on the north side of the main Reading Station and on the north side of the railway tracks.	Post Medieval to Modern	SU 7146 7390

MONUID	NAME	DESCRIPTION	PERIOD	NGR
MRM17607	Former western wing of station buildings - Reading Station, Reading, Berkshire	The western wing of Reading station was part of the original composition constructed in 1865-8. The Station building comprised a central two-storey main station building flanked by two single-storey wings to the east and west.	Post Medieval to Modern	SU 7138 7384

