



## 18-20 Hosier Street Reading RG 1

County of Berkshire

Historic environment assessment

November 2018



**18-20 Hosier Street  
Reading  
RG1**

## **Historic environment assessment**

NGR 71301 73322

Historic Environment Record search reference: Hosier Street Reading

### **Sign-off history**

| issue no. | Issue date | Prepared by                                                            | Reviewed by                                        | Project Manager    | Notes                                            |
|-----------|------------|------------------------------------------------------------------------|----------------------------------------------------|--------------------|--------------------------------------------------|
| 1         | 25/10/2018 | Florence Smith Nicholls<br>(Archaeology)<br>Thomas Light<br>(Graphics) | Rupert Featherby<br>Lead Consultant<br>Archaeology | Christina Holloway | Baseline draft                                   |
| 2         | 29/10/2018 | Florence Smith Nicholls<br>(Archaeology)                               | -                                                  | Christina Holloway | Baseline draft amended<br>following DP9 comments |
| 3         | 16/11/2018 | Florence Smith Nicholls<br>(Archaeology)                               | -                                                  | Christina Holloway | Final issue                                      |

MOLA code: P8373



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Company registration number 07751831 Charity registration number 1143574

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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

# Executive summary

DP9 on behalf of Inception (Reading) Sarl has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at 18-20 Hosier Street, Reading, RG1 7JL; National Grid Reference (NGR) 71301 73322. The proposed scheme will involve demolition of all existing structures, erection of a part 7, part 8 storey building for use as a Hotel (Class C1 Use) and Restaurant/Bar (Class A3/A4 Use), means of access and associated works. There will be a lowered ground floor and piled foundations are anticipated.

An existing basement covers approximately 20% of the western extent of the site and will have removed all archaeological remains within its footprint to depth of 5.5mbgl, with very limited potential for archaeological deposits to survive beneath the existing basement slab. The remaining 80% of the site is likely to have been disturbed to up to 1.5mbgl by previous building foundations.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site. Buried heritage assets that may be affected by the proposals within the unbasemented area of the site comprise:

- **Post-medieval remains.** Historic maps indicate that parts of the site have been developed from at least the 17th century and onwards. In the 19th century the site was almost fully occupied by a combination of commercial, industrial and residential buildings. Any post medieval remains would be of low heritage significance.
- **Possible Saxon remains.** A possible residual Saxon knife was found at the Civic Centre 60m south of the site in a post-medieval pit. According to Astill's projection of the Saxon Reading settlement, the north-west corner of this extended into the eastern half of the site. It is expected that only residual Saxon remains would survive within the site, which would be of low archaeological significance.
- **Possible Late-Medieval remains.** Reading was subject to considerable urban development during the medieval period, which is reflected in the fact that archaeological investigations nearby have revealed evidence of occupation along Hosier Street to the south of the site, as well as further structural and cut features in the wider study area. Any medieval remains would be of low to medium significance, depending on their nature and extent.

There is anticipated to be low potential for earlier periods since there is no substantial archaeological evidence for occupation of the site and wider area prior to the Saxon period.

It is expected that evaluation trenches or trial pits would be necessary to confirm the presence, nature and significance of any archaeological remains. This would in turn enable an informed decision to be made in respect of an appropriate mitigation strategy and ensure that significant archaeological assets are not removed without record. The precise details would need to be agreed with the local authority's archaeological advisor.

Any archaeological work would need to be undertaken in accordance with a Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

# 1 Introduction

## 1.1 Origin and scope of the report

- 1.1.1 DP9 on behalf of Inception (Reading) Sarl has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at 18-20 Hosier Street, Reading, RG1 7JL; National Grid Reference (NGR) 71301 73322: Fig 1. The proposed scheme will involve demolition of all existing structures, erection of a part 7, part 8 storey building for use as a Hotel (Class C1 Use) and Restaurant/Bar (Class A3/A4 Use), means of access and associated works.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG, 2018; see section 9 of this report) and to standards specified by the Chartered Institute for Archaeologists (CifA Dec 2014a, 2014b), Historic England (EH 2008, HE 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

## 1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The List does not include any nationally designated heritage assets within the site.
- 1.2.2 The site is not within the Reading Area of Archaeological Importance nor is it within a Conservation Area.

## 1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
  - describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 9.3.1 for methodology used to determine significance);

- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

## 2 Methodology and sources consulted

### 2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 200m-radius study area around it, as held by the primary repositories of such information within the county. These comprise the Berkshire Archaeology Historic Environment Record (BAHER). The Berkshire Archaeology Historic Environment Record is managed by Reading Borough Council and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
  - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
  - Berkshire Record Office – historic maps and published histories;
  - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
  - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
  - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
  - Inception (Reading) Sarl – existing site survey (Warner Land Surveys Limited 2016); proposal plans (Corstorphine and Wright 2018);
  - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 28th of June 2018 in order to determine the topography of the site and existing land use/the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report.

### 2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 150m) are included, unless their inclusion is considered relevant

to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m).

- 2.2.2 Section 9.3.1 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

## 3 The site: topography and geology

### 3.1 Site location

- 3.1.1 18-20 Hosier Street, Reading, RG1 7JL (NGR 71301 73322: Fig 1). The site area is 0.1ha and is bounded by Broad Street Mall to the north and west, St Mary's Butts to the east and Hosier Street to the south. The site falls within the historic parish of St Mary Reading, within the county of Berkshire prior to being absorbed into the administration of the county borough of Reading.
- 3.1.2 The site is 280m north-west of the River Kennet, a tributary of the Thames. The Kennet was canalised in the 18th century, and now forms part of the water frontage of the Oracle.

### 3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 Ground level within the site varies between 45.0m OD to the west of the site footprint, sloping down to 43.5m OD at the north-east corner of the site (Fig 4; Warner Land Surveys Limited 2016).

### 3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The British Geological Survey (BGS) 50k digital data indicates the site is on a Taplow Gravel terrace associated with the River Thames, over Chalk bedrock which itself overlies Reading beds sands.
- 3.3.3 In places the Gravels are capped by fine-grained silt known as Langley Silt Complex ('brickearth'), which was laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development.
- 3.3.4 There have been on geotechnical (non-archaeological) or archaeological investigations have been undertaken within the site. Therefore our understanding of the underlying geologies within the site has been based on information gleaned from the BGS historic borehole database.
- 3.3.5 There have been eleven BGS boreholes drilled immediately to the north and west of the site within the Broad Street Mall that are publicly accessible, the results of which are summarised below. Three of the boreholes, SU77SW865, 868 and 872, appear to have been drilled from a basement or lower ground level. The rest of the boreholes were drilled from ground level, all conducted in 1968 prior to the construction of the existing Broad Street Mall and basement.
- 3.3.6 One BGS borehole from 40m south of the site (SU77SW693) has been included to given indication of how geology varies to the south of the site (see Fig 3).
- 3.3.7 Table 1 differentiates between modern made ground (i.e. containing identifiably modern inclusions such as concrete and plastic) and undated made ground, which may potentially contain deposits of archaeological interest. This distinction was not apparent in the original report as it was commissioned for engineering purposes.

*Table 1: summary of geotechnical data (BGS)  
Levels are in metres below ground level (mbgl)*

| BH/TP ref. | Ground level | Modern made ground | Undated made ground | Top of natural brickearth | Top of natural gravel | Top of the Natural Chalk |
|------------|--------------|--------------------|---------------------|---------------------------|-----------------------|--------------------------|
| SU77SW690  | 45.0m OD     | <0.8               |                     | 0.8                       | 2.0                   | 4.9                      |
| SU77SW864  | 44.8m OD     |                    | <1.8                | 1.8                       | 2.5                   | 5                        |
| SU77SW866  | 45.0m OD     |                    | <1.6                | 1.6                       | 2.5                   | 5                        |
| SU77SW867  | 44.8m OD     |                    | <1.5                | -                         | 1.5                   | 5.5                      |
| SU77SW871  | 44.8m OD     | <0.1               | 0.1–1.6             | -                         | 1.6                   | 5.1m                     |
| SU77SW872  | 43..m OD     | <0.1               |                     | -                         | 0.1                   | 5.1m                     |
| SU77SW865  | 39.8m OD     |                    | -                   | -                         | -                     | 39.8m OD                 |
| SU77SW868  | 39.8m OD     |                    | -                   | -                         | -                     | 39.8m OD                 |
| SU77SW869  | 44.8m OD     |                    | <4.4                | -                         | 4.4                   | 5.8                      |
| SU77SW870  | 44.5m OD     |                    | <3.4                |                           | 3.4                   | 5.8                      |
| SU77SW873  | 44.2m OD     | <0.2               | 0.2-1.2             | 1.2                       | 2.9                   | 5.7                      |
| SU77SW693  | 45.1m OD     | <1.4               |                     | -                         | 1.4                   | 4.3                      |

- 3.3.8 The BGS boreholes indicate that the top of natural gravels varies from 2mbgl to 2.5mbgl in to the north of the Broad Street Mall to 4.4mbgl at the south of the mall, but appearing to rise again to 1.4mbgl 40m to the south of the site. These gravels were in places overlain with 0.7m–1.6m thick deposits of brickearth. Six of the boreholes recorded no brickearth, suggesting heavy truncation of these deposits on the site. This was capped by a generally between a 0.8m to 1.8m thick deposit of made ground, although one borehole noted 3.4m of undated made ground.

## 3.4 Modern impacts affecting archaeological survival

- 3.4.1 There are existing basements within the western extent of the site footprint at a formation level varying between 39.1m OD and 39.8mOD (3.7–5.9mbgl). The remaining 80% of the site is unbasemented, with truncation from the existing post-medieval buildings likely reaching a level of 1.5mbgl, potentially reaching the top of any shallow gravel deposits. This means that it is likely that the existing basement has truncated away all archaeological remains and cut into the natural gravels, potentially into the underlying chalk bedrock.

## 4 Archaeological and historical background

### 4.1 Overview of past investigations

- 4.1.1 There have been 23 past archaeological investigations within the 200m radius study area. These are mostly clustered to the west of the study area, towards the urban centre of Reading.
- 4.1.2 There have been no archaeological within the site footprint itself. The closest was 60m to the south of the site at reading Civic Headquarters (**HEA 2**), where a possible Saxon or early medieval knife was found as well as abraded human remains. A large assemblage of medieval roof tiles was also found which is indicative of the dwellings on Hosier Street at this time.
- 4.1.3 Other archaeological investigations in the study area uncovered medieval cut and structural features (**HEA 4**) as well as post-medieval remains also relating to the habitation of this area (**HEA 3, 6, and 7**).
- 4.1.4 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

### 4.2 Chronological summary

#### *Prehistoric period (800,000 BC–AD 43)*

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area. A Lower Palaeolithic handaxe has been found 400m north of the site on Greyfriars Road (Oxford Archaeology 2015, 47).
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There have been no finds from these periods within the study area, apart from what are described as “stray finds” generally dated to the prehistoric period found at 31–37 Castle Street (**HEA 10**) 180m south of the site.
- 4.2.4 There is limited evidence for the prehistoric settlement of Reading, though it is possible that the areas surrounding the River Thames and River Kennet may have been subject to temporary occupation as the rivers may have been exploited as sources of food, water and transportation routes (Cotswold Archaeology 2015, 17). However, it is likely that the existing basements have removed all archaeology dating to this period. Survival would be restricted to only the bases of deep cut features such as boundary ditches for which, however, there is no evidence.

#### *Roman period (AD 43–410)*

- 4.2.5 The Roman town of *Calleva Atrebatum*, located at Silchester roughly 13km likely represented the main urban centre in the region during this period. This is reflected in the fact that there is little archaeological evidence for the Roman occupation of Reading, although it is thought that

this may be partly the result of extensive urban development of the area from the medieval period and onwards (Norton and Poore 2007).

- 4.2.6 Although there have been a number of stray finds within the study area, including disturbed human remains found at the Civic Headquarters (**HEA 2**) 60m to the south of the site the existing basements have cut down deep into the natural gravels and likely removed all remains dating to this period. Survival would be restricted to only the bases of deep cut features such as boundary ditches. However, given the distance to the nearest centre of Romano-British activity their presence is unlikely. It is likely that the site was open, undeveloped land.

#### *Early medieval (Saxon) period (AD 410–1066)*

- 4.2.7 Following the withdrawal of the Roman army from England in the early 5th century AD, Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.
- 4.2.8 The place-name 'Reading' is thought to have derived from a Saxon tribe known as *Readingas*, who settled in this area in the 6th century (Reading Borough Council 2008). Reading is first mentioned in the Anglo-Saxon Chronicle in 871 AD, in the year that the Danes invaded Wessex, took Reading and put up fortifications between the Kennet and the Thames (Ditchfield and Paige 1923, fn. 1). It was during this period that Roman roads converging on Silchester begun to be replaced with roads meeting in Reading, and a church was established on the current site of Reading Minster (170m east of the site) (Reading Minster 2018).
- 4.2.9 G. G. Astill's *Historic Towns in Berkshire* contains a possible projection of the extent of the Saxon settlement, centred on the church (**HEA 1**). The north-western corner of this overlies the eastern half of the site. A possible early medieval or Saxon knife has been found during an evaluation at the Reading Civic Headquarters (**HEA 2**) 70m to the south of the site. A possible Saxon soil and ditch were found at 90–93 Broad Street, Reading (**HEA 11**) 140m north-east of the site. It appears that the site either just within or on the outskirts of the Saxon settlement. However, given that the existing basements have cut down deep into the underlying gravels (and in some locations potentially into the chalk bedrock), it is likely that their construction has removed all archaeology dating to this period. Survival would be restricted to only the bases of deep cut features such as boundary ditches, post holes although their context would be lost.

#### *Later medieval period (AD 1066–1485)*

- 4.2.10 Reading Abbey was founded by Henry I in 1121 830m north-west of the site. The founding of the abbey focused attention away from the old market in St Mary's Butts to the gates of the new abbey, and this was reflected in the road layout with Broad Street (70m north of the site) and New Street (now Friar Street, 200m north of the site) laid out to provide access to it (Cotswold Archaeology 2015, 19). After the Norman invasion of 1066, William the Conqueror gave to the abbey of St Martin at Battle a church as well as 29 *mansurae* in the town of Reading. In the Domesday Survey Reading is referred to as a borough, with the town and manor being surveyed separately (Ditchfield and Paige 1923, fn. 5–6).
- 4.2.11 A Franciscan Friary was founded in Reading in 1233, initially located by the River Thames and then moved to New Street (Friar Street) in c 1285, 260m north-east of the site.
- 4.2.12 Archaeological investigations within the study area have uncovered extensive evidence of the medieval development in this area. At the Reading Civic Centre (**HEA 2**), 60m to the south of the site, a large assemblage of residual medieval roof tiles is indicative of the properties that existed along Hosier Street during this period. Medieval deposits have also been found at 55–56 St Mary's Butts (**HEA 4**) 80m east of the site, as well as Castle Street (**HEA 9** and **10**) 180m south of the site. A medieval garden soil was found at 90–93 Broad Street, Reading (**HEA 11**) 140m north-east of the site. Medieval pottery was found at Gun Street (**HEA 13**) 140m south-east of the site.
- 4.2.13 However, given that the existing basements have cut down deep into the underlying gravels

(and in some locations potentially into the chalk bedrock), it is likely that their construction has removed all archaeology dating to this period. Survival would be restricted to only the bases of deep cut features such as boundary ditches, post holes although their context would be lost..

#### *Post-medieval period (AD 1485–present)*

- 4.2.14 During the early post-medieval period, development within Reading remained within the limits of the medieval town, as can be seen from John Speed's map of 1611 (Fig 5, Berkshire Record Office, D/Ex2385/1). The site was occupied by buildings fronting onto Hosier Street. The Reading Minster of St Mary the Virgin can be seen marked on the map as '15.'
- 4.2.15 By the time of the St Mary parish tithe map of 1839 (Fig 6, Berkshire Record Office, D/D1/98/1), the site appears to have been completely developed. As in the present day, the site is to the east by St Mary's Butts and to the south by Hosier Street. The street configuration to the west has changed somewhat though as in the early 19th century 'Soho Street' passed through the south-western corner of the site.
- 4.2.16 The Ordnance Survey 1st edition 25":mile map of 1879 (Fig 7) provides a more detailed impression of the site in the late 19th century. It was occupied by a combination of commercial, domestic and industrial buildings. Cross-referencing the map with the Goad Insurance Plan of Reading Sheet 7-1 of 1895 (not reproduced), the building fronting on to St Mary's Butts was for commercial usage, whilst there was a Timber Store to the centre of the site footprint and dwellings at the south-eastern corner of the site footprint.
- 4.2.17 By the early 20th century, there had been little change within the site, save that the building to the west of the site footprint seems to have been enlarged and the central courtyard of the site was now marked as a 'Builder's Yard.' This can be seen on the Ordnance Survey 25":mile map of 1957–59 (Fig 8).
- 4.2.18 By the time the Ordnance Survey 1:1,250 scale map of 1969–71 (Fig 9) was produced, buildings to the north of the site, and structures at the western extent of the site footprint had been cleared, though the rest of the site seems to have remained untouched.
- 4.2.19 The Ordnance Survey 1:1,250 scale map of 1980 (Fig 10) shows 18–20 Hosier Street in much its current form, though a public house is marked just to the west of the site footprint. The site currently comprises the former Eva's nightclub and a vacant barn/warehouse.

## 5 Statement of significance

### 5.1 Introduction

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- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

### 5.2 Factors affecting archaeological survival

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#### *Natural geology*

- 5.2.1 Current ground level is at 43.5–45.0m OD (sloping down to the north-east corner).
- 5.2.2 Based on geotechnical data, the level of natural geology within the site is as follows:
- The top of truncated brickearth is at 41.1–43.9m OD (1.1–3.9m below ground level/mbgl)
  - The top of untruncated Gravel is at 40.2–44.7m OD (0.3–3.8mbgl)
- 5.2.3 Between the top of the natural and the current ground level is undated made ground.

#### *Past impacts*

- 5.2.4 The greatest past impact will have been the construction of the existing basement across the western 20% of the site footprint to a formation level varying between 39.1m OD and 39.8mOD (3.7–5.9mbgl) (Fig 11; Warner Land Surveys Limited, 2016). This means it can be assumed that the existing basement has truncated away all archaeological remains and cut into the natural gravels, with some limited potential for the survival of a lens of brickearth or made ground beneath the existing basement slab.
- 5.2.5 The remaining 80% of the site footprint is currently unbasemented. It is likely that the existing building foundations will have locally truncated any archaeological remains away up to 1.5mbgl, potentially reaching the top of any shallow gravel deposits.
- 5.2.6 The topographical plan of the site (Fig 3, Warner Land Surveys Limited 2016) shows that there is existing drainage running through the site with an internal level of 43.5m OD (1.5mbgl), potentially reaching the top of any shallow gravel deposits.

#### *Likely depth/thickness of archaeological remains*

- 5.2.7 Archaeological deposits recorded during the evaluation at the Civic Centre Headquarters (HEA 2) 60m south of the site, identified archaeological deposits down to a level of 42.5m OD. Abraded human remains were found in a pit which reached a maximum level of 42.8m OD (0.9–2.2mbgl within the site). An early medieval or possibly Saxon knife was found in a deposit which also reached a level of 42.8m OD.

### 5.3 Archaeological potential and significance

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- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above. The archaeological potential discovered below is only relevant in terms of the 80% of the site not truncated by the existing basement:
- 5.3.2 *The site has low potential for prehistoric remains.* Limited prehistoric remains have been found within the study area and there is little evidence for the prehistoric settlement of Reading in general. Although the areas surrounding the River Thames and Kennet were likely subject to temporary occupation it is not expected that the site itself was a site of prehistoric activity.

- 5.3.3 *The site has low potential for Roman remains.* Limited Roman remains have been found in the study area. Roman Silchester, which is thought to have been the main urban centre in the area, was located 13km away. The site was likely undeveloped and uncultivated during this period.
- 5.3.4 *The site has low to moderate potential for Saxon remains.* Reading itself is thought to have been established during the 6th century and was mentioned in the Anglo-Saxon Chronicle in 871 AD. According to Astill's projection of the Saxon settlement, the north-west corner of this overlies the eastern half of the site. It is expected that if any Saxon remains did survive within the site they would be residual and of **low** significance.
- 5.3.5 *The site has low to moderate potential for medieval remains.* Reading was subject to considerable urban development during the medieval period, which is reflected in the fact that archaeological investigations nearby have revealed evidence of occupation along Hosier Street to the south of the site, as well as further structural and cut features in the wider study area. Any medieval remains would be of **low** to **medium** significance depending on their nature and extent.
- 5.3.6 *The site has high potential for remains from the 17th century and onwards.* Cartographical evidence indicates that that the site has been developed from at least the 17th century and onwards. In the 19th century the site was occupied by a combination of commercial, industrial and residential buildings and the existing shopping centre was built in the late 20th century. Any post medieval remains would be of **low** archaeological significance.
- 5.3.7 *There is an uncertain potential for human remains.* Abraded human remains have been found at the Civic Centre (**HEA 2**) 60m south of the site. These remains have not been dated and it is not known whether they represent an anomaly or are indicative of further internments in the area. Such remains would be of **high** archaeological significance.

## 6 Impact of proposals

### 6.1 Proposals

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- 6.1.1 The proposed scheme will involve demolition of all existing structures, erection of a part 7, part 8 storey building for use as a Hotel (Class C1 Use) and Restaurant/Bar (Class A3/A4 Use), means of access and associated works (Fig 12, Corstorphine + Wright Architects, November 2018). There will be a lowered ground floor at a level of 43.8m OD (0.0–0.4mbgl) (Fig 13 Corstorphine + Wright Architects, October and November 2018).

### 6.2 Implications

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- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.

#### *New lowered ground floor*

- 6.2.3 The excavation of a lowered ground finished floor level of 43.8m OD, and an assumed formation level of 43.4m OD (0.1–0.8mbgl), will only affect the eastern area of the site to the east of what is currently 20 Hosier Street, thus the existing basemented area will not be affected.
- 6.2.4 Where ground level is lower in the area of the existing undercroft to the east of the site footprint, there will be no archaeological impact. Where ground level slopes up in the central area of the site currently at 44.2m OD, the lower ground floor will truncate made ground and potentially the top of any shallow gravel deposits.

#### *Piled foundations*

- 6.2.5 Piled foundations within the footprint of the existing basement would have no archaeological impact.
- 6.2.6 Piled foundations outside of the footprint of the existing basement would completely remove all archaeological remains within their footprint, extending down into natural gravels.

## 7 Conclusion and recommendations

- 7.1.1 The site is located at 18-20 Hosier Street, Reading, RG1 7JL. It is not within an Area of Archaeological Importance nor is it within a Conservation Area.
- 7.1.2 There is high potential for post-medieval remains and moderate potential for medieval remains as the site and area surrounding it has been developed since this time. Prior to this, Reading was not subject to any settlement which has been confirmed archaeologically, thus there is low archaeological potential for the prehistoric and Roman periods.
- 7.1.3 There is an uncertain potential for human remains. Abraded human remains have been found at the Civic Centre 60m south of the site. These remains have not been dated and it is not known whether they represent an anomaly or are indicative of further interments in the area. A burial license would have to be obtained before any human remains could be excavated.
- 7.1.4 It is anticipated that the existing basement will have removed all archaeological remains within 20% of the site. As a result, the new development will have no archaeological impact within the footprint of the existing basement, but would remove any archaeological remains within its footprint outside of it.
- 7.1.5 Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

*Table 2: Impact upon heritage assets (prior to mitigation)*

| Asset                                                       | Asset Significance | Impact of proposed scheme                                      |
|-------------------------------------------------------------|--------------------|----------------------------------------------------------------|
| Post-medieval remains (High potential)                      | Low                | New piled foundations                                          |
| Residual early medieval remains (Low to moderate potential) | Low                | <b>Asset significance reduced to negligible</b>                |
| Late medieval remains (Low to moderate potential)           | Low to medium      | Lower ground floor                                             |
|                                                             |                    | <b>Moderate to negligible impact on underlying archaeology</b> |
|                                                             |                    | New piled foundations within existing basement                 |
|                                                             |                    | <b>No archaeological impact</b>                                |

- 7.1.6 It is expected that evaluation trenches or trial pits would be necessary to confirm the presence, nature and significance of any archaeological remains. This would in turn enable an informed decision to be made in respect of an appropriate mitigation strategy and ensure that significant archaeological assets are not removed without record. The precise details would need to be agreed with the local authority's archaeological advisor.
- 7.1.7 Any archaeological work would need to be undertaken in accordance with a Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

## 8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 200m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 13/09/2018 and is the copyright of Historic England 2018.
- 8.1.3 Historic England statutory designations data © Historic England 2018. Contains Ordnance Survey data © Crown copyright and database right 2018. The Historic England GIS Data contained in this material was obtained in March 2018. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

### Abbreviations

BAU – Berkshire Archaeological Unit

DGLA – Department of Greater London Archaeology (Museum of London)

FA – Foundations Archaeology

HER – Historic Environment Record

JMHS – John Moore Heritage Services

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

OA – Oxford Archaeology

TVAS – Thames Valley Archaeological Services

WA – Wessex Archaeology

| HEA No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site code/ HER/NHL No.                      |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 1       | <p><b>Saxon Reading</b></p> <p>Possible extent of Saxon town as shown in G.G. Astill's 'Historic Towns in Berkshire.' Reading is first documented in the Anglo-Saxon Chronicle in 870-1 when the Danes wintered here. It is recorded they built a rampart between the Thames and Kennet 'on the right hand side of the royal vill'. There is, however, little to indicate the location of this vill. Coins indicate that Reading operated a mint between c.1044 and 1046</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | MRD15634<br>MRD3919<br>MRD3965<br>MRD3913–4 |
| 2       | <p><b>Reading Civic Headquarters</b></p> <p><i>Evaluation. OA, 2008</i></p> <p>Trench 1 demonstrated that the western edge of the evaluation area had been removed during the groundworks for the construction of the Civic Centre and Hexagon in the 1960's. However, Trench 2 revealed a number of archaeological finds and features. Although there was no certain evidence for any Saxon activity, a possible early medieval/Saxon knife and very abraded human remains were recovered from intercutting post-medieval pits. The human remains were likely to have been disturbed by the post-medieval pitting. It is possible that the graveyard associated with the Minster extended beyond St. Mary's Butts, into the proposed development area. Alternatively the human remains may derive from isolated prehistoric or Roman burials. It is likely that prehistoric, Roman or Saxon burials are located in close proximity to the evaluation trenches.</p> <p>The large assemblage of residual medieval roof tiles indicates that properties lined Hosier Street during the medieval period. It is possible that the area formed waste land at the edge of the medieval town, with the roof tile having originated from elsewhere in the town and been dumped on the site. The 16th century pits and large amount of material remains indicate that Hosier Street was certainly occupied in the early post-medieval period, a fact supported by 16th and 17th century cartographic evidence. The infilled cellar and the later walls with relieving arches may have formed part of the 16th to 18th century properties and the ceramic assemblage would indicate that the residents were of above average status</p> | ERM826<br>ERM754<br>MRM16211<br>– 5         |

| HEA No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Site code/ HER/NHL No.                                                  |
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| 3       | <p><b>St Mary the Virgin Church</b><br/> <i>Watching brief. TVAS, 1995</i><br/> During the watching brief six areas were observed. A new path 4m wide was cut and within or just outside the line of the path twenty one gravestones were lying on the ground. These were all recorded and twelve of the stones were lifted and re-laid elsewhere. The gravestones were of 18th and 19th century date. The removal of the gravestones produced a number of artefacts all of twentieth century date. A small quantity of redeposited human remains was also revealed. A number of disarticulated remains were retrieved along with a semi-articulate individual and a complete human skeleton, aligned east-west. This individual was flexed, supine, with the hands crossed over the pelvis. The head faced south.</p> | ERM575<br>ERM650<br>MRM16314<br>MRD6695-6<br>MRD3935<br>MRD11341        |
| 4       | <p><b>55-56 St Mary's Butts</b><br/> <i>Evaluation. FA, 2010</i><br/> In conclusion, archaeological deposits of 12th-15th century date in the form of a ditch, which could be a re-cut of an earlier linear feature, and a probable pit were revealed in the test pit during the evaluation. The artefact and ecofact assemblage was small, comprising seven sherds of pottery, 16 fragments of tile, two clay pipe stems and 12 animal bone fragments.<br/> The natural deposits comprised pale yellow grey sand over orange yellow clay sand with 20% flint gravel inclusions which were encountered at a depth of 1.30m (42.59m OD) from the modern ground surface.</p>                                                                                                                                             | ERM1135<br>MRM16505                                                     |
| 5       | <p><b>Water Pressure Manager, St Mary's Butts</b><br/> <i>Watching brief. TVAS, 2011</i><br/> Overall, despite the site being located in the historic core of Reading, no archaeological features or finds were observed in the trench. The only deposits observed comprised modern service trenches and modern made ground.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ERM1224                                                                 |
| 6       | <p><b>The United Reform Chapel, Broad Street</b><br/> <i>Watching brief. TVAS, 1994</i><br/> 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, and the 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.</p>                                                                                                                                                                                           | ERM279<br>MRD6624                                                       |
| 7       | <p><b>41 Castle Street, Reading</b><br/> <i>Evaluation. FA, 2005</i><br/> The site appeared to have previously been heavily truncated and subsequently built up. This most likely occurred during the demolition of 41 Castle Street, which was extant on the 1931 Ordnance Survey. The infilled cellar present in Trench 1 was most likely for No. 41. Overall, the evidence of the evaluation suggests that there is a potential for survival of further archaeological deposits within the study area, however, any contained within the footprint of No.41 are likely to be in a truncated form.</p>                                                                                                                                                                                                               | ERM426<br>MRM15953                                                      |
| 8       | <p><b>Replacement of Drainage Channel Minster of St Mary-the Virgin</b><br/> <i>Watching brief. OA, 2007</i><br/> The watching brief revealed deposits relating to the Victorian refurbishment of the Minster, but revealed no deposits relating to any earlier phases of construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ERM1025<br>ERM1041<br>ERM650                                            |
| 9       | <p><b>Land rear 31-37 Castle Street, Reading</b><br/> <i>Evaluation. TVAS, 2000</i><br/> All five trenches revealed archaeological deposits of medieval 11th- late 12th century date. Trenches 1, 2, 3 and 5 contained medieval pits and postholes. Trench 4 contained a series of medieval floor layers and Post-medieval garden features.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ERD59                                                                   |
| 10      | <p><b>31-37 Castle Street, Reading</b><br/> <i>Excavation. TVAS, 2000</i><br/> Several phases of activity revealed on the site prior to redevelopment. Stray finds of Mesolithic, Neolithic/Bronze Age and Saxon date. The earlier features of 12-13th century comprised reclamation of low-lying land and a possible channel of the Holy Brook, with pit digging elsewhere. 13-14th century a poorly preserved building was constructed along with further pit digging. Subsequent post-medieval use of the site was less intense until the construction of 19th century workshops.</p>                                                                                                                                                                                                                               | ERD103<br>MRD15622;<br>15625-7;<br>15700;<br>15610;<br>15699<br>15701-2 |

| HEA No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site code/ HER/NHL No.                    |
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| 11      | <p><b>90-93 Broad Street, Reading</b><br/> <i>Excavation. OA, 2002</i><br/>           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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ERD164<br>MRD15659;<br>15744–8            |
| 12      | <p><b>The Former Boots Building, Broad Street, Reading</b><br/> <i>Historic Building Analysis. OA, 2002</i><br/>           An architectural and archaeological study was undertaken of the former Boots the Chemists buildings on Broad and Chain Streets in the historic heart of Reading. The buildings on the site are being demolished to allow the construction of new commercial premises. 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.</p>                                                                                                                                                                                                                                                                                                    | ERD96                                     |
| 13      | <p><b>Land to the rear of 1/2 and 3 Gun Street, Reading</b><br/> <i>Evaluation. TVAS, 2004</i><br/>           The natural chalk was reached at the northern end of the trench, as a red-brick basement had truncated this area to a depth of 2.25m below the present ground surface. Below the basement wall was made ground composed of a dark grey-brown silty clay mixed with chalk flecks and red brick laying on the chalk. Towards the centre of the trench at a height of 38.47m AOD a pitched tile hearth had survived the surrounding truncation. The hearth was laid on top of a dirty chalk deposit which was banded in section and was composed of laminated layers and lenses of chalk and flint gravel, and dark brown sandy clay. It appears that this material had been deliberately deposited to build up the ground. A sondage was excavated through the made-ground to the top of the natural chalk, and animal bone and one sherd of pottery dating from the 11th-12th centuries was recovered from it. This sherd provided a terminus post-quem for the date of the hearth of 12th century or later date.</p> | ERM285                                    |
| 14      | <p><b>Rear of 7-9 Gun Street Reading</b><br/> <i>Evaluation. TVAS, 2003</i><br/>           Coate's map of Reading dated 1802 shows a small structure built across the already culverted or at least regularized Holy Brook, on or very close to the rear of the site. The area would therefore appear to have been subject to quite complex management from the medieval period onwards. Generally, no waterlogged deposits or water management features were encountered but restricted access at the site limited investigation of deeper levels. A few sherds of Roman pottery were also recovered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ERM331<br>MRM17565;<br>MRM15804–5         |
| 15      | <p><b>Holy Brook Culvert, Bridge Street, Reading</b><br/> <i>Watching brief and building recording. TVAS, 2005</i><br/>           The underlying geology is alluvium (BGS 1947) which was observed in the watching brief, though chalk bedrock is likely to be present nearby. The site lies at height of c.40m above Ordnance Datum. This stretch of the Holy Brook, south of the town centre, is mostly culverted. The watching brief has not revealed any finds or deposits to disagree with this interpretation and no deposits were identified to indicate earlier culvert structures such as made from timber.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ERM383                                    |
| 16      | <p><b>Holy Brook Culvert</b><br/> <i>Survey. TFWA, 1985</i><br/>           Detailed survey of the alignment and internal detail of a length of the Holy Brook enclosed within a culvert was undertaken during the course of development to the west of Bridge Street.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ERD48<br>MRD3959–61<br>MRD4244;<br>4247–8 |

| HEA No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site code/ HER/NHL No. |
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| 17      | <p><b>Rear of 10-11 Gun Street, Reading</b><br/> <i>Evaluation. TVAS, 2010</i></p> <p>Overall, the evaluation confirmed the presence of a complex series of medieval and early post-medieval archaeological deposits on the site. The medieval deposits take the form of layers - possibly dump deposits to raise or level the ground surface. A flint wall/foundation (80/87) also survives. This has not been securely dated but may be earlier post-medieval in date or possibly earlier. It is potentially the remnant of a burgrave plot boundary. Stratigraphically later in the site history was the construction of red brick walls. These appear to date from a 19th century building. Construction of the latest (now demolished) building on the site in the 20th century also involved the demolition of previous structures and the deposition of a thick layer of brick rubble beneath its concrete floor slab.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | ERM1173<br>MRM16503-4  |
| 18      | <p><b>Bridge Street West, Reading</b><br/> <i>Watching brief. WA, 1985</i></p> <p>The section of the trench recorded a sequence of silt clays, flint gravels and organic debris. The changing nature and angle of deposition of these layers suggests a succession of periods of reclamation and consolidation activity followed by periods of slow river silt deposition. A lime barrel was found to survive to a height of 0.45m. Its primary deposit was a 0.10m thick layer of lime. Other layers contained late medieval roof tile, late 12th -13th century pottery and horn cores.</p> <p>The sections of thirteen of the foundation pits were inspected. These pits were laid out on a square grid 7.5m apart. From these pits, record was made of a timber waterfront with associated consolidation layers, traces of medieval industrial activity, possibly tanning, and a number of undated wooden piles which probably indicated structures or river management. The timber waterfront consisted of a west-west planked revetment consolidated to the north by compact chalk rubble. The revetment occurred some 28m south of the Holy Brook with secondary lines of possible back braces between 20m and 13m south of the Holy Brook. Alternating layers of grey brown silt clay and black organic material continued to the south of the revetment with isolated posts recorded as far south as 45m from the Holy Brook.</p> | ERD49<br>MRD15603      |
| 19      | <p><b>Reading Waterfront - Fobney Street, Reading</b><br/> <i>Excavation and watching brief. WA, 1986</i></p> <p>The engineers test pits produced largely negative results as they were too shallow and too small. The other work did produce evidence for a series of linear timber revetments, supporting the banks of various stream channels which are shown on early maps to have crossed the site. The silt deposits associated with the revetments produced dating evidence to place the structures in the late medieval to post-medieval period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ERD50                  |
| 20      | <p><b>15 Gun Street, Reading</b><br/> <i>Watching brief. TVAS, 1996</i></p> <p>Two visits were made to the site during the watching brief and observations were made of several excavated trenches. Four foundation trenches were excavated to a depth of 1.20m, approximately 0.60m wide. In all the trenches a layer of overburden measuring c. 1.0m thick was observed, coming down onto clay and gravel with rounded flint inclusions. Within the clay and gravel deposit a single sherd of Medieval pottery was retrieved. Also the remains of a demolished wall was observed. The wall consisted of unfrogged bricks which predate the mid-eighteenth century. Below the brick work was a course of loosely packed flints with some decayed mortar.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ERM1065                |
| 21      | <p><b>The Oracle Shopping Centre site</b><br/> <i>Open area excavation, watching brief and dendrochronological survey. OA, 1996-8</i></p> <p>Site 29 was located to investigate the 17th-19th century Oracle workhouse. A long sequence of development was identified here starting with timber buildings that may have formed part of the minster of St Mary's during the late 11th and early 12th centuries. During the 12th century an elaborate stone building, containing many hearths and ovens was built on the site, and greatly extended during then late 13th century. It is suggested that this may have been a cook shop belonging to Reading Abbey. During the 16th century the site was used as a tannery, and the excavations located numerous rows of tanning pits and vats and associated structures. The Oracle Workhouse was constructed on the site in the early 17th century, and results from the excavation add to existing knowledge of the development and use of the building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              | ERD89<br>ERM1567       |

| HEA No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site code/ HER/NHL No.                     |
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| 22      | <p><b>The Vicarage Site, St Mary's Butts</b><br/> <i>Trial excavation. BAU, 1978</i><br/>           One trench measured 4m x 2m and was hand excavated to a depth of 0.5m. A thick destruction level of tightly packed brick and cobbling was encountered. The disturbance associated with the services leading to the vicarage and/or its demolition, continued to a depth of 1.20m. Below this was a homogeneous, well -sorted brown sandy soil with a well-developed crumb structure. This measured at least 0.70m thick and became more yellow and gravelly at the bottom. It contained small pieces of charcoal and flecks, with occasional pieces of bone and oyster shell. Nine sherds of pottery and a worked flint were encountered at this level. Below this was an orange-yellow gravel and a sandy soil layer merging from sandy soil above to the natural gravel below. The natural gravel was encountered at 2.20m. No archaeological features or occupation levels were observed. The second trench was machine cut (due to the difficulty in removing the destruction layer as described above).<br/>           This trench measured. 1m x 4m and the observed stratigraphy was similar to that in the first trench. In total 9 sherds of pottery were found. Six of these were body sherds of a grit-tempered grey/black fabric which had been quite highly fired. Three of the sherds were of a cream, grit-tempered fabric. These sherds were probably products of the Surrey kilns c. 14th century. A single worked flint was also found. It was a badly-struck waste flint with an oblique platform.</p> | ERM1112<br>MRD11375<br>MRD1400<br>MRM16392 |
| 23      | <p><b>Tree Planting, Churchyards of St Mary's and St Laurence's, Reading</b><br/> <i>Watching brief. TVAS, 2007</i><br/>           Fragments and human bone and post-medieval pottery were found during the course of the works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ERM813                                     |
| 24      | <p><b>St Mary's Butts, Reading, Berkshire</b><br/>           An unspecified number of skeletons of possible early medieval date were located at St Mary's Butts during building works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MRD3920                                    |
| 25      | <p><b>St Mary's Butts, Reading</b><br/>           A flint lined well was discovered during constructional works in St. Mary's Butts on 28th March 1931. Also a 17th century pottery handled cup and a 17th-18th century clay pipe, initialled PP were found during building works at 67-68 St. Mary's Butts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | MRD3966                                    |
| 26      | <p><b>Nunnery at Reading</b><br/>           A nunnery may have been founded at Reading during Edgar's reign (959-978). It may have stood near or on the site of St Mary's. It had ceased to function by 1071.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | MRD3910                                    |
| 27      | <p><b>Castle Street</b><br/>           A Castle Street is documented in the mid-13th century and is situated to the west of the town. It has been suggested that the name commemorates an earlier castle overlooking the Domesday Borough and guarded the route west, but there is no archaeological evidence for this.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MRD3924                                    |
| 28      | <p><b>Chain Street/Broad Street, Reading</b><br/>           A 17th century token of Francis Brown of Reading was found at Chain Street/Broad Street, Reading.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | MRD11389                                   |
| 29      | <p><b>60 Broad Street, Reading</b><br/>           Quantities of 14th century sherds, a broken pipkin and a bone handled knife were found during rebuilding works at 60 Broad Street, Reading.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | MRD11377                                   |
| 30      | <p><b>9 Castle Street, Reading</b><br/>           A brick boundary wall to the rear of a mid-late 18th century building on Castle Street. The wall contains a course of cut stones, which could have been reused from a monumental buildings such as Reading Abbey.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | MRM16437                                   |
| 31      | <p><b>13 Bridge Street</b><br/>           Two or three Roman coins were found in Bridge Street, Reading in c.1949.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MRD11256                                   |
| 32      | <p><b>53 Hosier Street, Reading</b><br/>           Roman coin of Honorius found in garden of now demolished house.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MRD11305                                   |
| 33      | <p><b>The Allied Arms Inn</b><br/>           Grade II listed early 19th century gable end to road over 16th century building of timber framing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1156940                                    |
| 34      | <p><b>55 and 55A , St Mary's Butts</b><br/>           Grade II early 19th century buildings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1113572                                    |
| 35      | <p><b>Queen Victoria Jubilee Fountain</b><br/>           Grade II listed late 19th century fountain.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1113571                                    |

## 9 Planning framework

### 9.1 Statutory protection

#### *Human remains*

- 9.1.1 Development affecting any former burial ground is regulated by statute, principally the *Burial Act 1857*, the *Disused Burial Grounds Act 1884* and 1981, and the *Pastoral Measure 1983*.
- 9.1.2 The exhumation of any human remains requires approval from either the Secretary of State or the Church of England, depending on the current location of the remains. Exhumations from land which is subject to the Church of England's jurisdiction will need the Church's authorisation (Faculty consent or the approval of a proposal under the *Care of Cathedrals Measure 2011*). This includes consecrated ground in cemeteries.
- 9.1.3 Exhumations from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*. A licence is required from the Secretary of State if the remains are not intended for reburial in consecrated ground (or if this is to be delayed, for example where archaeological or scientific analysis takes place first).
- 9.1.4 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

### 9.2 National Planning Policy Framework

- 9.2.1 The Government issued the *National Planning Policy Framework* (NPPF) in March 2012 (DCLG 2012) and supporting *Planning Practice Guidance* in 2014 (DCLG 2014). The 2012 NPPF has been revised and a new NPPF was published in July 2018 (MHCLG 2018).

#### *Conserving and enhancing the historic environment*

- 9.2.2 The NPPF section concerning "Conserving and enhancing the historic environment" (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16, reproduced in full below:
  - Para 184.** Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
  - Para 185.** Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
    - a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
    - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
    - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
    - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
  - Para 186.** When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
  - Para 187.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

**Para 188.** Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

### **Proposals affecting heritage assets**

**Para 189.** 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.

**Para 190.** 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**Para 191.** Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

**Para 192.** In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

### **Considering potential impacts**

**Para 193.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Para 194.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**Para 195.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

**Para 196.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

**Para 197.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Para 198.** Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

**Para 199.** Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>64</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

**Para 200.** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

**Para 201.** Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

**Para 202.** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

## 9.3 Local planning policy

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9.3.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies have been either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.

9.3.2 Reading Borough Council has produced a Draft Local Plan (2017), which includes Policy EN1: Protection and Enhancement of the Historic Environment:

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

This will include:

- Listed Buildings;
- Conservation Areas; and
- Other features with local or national significance, such as sites and features of

archaeological importance, Ancient Monuments, historic parks and gardens and locally listed assets.

Planning permission will only be granted where the new development makes a positive contribution to local character and distinctiveness and has no adverse impact on heritage assets and their settings. All proposals will be expected to protect and where appropriate enhance the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification.

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

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

9.3.3 The Draft Local Plan also states:

4.2.12 Planning is an important instrument for maintaining and enhancing the environment, and preserving the built and natural heritage. Planning policy must therefore reconcile the need for development with the need to protect the natural and historic environment.

4.2.13 Heritage Statements will be expected to:

- i) describe the significance of the asset and its setting, using appropriate expertise; at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal; using appropriate references such as the Historic Environment Record and, if necessary, original survey (including, for assets of archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation); and
- ii) set out the impact of the development on the heritage assets and a suggested mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets as well as recording loss and advancing knowledge.

## 10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3 Table 3 gives examples of the significance of designated and non-designated heritage assets.

*Table 3: Significance of heritage assets*

| Heritage asset description                                                                                                                                                                                                                                                                         | Significance                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| World heritage sites<br>Scheduled monuments<br>Grade I and II* listed buildings<br>Historic England Grade I and II* registered parks and gardens<br>Protected Wrecks<br>Heritage assets of national importance                                                                                     | Very high<br>(International/<br>national)  |
| Historic England Grade II registered parks and gardens<br>Conservation areas<br>Designated historic battlefields<br>Grade II listed buildings<br>Burial grounds<br>Protected heritage landscapes (e.g. ancient woodland or historic hedgerows)<br>Heritage assets of regional or county importance | High<br>(national/<br>regional/<br>county) |
| Heritage assets with a district value or interest for education or cultural appreciation<br>Locally listed buildings                                                                                                                                                                               | Medium<br>(District)                       |
| Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation                                                                                                                                                                                                | Low<br>(Local)                             |
| Historic environment resource with no significant value or interest                                                                                                                                                                                                                                | Negligible                                 |
| Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined                                                                                                                                                                | Uncertain                                  |

10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

## 11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 The exhumation of any human remains from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*.
- 11.1.3 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

## 12 Glossary

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Alluvium</i>                          | Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).                                                                                                                                                                                                                                                     |
| <i>Archaeological Priority Area/Zone</i> | Areas of archaeological priority, significance, potential or other title, often designated by the local authority.                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Brickearth</i>                        | A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.                                                                                                                                                                                                                                                                                                                                                |
| <i>B.P.</i>                              | Before Present, conventionally taken to be 1950                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Bronze Age</i>                        | 2,000–600 BC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Building recording</i>                | Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record) |
| <i>Built heritage</i>                    | Upstanding structure of historic interest.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Colluvium</i>                         | A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Conservation area</i>                 | An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.                                                                                                                                                                                    |
| <i>Cropmarks</i>                         | Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).                                                                                                                                                                                                                                                                                                                                              |
| <i>Cut-and-cover [trench]</i>            | Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.                                                                                                                                                                                                                                                                                                                                                                     |
| <i>Cut feature</i>                       | Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Devensian</i>                         | The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.                                                                                                                                                                           |
| <i>Early medieval</i>                    | AD 410–1066. Also referred to as the Saxon period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Evaluation (archaeological)</i>       | A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.                                                                                                                                                                                                                                                                                                           |
| <i>Excavation (archaeological)</i>       | A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.                                                                                                                                                                    |
| <i>Findspot</i>                          | Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.                                                                                                                                                                                                                                                                                                                                                               |
| <i>Geotechnical</i>                      | Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.                                                                                                                                                                                                                                                                                                                                           |
| <i>Head</i>                              | Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <i>Heritage asset</i>                    | A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).                                                                                                                                                         |
| <i>Historic environment assessment</i>   | A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.                                                                                                                                                                                                                                                                                                                  |
| <i>Historic Environment Record (HER)</i> | Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Holocene</i>                          | The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.                                                                                                                                                                                                                                                                                                |
| <i>Iron Age</i>                          | 600 BC–AD 43                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                            |                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Later medieval</i>                                      | AD 1066 – 1500                                                                                                                                                                                                                                                           |
| <i>Last Glacial Maximum</i>                                | Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.                                                                 |
| <i>Locally listed building</i>                             | A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit                                    |
| <i>Listed building</i>                                     | A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).                                             |
| <i>Made Ground</i>                                         | Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.      |
| <i>Mesolithic</i>                                          | 12,000 – 4,000 BC                                                                                                                                                                                                                                                        |
| <i>National Record for the Historic Environment (NRHE)</i> | National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country HER.                                                                                                             |
| <i>Neolithic</i>                                           | 4,000 – 2,000 BC                                                                                                                                                                                                                                                         |
| <i>Ordnance Datum (OD)</i>                                 | A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.                                                                                                                                                                                    |
| <i>Palaeo-environmental</i>                                | Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.          |
| <i>Palaeolithic</i>                                        | 700,000–12,000 BC                                                                                                                                                                                                                                                        |
| <i>Palaeochannel</i>                                       | A former/ancient watercourse                                                                                                                                                                                                                                             |
| <i>Peat</i>                                                | A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.                                                                                            |
| <i>Pleistocene</i>                                         | Geological period pre-dating the Holocene.                                                                                                                                                                                                                               |
| <i>Post-medieval</i>                                       | AD 1500–present                                                                                                                                                                                                                                                          |
| <i>Preservation by record</i>                              | Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.                 |
| <i>Preservation in situ</i>                                | Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains. |
| <i>Registered Historic Parks and Gardens</i>               | A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.                                                                                                                  |
| <i>Residual</i>                                            | When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.                                                                                                                     |
| <i>Roman</i>                                               | AD 43–410                                                                                                                                                                                                                                                                |
| <i>Scheduled Monument</i>                                  | An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.                                                                                                     |
| <i>Site</i>                                                | The area of proposed development                                                                                                                                                                                                                                         |
| <i>Site codes</i>                                          | Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.                                                                                                                                              |
| <i>Study area</i>                                          | Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.                                                                                        |
| <i>Solifluction, Soliflucted</i>                           | Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.                                        |
| <i>Stratigraphy</i>                                        | A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.                                                                                                                   |
| <i>Truncate</i>                                            | Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.                                                                                                                                                   |
| <i>Watching brief (archaeological)</i>                     | A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.                                                                                                                                           |

## 13 Bibliography

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### 13.2 Other Sources

- British Geological Survey online historic geology borehole data and digital drift and solid geology data
- Berkshire Archaeology Historic Environment Record
- Historic England designation data
- Historic England Archive, Swindon (aerial photographs)
- Internet – web-published sources:
- Ditchfield, P.H. and Page, W. 1923 'The Borough of Reading: the Borough', in A History of the County of Berkshire, vol. 3, pp. 342-364, Victoria County History: British History Online, <http://www.british-history.ac.uk/vch/berks/vol3/pp342-364> (accessed 11/10/18)
- Reading Borough Council 2008. Reading Borough Local Development Framework: Core Strategy, adopted January 2008 (with alteration adopted 27th January 2015), <http://www.reading.gov.uk/media/1046/Core-Strategy-Adopted-January-2008/pdf/Core-Strategy-Adopted-Jan08-Altered-Jan15.pdf> (accessed 11/10/18)
- Reading Minster. 2018. 'Detailed History.' <https://www.readingminster.org.uk/history/detailed-history/> (accessed 11/10/18)
- Groundsure historic Ordnance Survey mapping
- Berkshire Record Office

### 13.3 Cartographic sources

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John Speed's map of 1611 (Berkshire Record Office, D/Ex2385/1)  
St Mary parish tithe map of 1839 (Berkshire Record Office, D/D1/98/1)

#### *Ordnance Survey maps*

Ordnance Survey 1st edition 25":mile map of 1879  
Ordnance Survey 1:1,250 scale map of 1969–71  
Ordnance Survey 1:1,250 scale map of 1969–7  
Ordnance Survey 1:1,250 scale map of 1980

#### *Engineering/Architects drawings*

Ground floor topographical survey (Warner Land Surveys Limited 2016)  
Plan of existing basement (Warner Land Surveys Limited, 06.05.2016, Drawing No. 5715/0357/P10021)  
Corstorphine + Wright Architects, Project No. 18370 Drawing No. 0340, 10.09.2018  
Plan of the proposed ground floor (Corstorphine + Wright Architects, Drawing No. 0310, Rev. P02, 13.11.2018)  
Proposed west and north facing sections (Corstorphine + Wright Architects, Drawing No. 0352, Rev. P0, 16.10.2018)

### 13.4 Available site survey information checklist

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| Information from client                                        | Available   | Format                           | Obtained |
|----------------------------------------------------------------|-------------|----------------------------------|----------|
| Plan of existing site services (overhead/buried)               | N           | -                                | -        |
| Levelled site survey as existing (ground and buildings)        | Y           | CAD                              | Y / N    |
| Contamination survey data ground and buildings (inc. asbestos) | N           | -                                | -        |
| Geotechnical report                                            | N           | -                                | -        |
| Envirocheck report                                             | N           | -                                | -        |
| Information obtained from non-client source                    | Carried out | Internal inspection of buildings |          |
| Site inspection                                                | Y           | N                                |          |



Fig 1 Site location

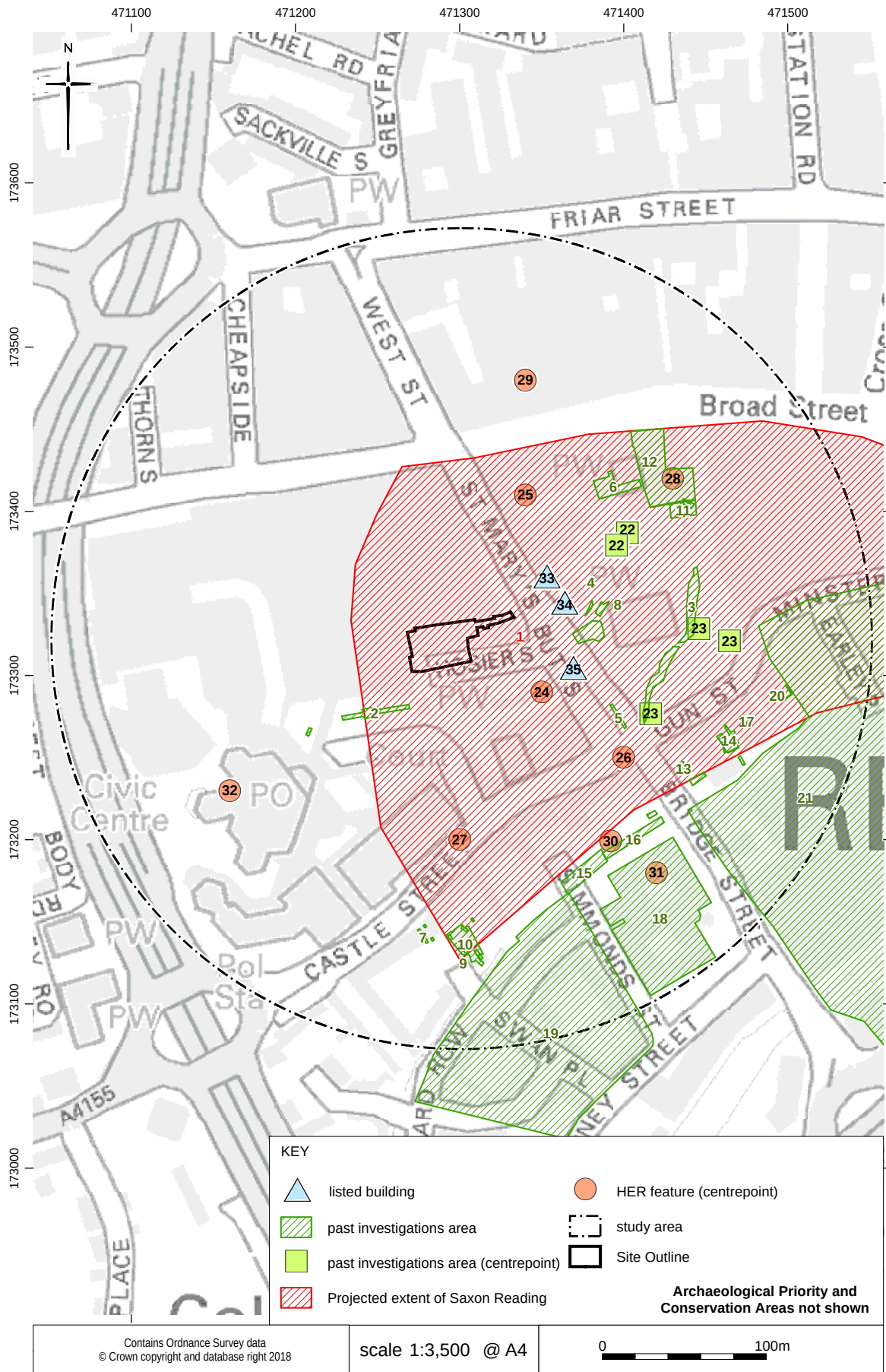


Fig 2 Historic environment features map

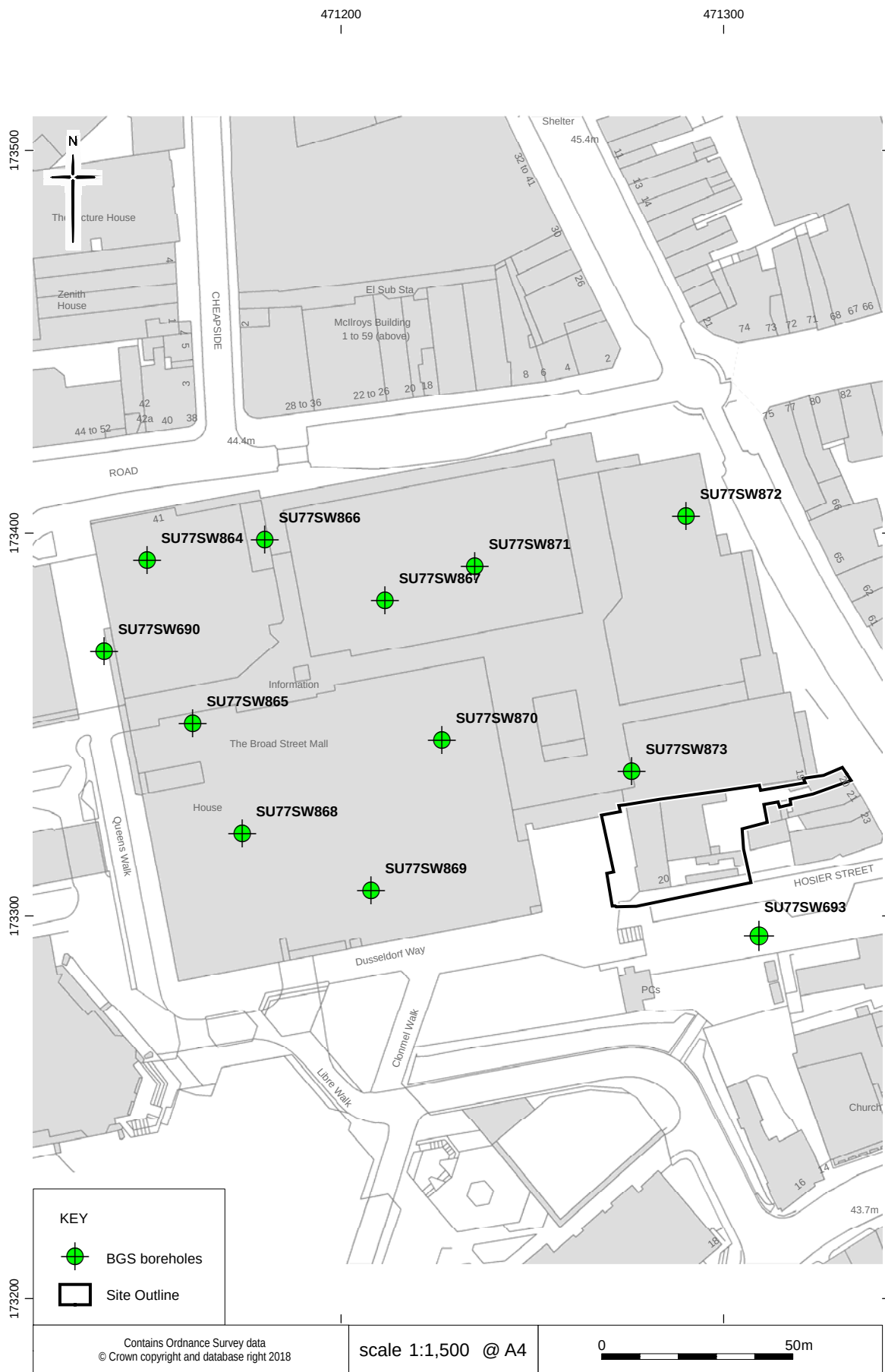


Fig 3 BGS boreholes (BGS digital data)