

Land at East Street, Reading
Archaeological Desk-Based Assessment
November 2018

Land at East Street, Reading
Archaeological Desk-Based Assessment
November 2018

© Orion Heritage Ltd

No part of this report is to be copied in any way
without prior written consent.

Every effort is made to provide detailed and accurate
information, however, Orion Heritage Ltd cannot be held
responsible for errors or inaccuracies within this report.

© Ordnance Survey maps reproduced with the
sanction of the controller of HM Stationery Office.

Licence No: 100056706

Report

Archaeological Desk-Based Assessment

Site

Land at East Street, Reading

Date

November 2018

Planning Authority

Reading Borough Council

Site Centred At

SU 71870 73177

Prepared By

William Bedford BA MCIfA

Report Status

Final

Orion Ref

PN1182

Contents

Executive Summary

- 1.0 Introduction
- 2.0 Statutory and Planning Policy Framework
- 3.0 Archaeological and Historical Background
- 4.0 Proposed Development and Predicted Impact on Heritage Assets
- 5.0 Summary and Conclusions

Sources Consulted

List of Illustrations

- Figure 1 Site Location
- Figure 2 HER Data Plot - Monuments
- Figure 3 HER Data Plot - Events
- Figure 4 HEA Data Plot
- Figure 5 1522 Plan of Reading – Amyce Survey
- Figure 6 1611 John Speed Map of Reading
- Figure 7 1642 Plan of Reading’s Civil Defences
- Figure 8 1721 Plan of Crown Fields
- Figure 9 1761 John Rocque’s Map of Reading
- Figure 10 1798 Plan of Reading Ref RLS Map Collection
- Figure 11 1802 Tomkins Map of Reading
- Figure 12 1813 Plan of the Borough of Reading Ref RLSg
- Figure 13 1829 Map of Kennet and wharfs TNA MPI 1_790_5
- Figure 14 1840 Map of Reading Weller for Snare Ref RLS Map
- Figure 15 1879 Ordnance Survey 1:2,500 Map
- Figure 16 1899 Ordnance Survey 1:2,500 Map
- Figure 17 1912 Ordnance Survey 1:2,500 Map
- Figure 18 1931 Ordnance Survey 1:2,500 Map
- Figure 19 1957-58 Ordnance Survey 1:2,500 Map
- Figure 20 1962-73 Ordnance Survey 1:2,500 Map
- Figure 21 1972-89 Ordnance Survey 1:2,500 Map
- Figure 22 1993 Ordnance Survey 1:2,500 Map

Prehistoric

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

Historic

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

Executive Summary

This archaeological desk-based assessment considers land at East Street, Reading, which is centred on NGR SU 72934 73244. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

A review of the available evidence for the study site, encompassing a review of the HER, documentary research and historic mapping, has shown that the study site has some potential for remains of Medieval back plot activity, such as ditches and pits, as well as more limited potential for Post-Medieval remains relating to the Civil War defences, as well as some remnants of footings of Victorian buildings. Any earlier Medieval remains which may be present will have been truncated by the later developments, so that any remnants are likely to be fragmentary. Therefore, any remains which survive are likely to be of no more than local interest, and none are likely to be present which would warrant preservation in situ, or which would preclude development.

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

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

1.0 Introduction

- 1.1 This archaeological desk-based assessment considers land at East Street, Reading. The site is centred on NGR SU 72934 73244 and measures approximately 0.18ha in area. The site is hereafter referred to as the study site.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2014), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.4 The study area used in this assessment is a 250m radius from the centre of the study site (Figures 2, 3 and 4).

Location, Topography and Geology

- 1.5 The study site is located at East Street, Reading, behind the New Century buildings which front onto Queen's Road to the north (Figure 1). The study site is occupied by a car park.
- 1.6 The solid geology of the site comprises Chalk of the Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated). No superficial geology is recorded by the British Geological Society's online geology viewer.
- 1.7 Topographically, the study site occupies a slight north-facing slope, with ground level at approximately 42m above Ordnance Datum (aOD) at the northern boundary, rising to 44m aOD at the southern boundary. However it should be noted that this is approximate, as the study site has been subject to considerable development which will have altered the natural levels of the area.

2.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

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

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.
- 2.3 Section 66(1) states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

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

- 2.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England’s heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.7 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.8 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.9 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.10 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

- 2.11 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.12 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.13 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- "Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'."*
- 2.14 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.15 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.16 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.17 Paragraph 18a-013 concludes:
- "The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."*
- 2.18 The key test in NPPF Paragraphs 194-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
- "What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."*
- 2.19 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:
- "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."*

- 2.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

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

Reading Borough Council (adopted 2008, updated 2015)

Policy CS33: Protection and Enhancement of the Historic Environment

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

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

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

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

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

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

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

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

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

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

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

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

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

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

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

Guidance

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

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

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

3.0 Archaeological and Historical Background

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

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

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

Non-Designated Buried Archaeological Remains

Prehistoric

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

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

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

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

Roman

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

3.8 Further afield, Roman pottery has been recovered by dredging from the River Kennet, approximately 125m to the northwest of the study site (HER MRD11261), and Roman remains are also recorded at Abbey Wharf, 150m north of the study site (HER MRD15594). However no remains of Roman activity were identified in the two archaeological investigations undertaken close to the study site.

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

Saxon

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

3.11 The HER records the Saxon core of Reading approximately 250m to the northeast of the study site at the nearest point (HER MRD15634), although some Saxon finds have been recovered from dredging of the River Kennet (HER MRD11339) and some remnants of Saxon activity are noted in the archaeological investigations at Abbey Wharf, 150m to the north of the study site (HER MRD15595).

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

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

Medieval

- 3.14 No Medieval evidence is recorded in the HER for the study site itself, however a number of features of interest are noted in the vicinity.
- 3.15 Archaeological evaluation works undertaken to the south of the study site, at 24-26 East Street, found evidence of Medieval ditches (HER MRD15903). This is consistent with other findings in the wider area, as London Street has Medieval origins, with some findings dating to the 11th and 12th centuries (HER MRM16751). The study site is not situated close to the Medieval street frontage, which can be seen from subsequent mapping (see for example figures 5 through 8), however there is potential for back plot activity from this period which may be of some interest.
- 3.16 Given the proximity of these findings to the study site it is possible that some associated remains may be present within the study site.

Post-Medieval/Modern

- 3.17 The HER does not record any Post-Medieval remains within the study site. The earliest available historic mapping provides little detail, but confirms that the study site remained at the edge of the settlement at Reading at the time. This can be seen in figures 5 and 6, which show the 1522 Amyce Survey and the 1611 Speed Map of Reading respectively.
- 3.18 The 1642 plan of Reading's Civil Defences (see Fig. 7), suggests that the study site is to the east of the line of the defences, as does the projected alignment provided by the HER, however it is difficult to determine which with accuracy given the age of the mapping available. Also, an archaeological watching brief of land at 24-26 East Street found evidence of substantial Post-Medieval ditches, and it has been suggested that these may have formed part of the Civil War defences (HER ERM577).
- 3.19 Through the 18th and early 19th century the nature of the study site is not as clear, and seems to have comprised at times gardens, and at other times part of Willifs's Wharf (Fig. 9, Rocques's 1761 map of Reading), Boults's Wharf (Fig. 10, 1798 RLS Map collection) and Timber Wharf (Fig. 11, 1802 Tomkins Map of Reading), however the exact placement of the study site is difficult to determine in relation to these maps, which were large scale maps, and were still rudimentary compared to later mapping. East Street is first discernable in the 1840 Map of Reading by Weller (Fig. 14). This does not show the area of the study site in any detail, but it is clear that some buildings are already present within the study site at this time. The 1879 Ordnance Survey (OS) Map provides the first detailed view of the study site (Fig. 15). This shows the study site occupied by a number of properties fronting onto East Street. This continues to be the case until the mid-20th century, when many of the properties had been removed and the study site is largely occupied by a few plots of open land (see Fig 19), however by the late 20th century it seems the study site was already in use for parking (see Figs 20 – 22), which remains the current use today.
- 3.20 It is clear from evidence of this period that the study site has been subject to several stages of development, all of which have now been removed. Nonetheless, there is some potential for fragmentary remains to be present, which may be of interest, particularly if they relate to the Civil War defences present to the east.

Summary of Archaeological Potential and Assessment of Significance

- 3.21 A review of the available evidence for the study site, encompassing a review of the HER, documentary research and historic mapping, has shown that the study site has some potential for remains of Medieval back plot activity, such as ditches and pits, as well as more limited potential for Post-Medieval remains relating to the Civil War defences, as well as some remnants of footings of Victorian buildings. Any earlier Medieval remains which may be present will have been truncated by the later developments, so that any remnants are likely to be fragmentary. Therefore any remains which may survive are likely to be of no more than local interest, and none are likely to be present which would warrant preservation in situ, or which would preclude development.

4.0 Proposed Development and Predicted Impact on Heritage Assets

The Proposed Development

- 4.1 The study site benefits from an extant permission for the erection of a 4 storey building to provide 103 student accommodation units (Sui Generis), landscaping, access and ancillary works, following removal of a 49 space car park. The proposed development comprises minor material amendments to APP/E0345/W/17/3190317 (as amended by 181629) for: 5 additional student accommodation units, associated external alterations and changes to internal layout.

Potential Archaeological Impacts

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

5.0 Summary and Conclusions

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

Sources

General

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

Cartographic

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

Websites

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

Bibliographic

Childs, W. M., 1905, *The Story of the Town of Reading*.

Clark, G., 2009, *Down by the River: The Thames and Kennet in Reading*.

DCMS, 2010. Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979 March 2010

Department of Communities and Local Government. 2014. Planning Practice Guidance

Department for Communities and Local Government. 2012. National Planning Policy Framework DCLG

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage. 2010. PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide

English Heritage. 2008. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment. London: English Heritage

English Heritage. 2010. The Light Fantastic – Using airborne lidar in archaeological survey

English Heritage. 2011. Seeing the History in the View: A Method for Assessing Heritage Significance within Views.

English Heritage. 2012. Comparison of PPS5 Policies with Historic Environment-Related Policies in the NPPF – Parts 1 & 2. unpublished document

Historic England 2015. Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment

Historic England. 2015b. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

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

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

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



Legend

Site

1:8,000 at A4

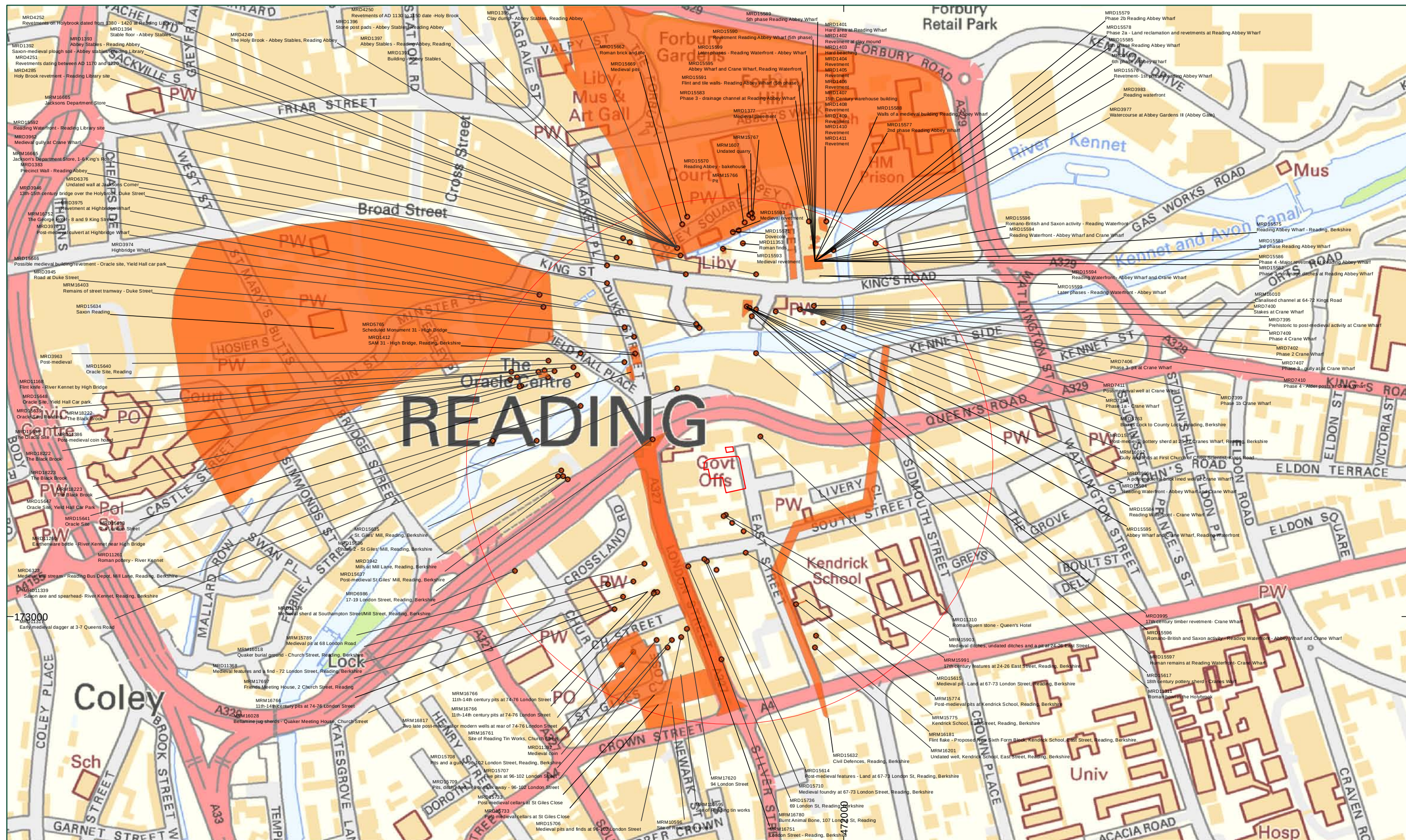
0

250m

Title:
Fig.1: Site Location
Address:
Land at East Street, Reading

N

orion.



Legend

-  Site
 Study area
-  Monuments and findspots point
 Monuments and findspots region
 Monuments and findspots line

1:4,000 at A3



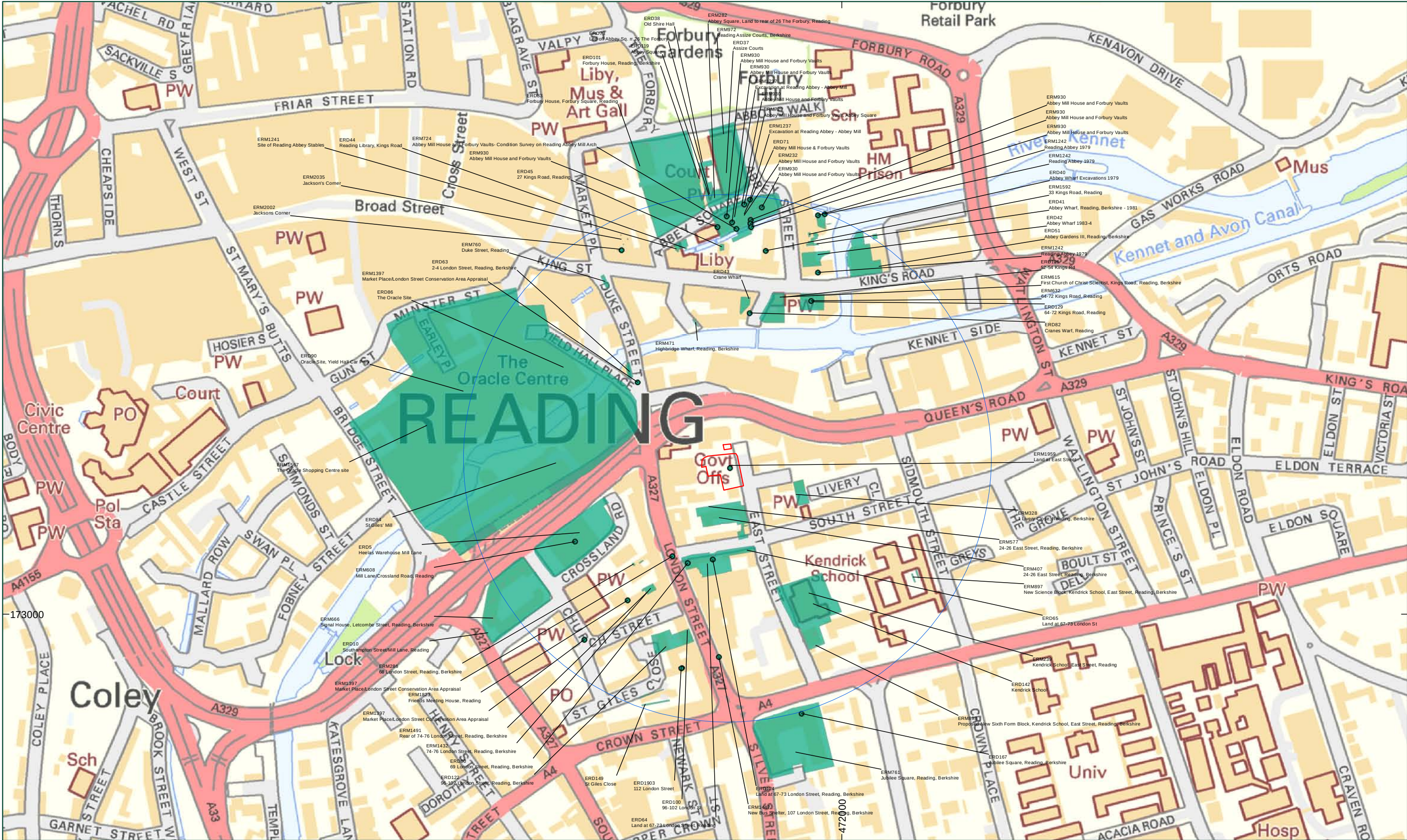
Title:

Fig.2: HER Data Plot - Monuments

Address:

Land at East Street, Reading





Legend

- Site
- Study area
- Archaeological event point
- Archaeological event region

1:4,000 at A4

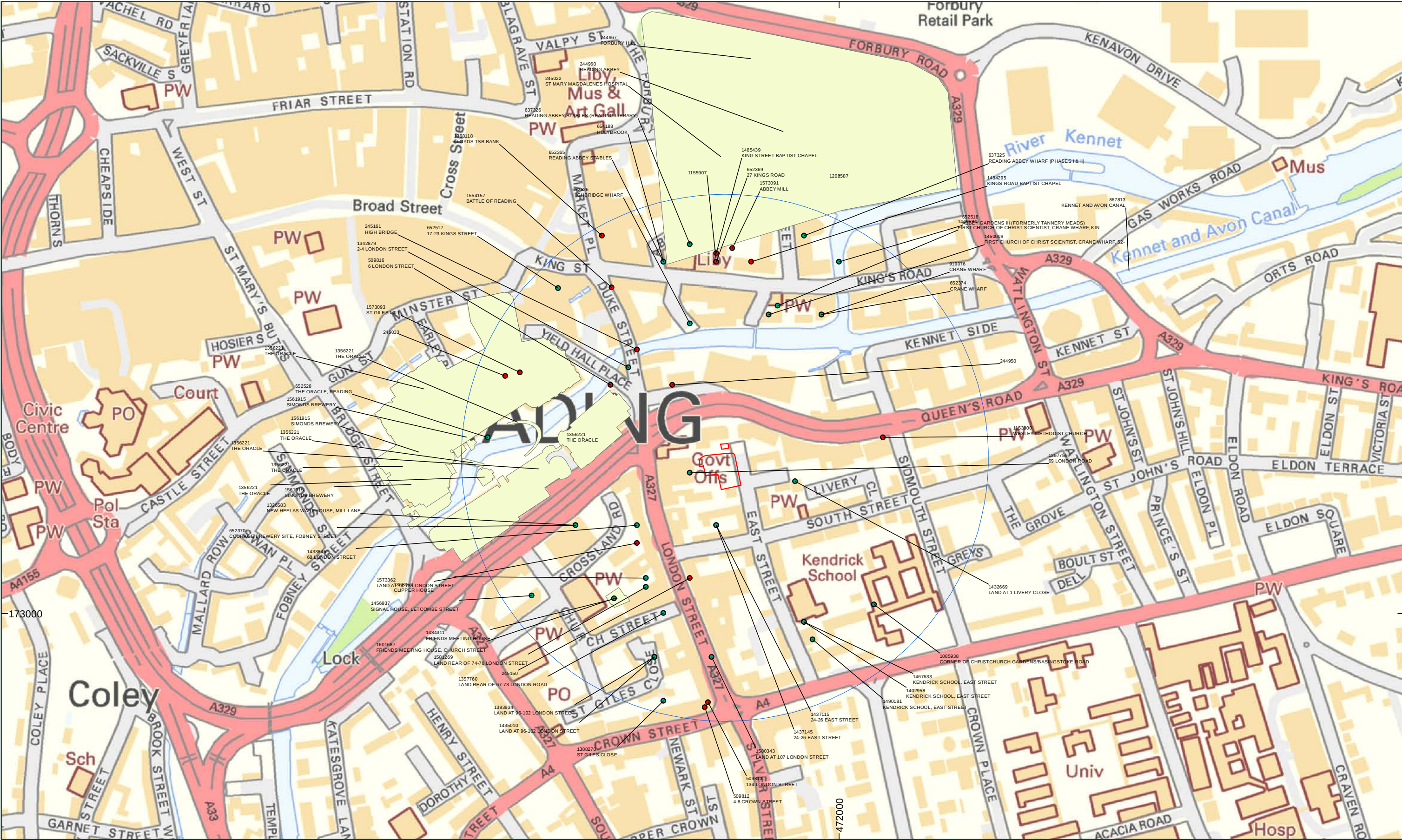
0 130m

Title:
Fig.3: HER Data Plot - Events

Address:
Land at East Street, Reading

N





Legend

Site

Study area

Monument Point

Event Point

Monument Line

Monument Polygon

1:4,000 at A4

0

130m

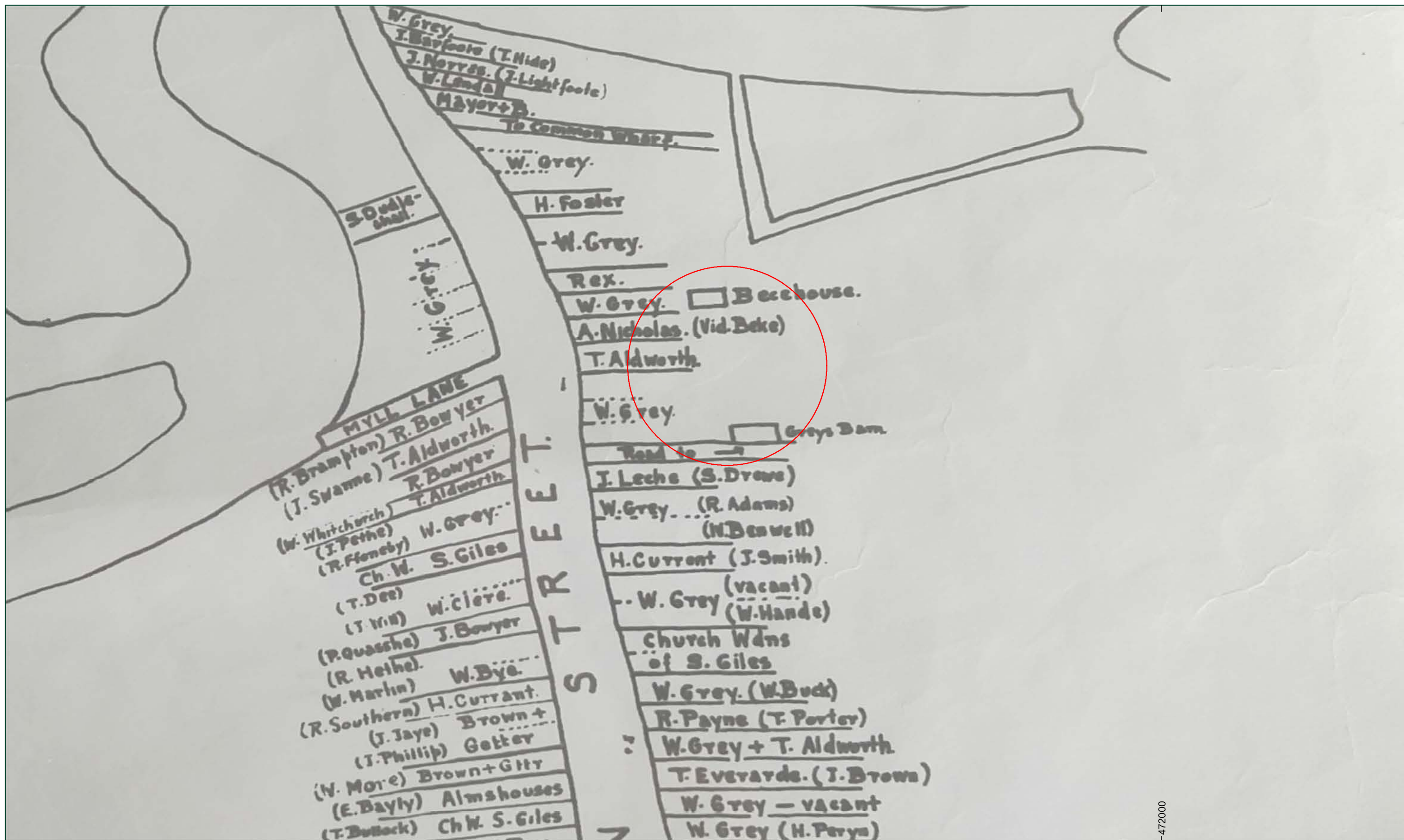
Title:

Fig.4: HEA Data Plot

Address:

Land at East Street, Reading

N



Legend

☐ Approximate location of site

Not to scale:

Title:

Fig.5: 1522 Plan of Reading - Amyce Survey

Address:

Land at East Street, Reading



orion.



Legend

□ Approximate location of site

Not to scale:

Title:

Fig.6: 1611 John Speed Map of Reading

Address:

Land at East Street, Reading



orion.



Legend

 Approximate location of site

Not to scale:

Title:

Fig.7: 1642 Plan of Reading's Civil Defences

Address:

Land at East Street, Reading





173000

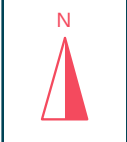
472000

Legend

□ Approximate location of site

Not to scale:

Title:
Fig.9: 1761 John Rocque's Map of Reading
Address:
Land at East Street, Reading





173000

472000

Legend

□ Approximate location of site

Not to scale:

Title:

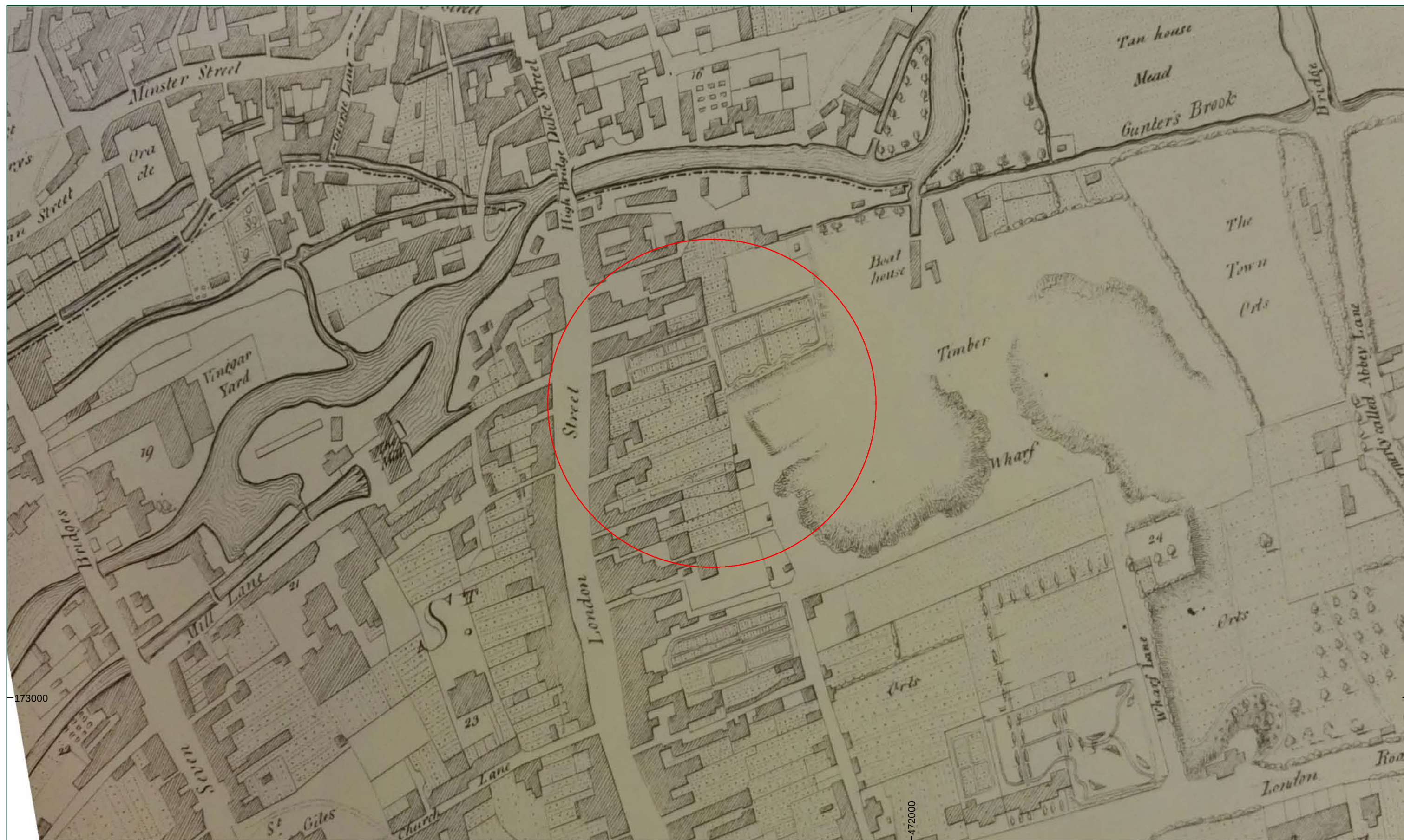
Fig.10: 1798 Plan of Reading Ref RLS Map Collection

Address:

Land at East Street, Reading



orion.



Legend

 Approximate location of site

Not to scale:

Title:

Fig.11: 1802 Tomkins Map of Reading

Address:

Land at East Street, Reading



orion.



Legend

□ Approximate location of site

Not to scale:

Title:

Fig.12: 1813 Plan of the Borough of Reading Ref RLSg

Address:

Land at East Street, Reading



orion.



Legend

□ Approximate location of site

Not to scale:

Title:

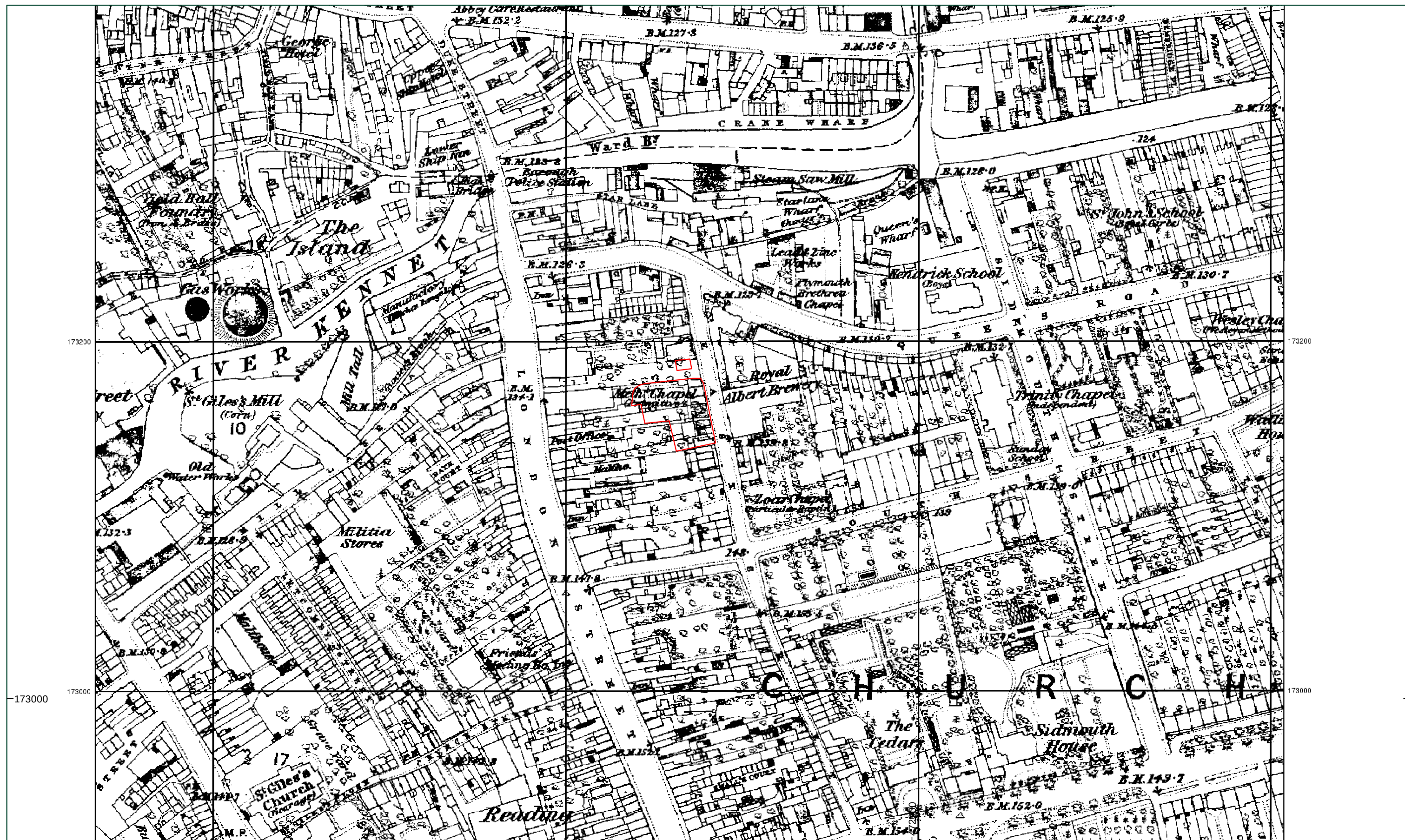
Fig.14: 1840 Map of Reading Weller for Snare Ref RLS Map

Address:

Land at East Street, Reading



orion.



Legend

 Site Boundary

1:2,000 at A4



Title:

Fig.15: 1879 Ordnance Survey 1:2,500 Map

Address:

Land at East Street, Reading





Legend

Site Boundary

1:2,000 at A4



Title:

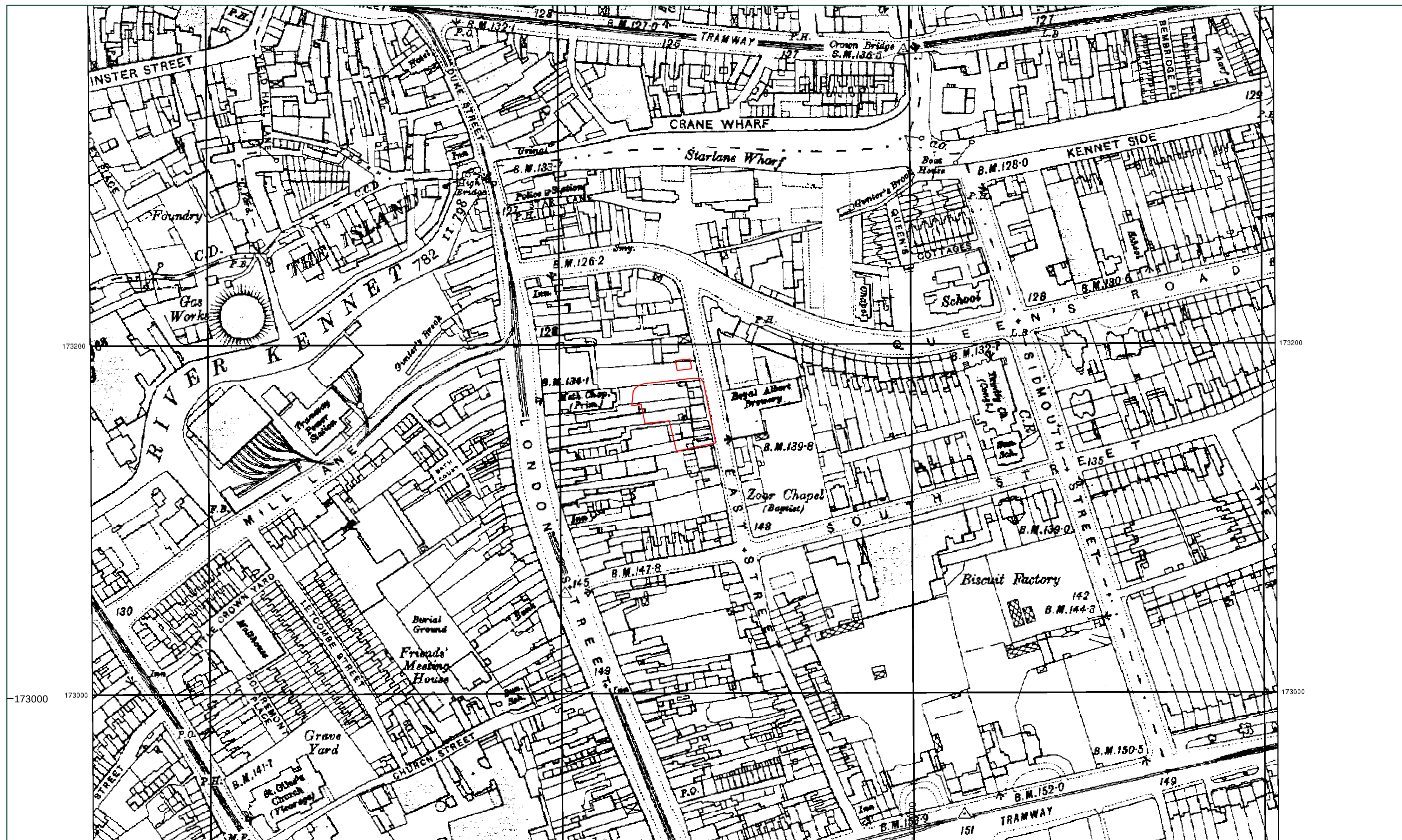
Fig.16: 1899 Ordnance Survey 1:2,500 Map

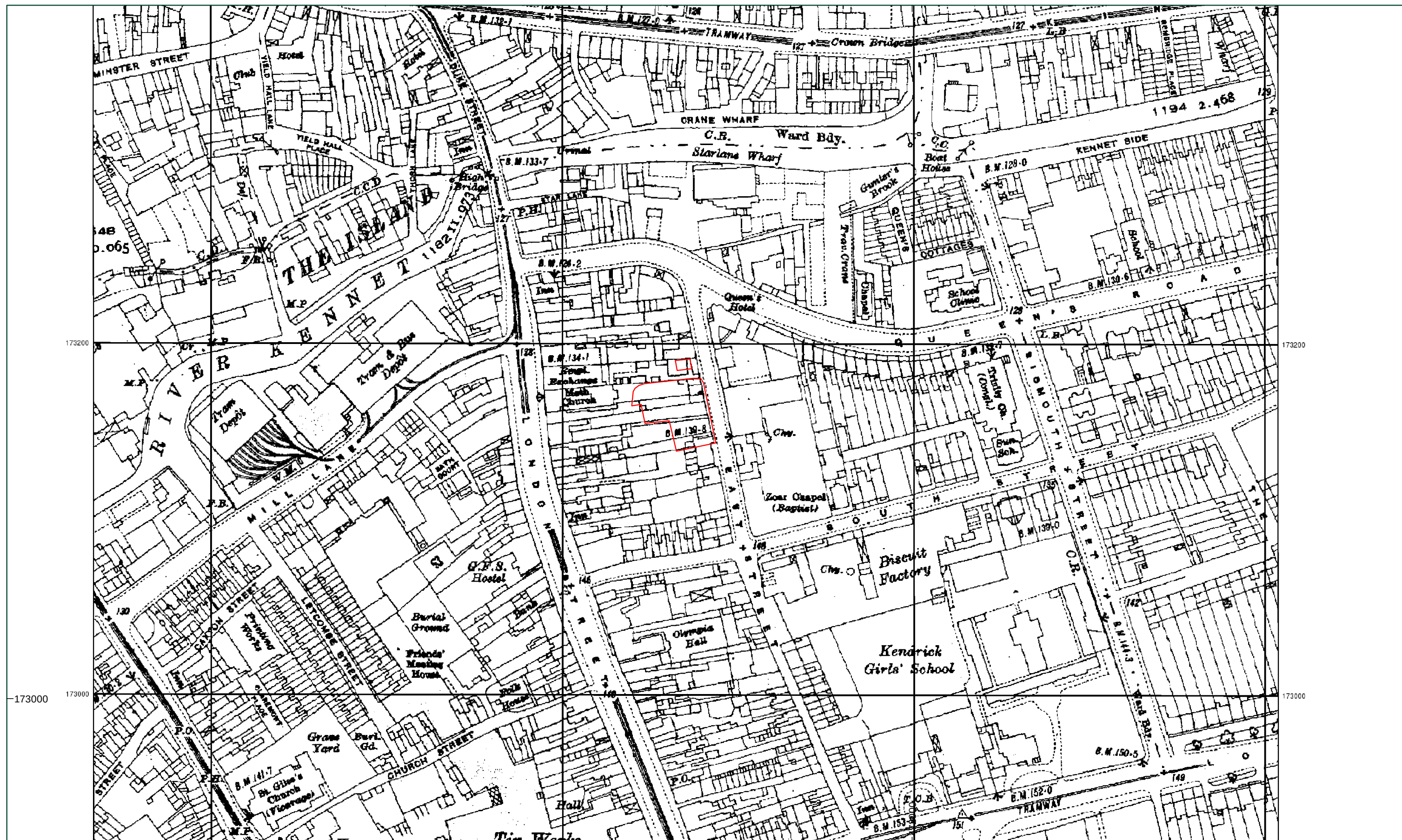
Address:

Land at East Street, Reading



orion.





Legend

Site Boundary

1:2,000 at A4



Title:

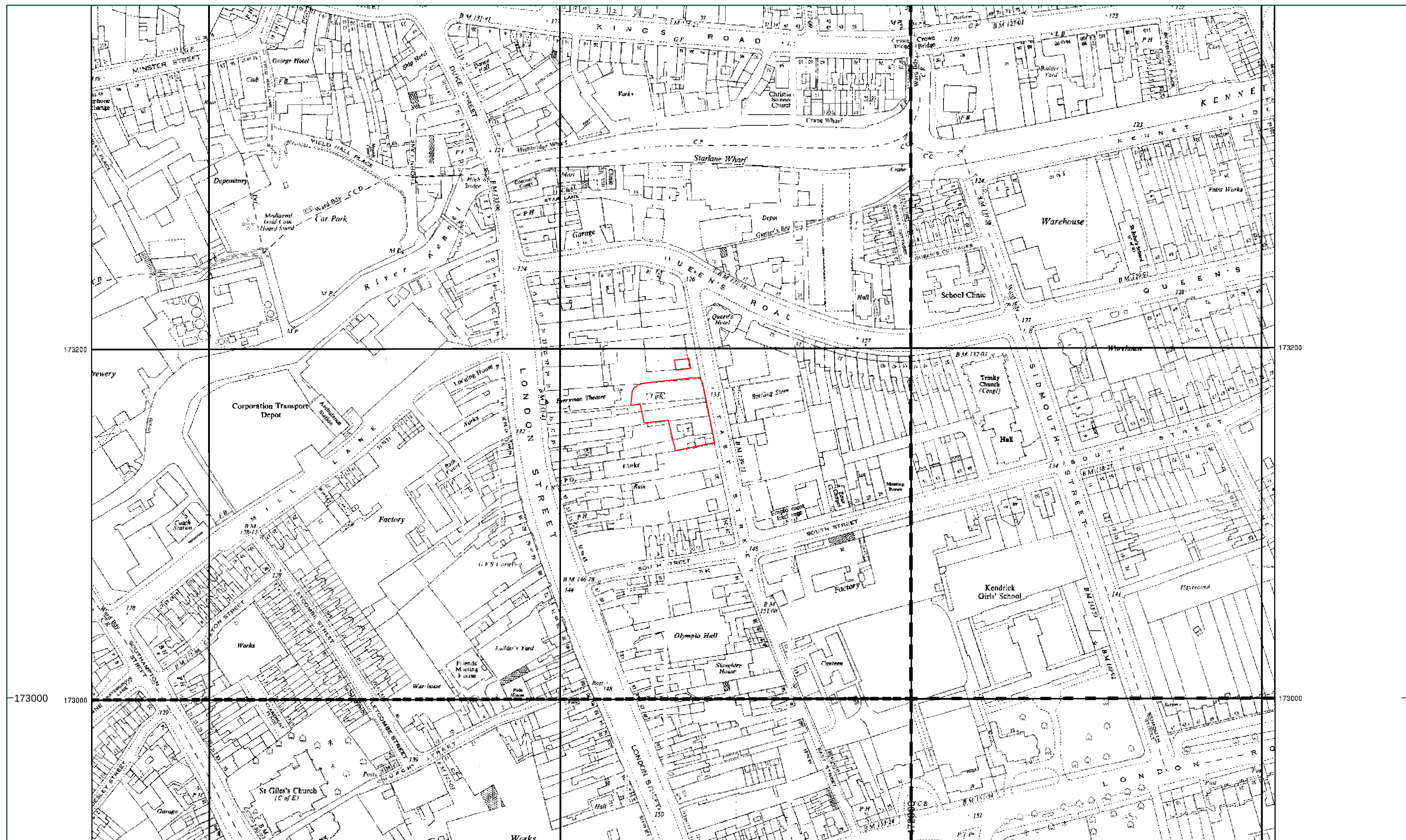
Fig.18: 1931 Ordnance Survey 1:2,500 Map

Address:

Land at East Street, Reading



orion.



Legend

Site Boundary

1:2,000 at A4

0 50m

Title:

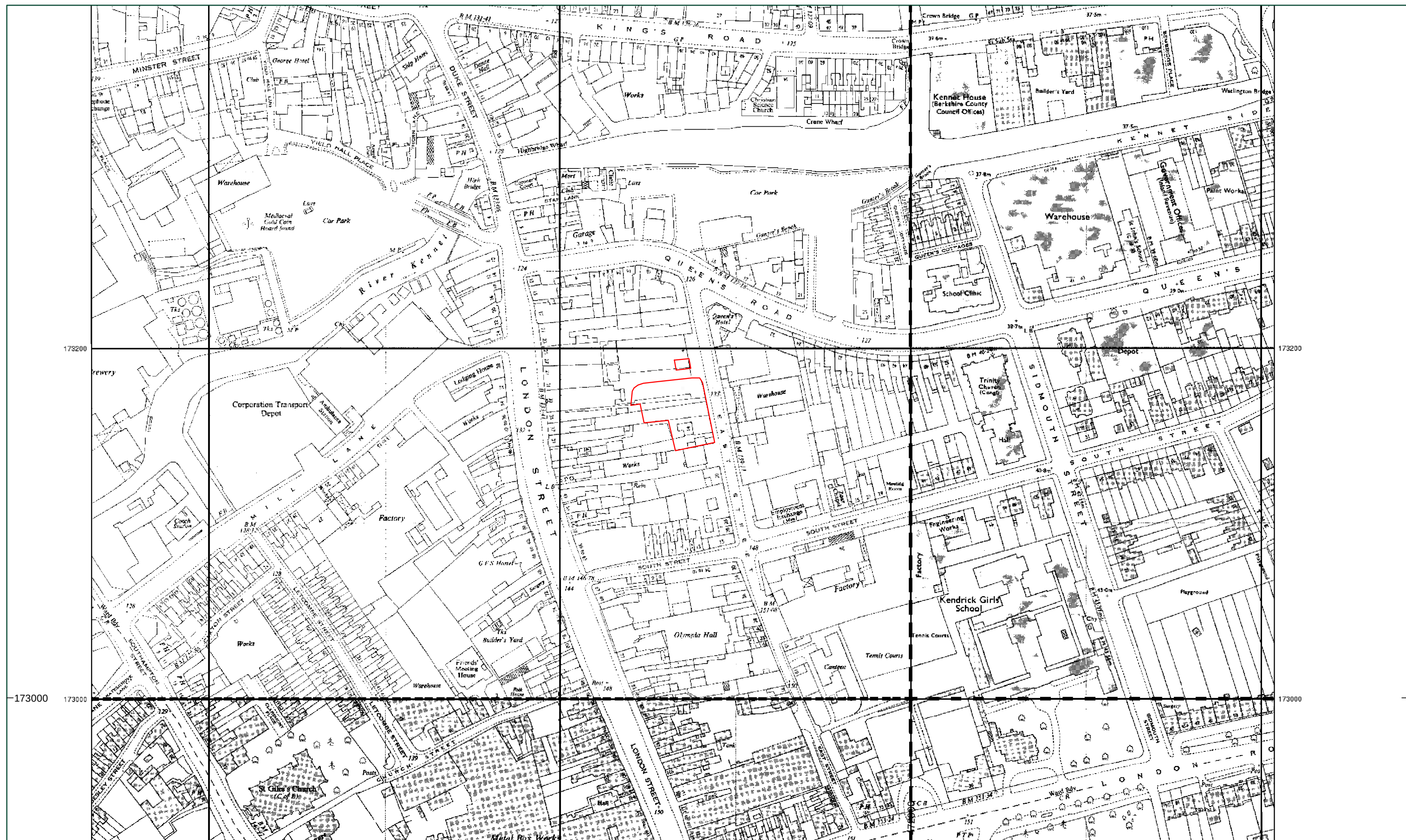
Fig.19: 1957-58 Ordnance Survey 1:2,500 Map

Address:

Land at East Street, Reading



orion.



Legend

Site Boundary

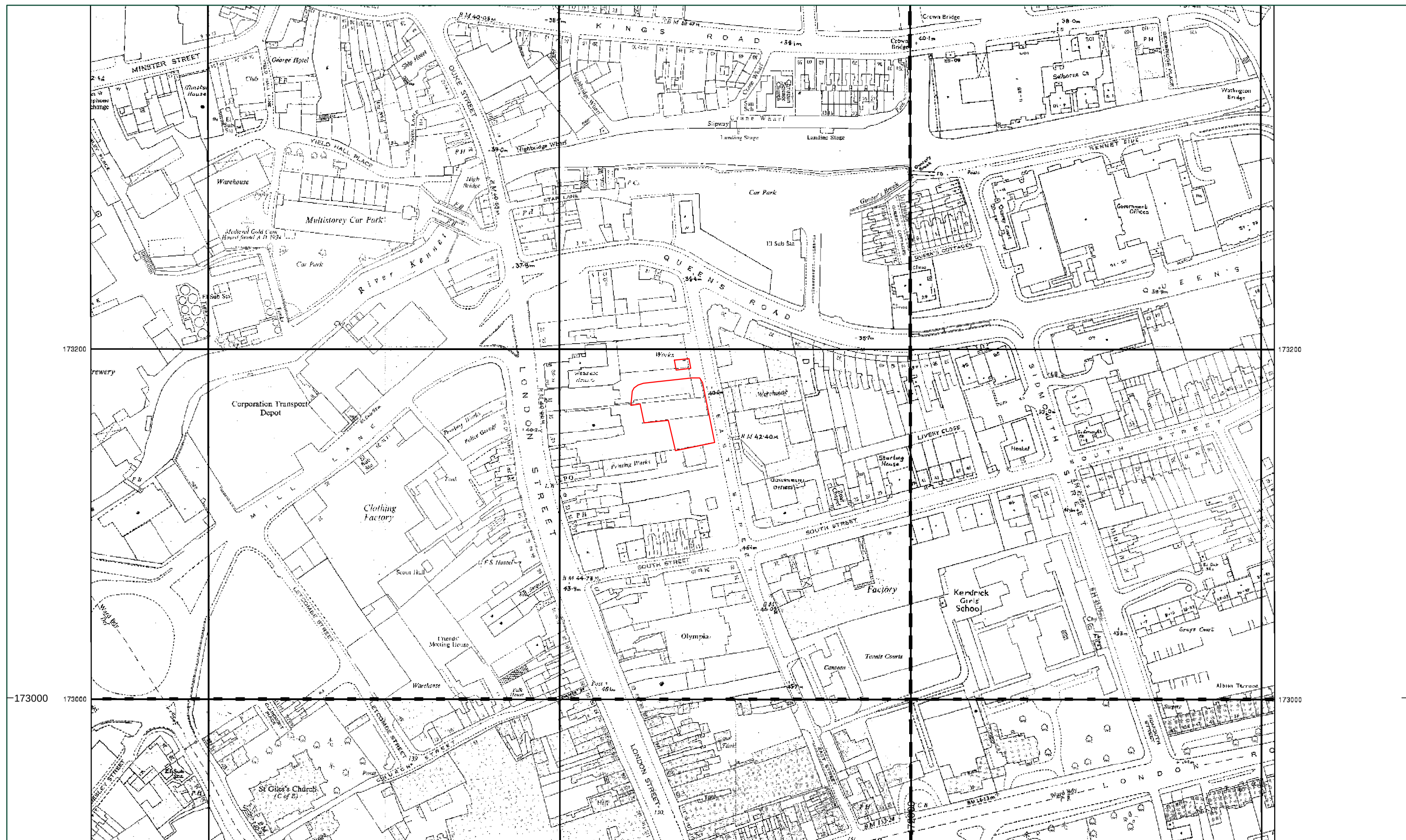
1:2,000 at A4



Title:
Fig.20: 1962-73 Ordnance Survey 1:2,500 Map
Address:
Land at East Street, Reading



orion.



Legend

Site Boundary

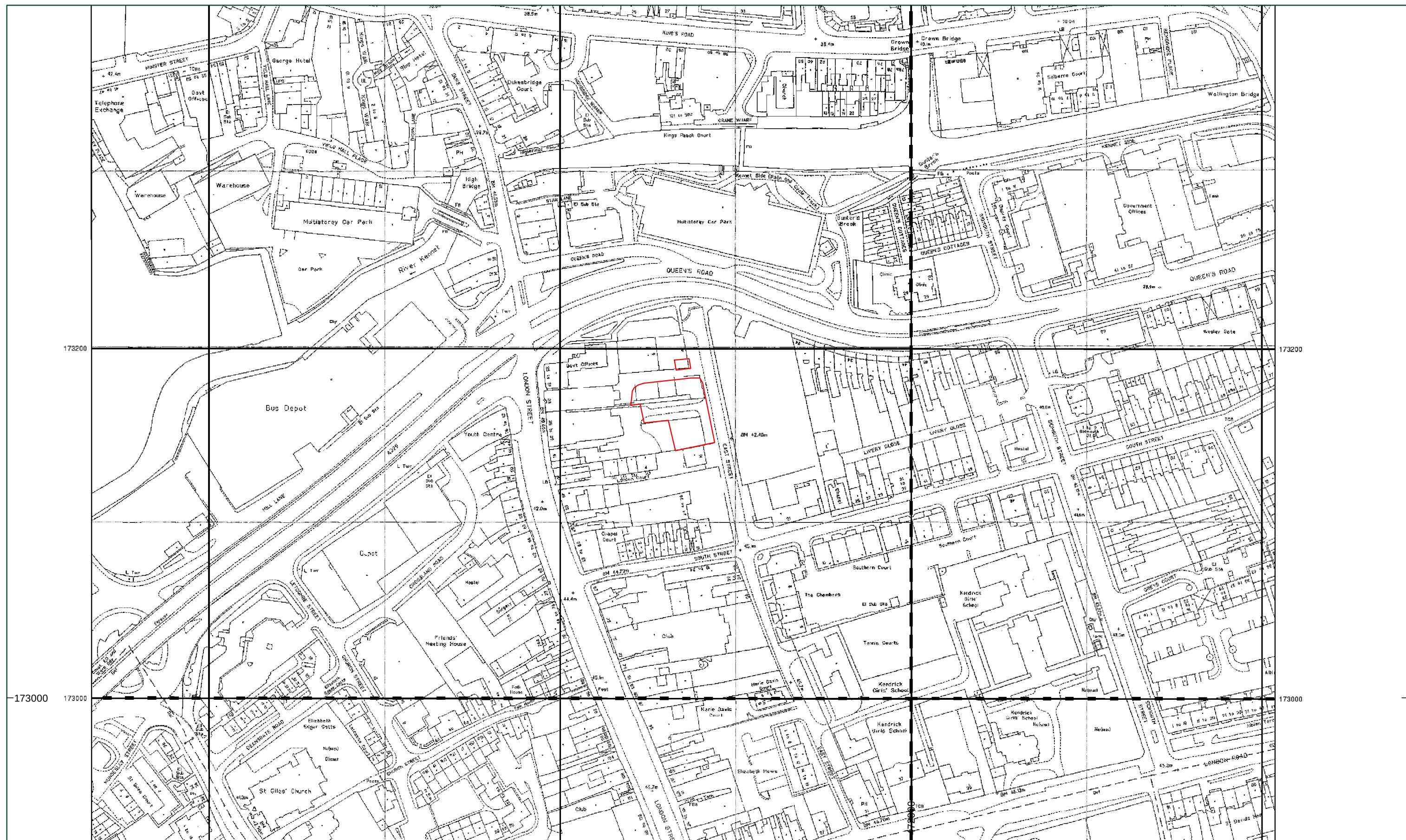
1:2,000 at A4

0 50m

Title:
Fig.21: 1972-89 Ordnance Survey 1:2,500 Map
Address:
Land at East Street, Reading



orion.



Legend

Site Boundary

1:2,000 at A4

0 50m

Title:
Fig.22: 1993 Ordnance Survey 1:2,500 Map
Address:
Land at East Street, Reading



orion.