



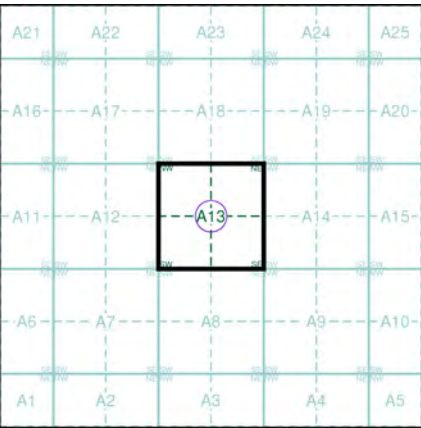
Ordnance Survey Plan
Published 1968 - 1991
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

BU7173NE	1971	1:1,250	
BU7173SE	1968	1:1,250	
BU7273SW	1991	1:1,250	
BU7273SE	1986	1:1,250	
BU7172NE	1982	1:1,250	

Historical Map - Segment A13



Order Details

Order Number: 152113190_1_1
Customer Ref: J18003
National Grid Reference: 472190, 173290
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

57, Queens Road, READING, RG1 4BN



Tel: 0844 844 9952
Fax: 0844 844 9951
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Large-Scale National Grid Data

Published 1993

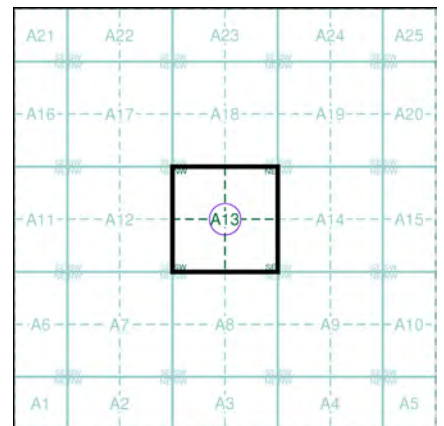
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SU7173NE	SU7273NW	SU7273NE
1993	1993	1993
1:1,250	1:1,250	1:1,250
SU7173SE	SU7273SW	SU7273SE
1993	1993	1993
1:1,250	1:1,250	1:1,250
SU7172NE	SU7272NW	SU7272NE
1993	1993	1993
1:1,250	1:1,250	1:1,250

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472000

472200

472400

173600

173600

173400

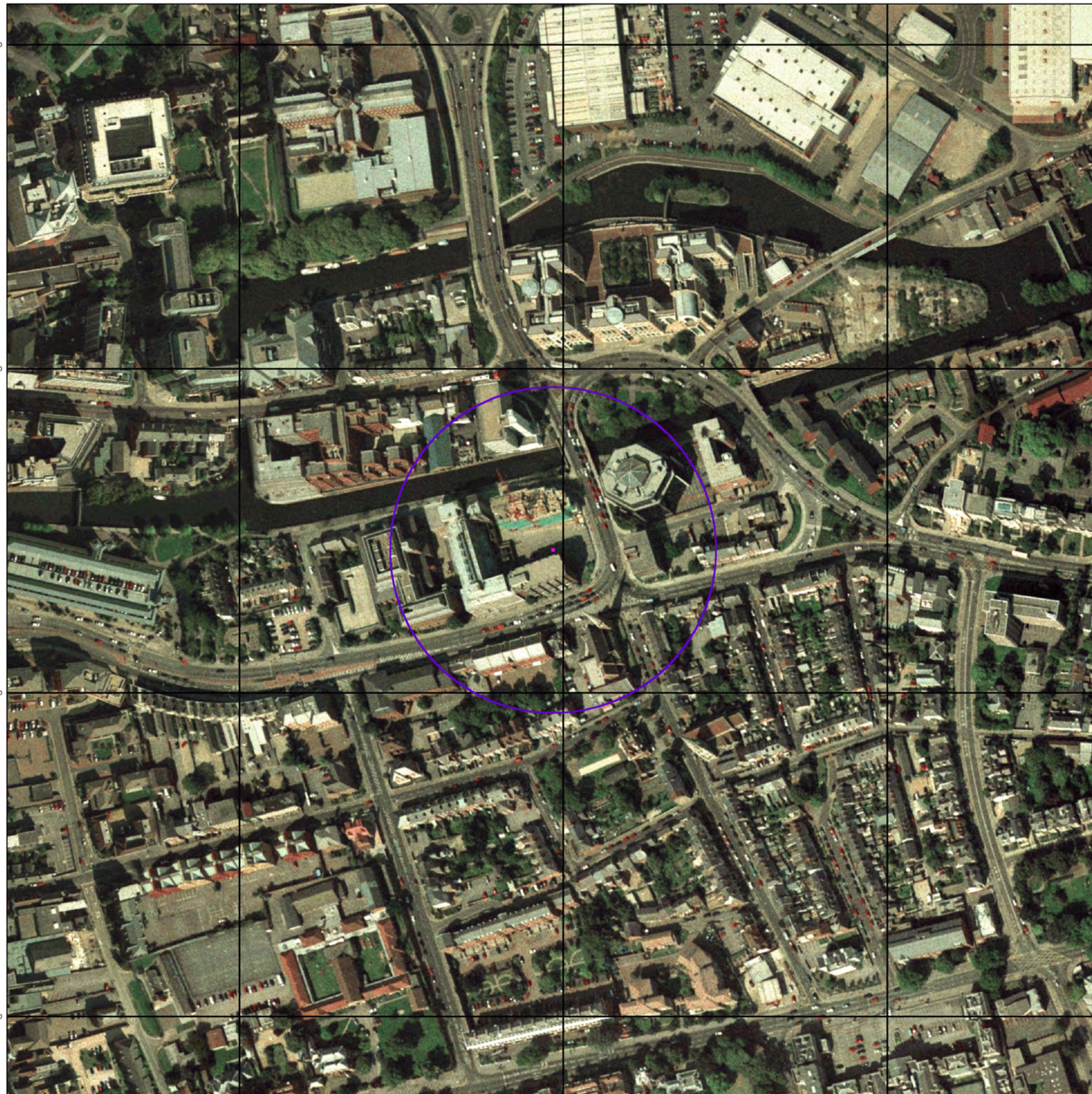
173400

173200

173200

173000

173000



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0 100 m

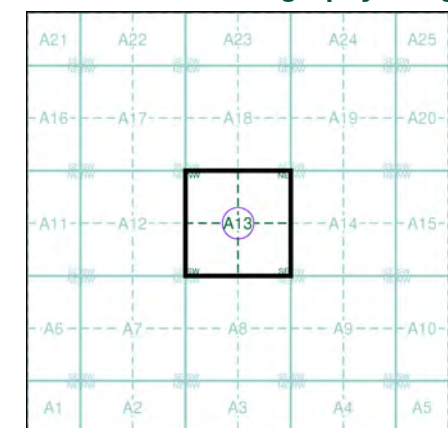


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



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Landmark
INFORMATION GROUP

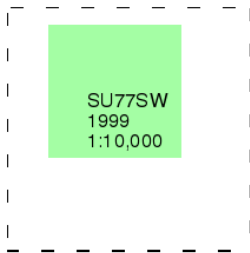
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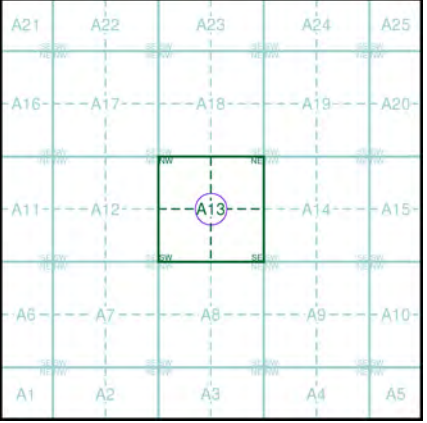
10k Raster Mapping Published 1999 Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 152113190_1_1
Customer Ref: J18003
National Grid Reference: 472190, 173290
Slice: A
Site Area (Ha): 0.01
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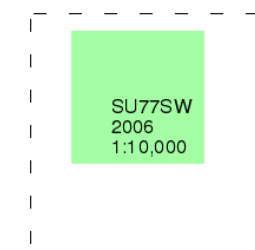
10k Raster Mapping

Published 2006

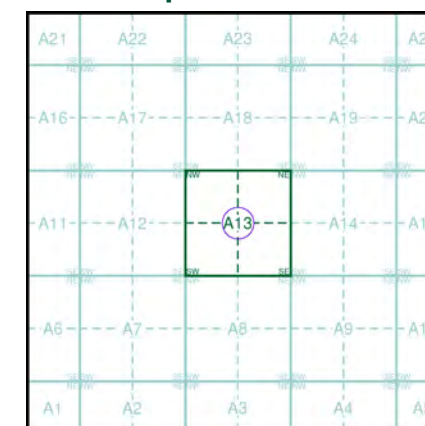
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



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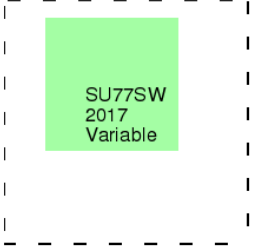
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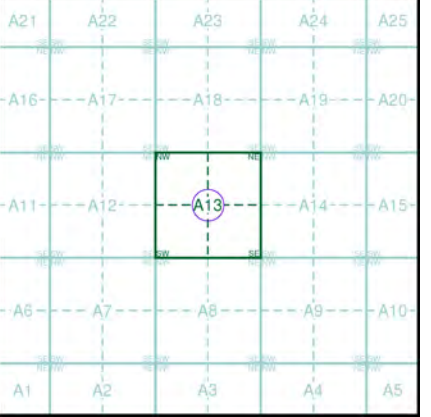
VectorMap Local
Published 2017
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



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Express Preliminary UXO Risk Assessment

Client	GEA Ltd
Project	Royal Heights
Site Address	Grantley Heights, Kennet Side, Reading, RG1 3EG
Report Reference	EP5854-00
Date	10/01/18
Originator	PS

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the Royal Heights site. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

Background

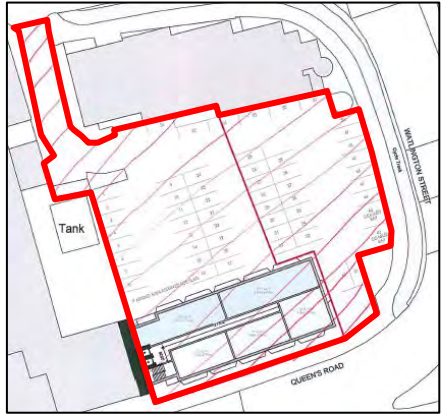
This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence's extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.

The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense 'first step' in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely 'no' risk from UXO to a project.



Risk Assessment Considerations	
Site location and description/current use	The site is located in the town of Reading, Berkshire. The site is occupied by a building recently in use as offices, a car park and access way. Commercial and civil properties surround the site on all sides. Wesley Methodist Church. Queens Road is south of the site, Watlington Street is east and Kennet Side is north. The site is approximately centred on the OS grid reference: SU 7219473280. 
Are there any indicators of current/historical military activity on/close to the site?	1st Line Defence can find no evidence in-house that the site ever had any direct military use. The closest recorded military presence was an anti-tank island approximately 430m west of the site.
What was the pre- and post-WWII history of the site?	Historical OS mapping indicates that the site was occupied by residential properties and a works until 1979 when the majority of structures on site were removed. No significant change could be seen between pre- and post-war mapping editions, bar the addition of a paint works in the west of the site.
Was the area subject to bombing during WWII?	The site was situated in the County Borough of Reading. The district had an area of 9,105 acres, and according to Home Office Statistics received only 5 HE bomb strikes resulting in a very low density of bombing at 0.5 items per 1000 acres. One significant air raid occurred on 10th February 1943, when a single Luftwaffe aircraft machine-gunned and bombed the town centre, resulting in 41 deaths and over 100 injuries. The bomb strikes of this raid reportedly fell in the vicinity of Minster Street, approximately 520m west of the site at its closest point. Anecdotal reports were also found that German aircraft tried to bomb the lines into Reading West station during the beginning of WWII. No evidence could be found of bombs falling around the site area.
Is there any evidence of bomb damage on/close to the site?	There is no evidence in available Historical OS Mapping to indicate that the site received any damage during WWII, such as areas of 'ruin(s)' or areas of missing buildings. WWII-era aerial photography would provide a more confident assessment of ground disturbance on the site.
To what degree would the site have been subject to access?	As an area occupied by residential and commercial properties during WWII, it is likely that the site received regular access and that evidence of UXBs would have been noticed and recorded.
To what degree has the site been developed post-WWII?	Post-war, all structures on site were removed and replaced by an office block and a car park. Construction of the offices on the site would mitigate the risk of encountering UXO down to the depth and at the locations of its excavations.
What is the nature and extent of the intrusive works proposed?	Proposed works are understood to entail the changing of Clarendon House on site from Class B1(a)(offices) to C3 (dwelling houses) to comprise 49 residential units.



Summary and Conclusions

The site was situated within the County Borough of Reading during WWII, which Home Office bombing statistics indicate received only 5 HE bomb strikes throughout WWII in a single raid; this raid reportedly occurred approximately 520m west of the site in the vicinity of Minster Street. Furthermore, no evidence could be found at this stage to suggest that any significant military installations were present in the vicinity of site during WWII. Regular access to the site area and the low density of bombing in the town makes it extremely unlikely that bombs fell unnoticed and unrecorded within the site boundary.

Recommendations

Preliminary research indicates that there is a **minimal risk** that items of UXO will be encountered on the site. No evidence could be found to suggest that the site area was bombed during WWII, or that the site was situated in close proximity to any military installations which might lead to the contamination of the site. Although acquisition of WWII aerial photography and local bombing records could more confidently confirm a lack of bombing within the site area, it is not considered that further research would significantly alter the findings of this report. It is recommended that **no further research** be carried out on the site.

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.



GEA

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Site Plan

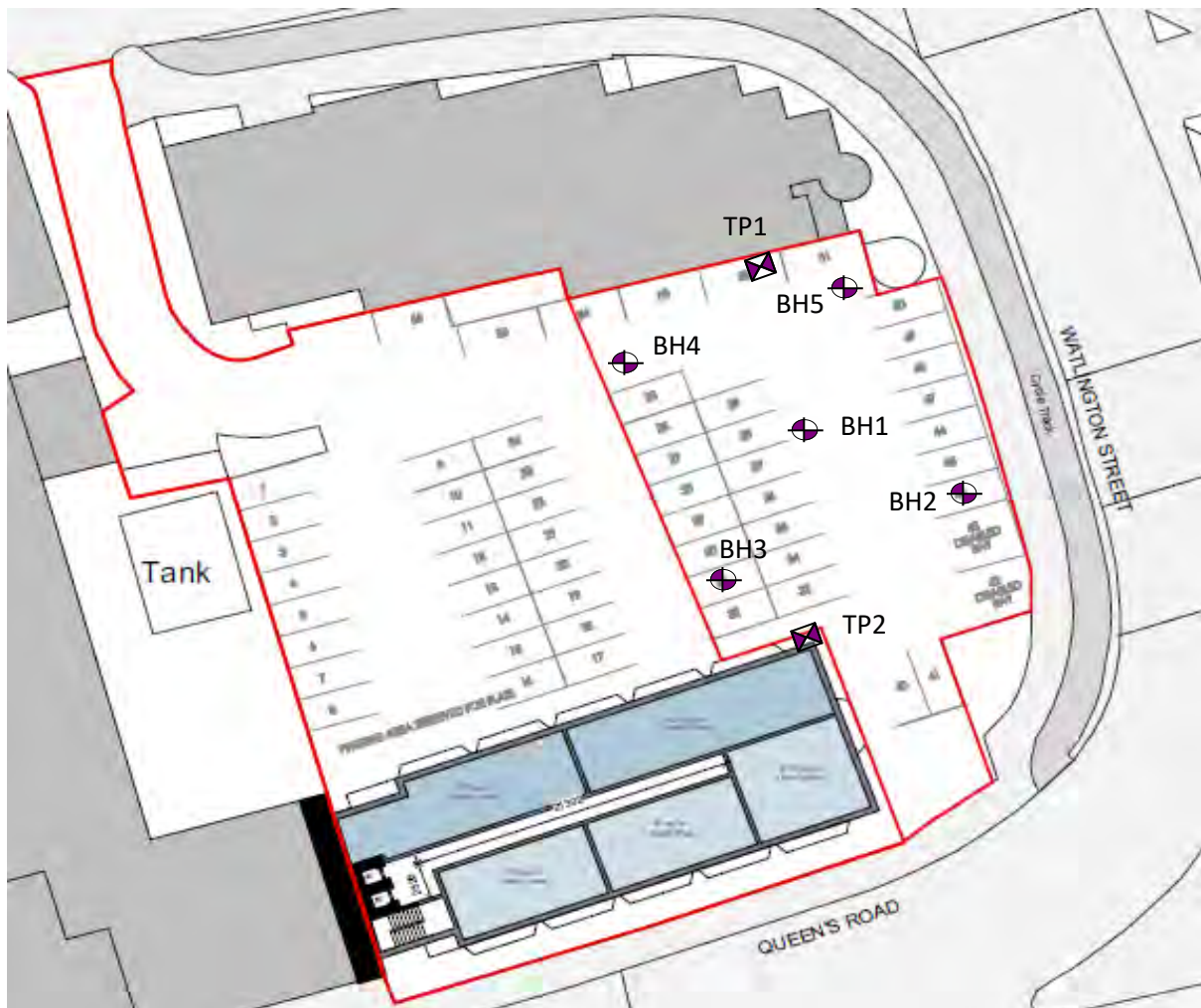
Site Royal Heights, Queen's Road, Reading, RG1 4BN

Client Reading Heights Limited

Engineer Fluid Structures

Job Number
J18003

Sheet
1 / 1



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