

Appendix 14-1 Heritage Desk-Based Assessment

East Reading Mass Rapid Transit Scheme
Heritage Desk-Based Assessment
June 2016
Updated June 2017

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Report

Heritage Desk-Based Assessment

Site

East Reading Mass Rapid Transit Scheme

Client

Peter Brett Associates

Date

June 2016

June 2017

Planning Authority

Reading Borough Council and Wokingham Borough Council

Site Centred At

NGR SU 731 738

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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 heritage desk-based assessment considers land which comprises the East Reading Mass Rapid Transit Scheme. 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 from both within the study site, and the surrounding area, has demonstrated that the study site has a low potential to contain buried archaeological remains of high significance, that would require preservation. However, the available evidence does suggest a moderate potential for isolated Prehistoric flint artefacts of local significance, as well as for limited Saxon remains in the easternmost part of the study site of local to regional interest.

The proposed development would have the effect of removing any archaeological remains, where impacts are planned, for example at new junctions, working easements and foundations for roadways and the new bridge. This would result in the loss of archaeological remains where those impacts occur.

Therefore, this assessment has determined the likely significance of any buried remains within the study site, which would be relatively local to regional, and the scale of the effect to their significance, which would be their removal by the construction of the proposed development where below-ground impacts occur, as is required by paragraph 128 of the NPPF. On this basis, no further information is considered necessary to inform a planning application for the proposed development with regard to archaeological matters.

The loss of the limited potential archaeological interest of the study site could be fully mitigated by a programme of archaeological investigation secured as a planning condition should consent be granted.

The Proposed MRT East development would involve the construction of a new bridge in the vicinity of the grade II listed Railway and Accommodation Bridge over the River Kennet. Once in operation, the new bridge would change views out from the Accommodation Bridge and impede views to the Thames from there. However, the new bridge design has been developed with the heritage constraints in mind, and with reference to the comments from the RBC Heritage Officer. As a result, the new bridge has been designed so that it would not affect the physical fabric of the bridge, its historic or architectural merit, its association with the other historic railway bridge to the south, nor the setting of the bridge from the south. While the new bridge would obstruct some views to the listed bridge from the Thames Path, more important views from the south would be unaffected. Furthermore, the design of the new bridge is open, and views of the listed bridge, including the arches which are key elements of the listed bridges' design, would still be afforded from parts of the new footpath.

When considering the effects of the Proposed MRT East development to the significance of the bridge in the round, it is considered that the Proposed MRT East development would result in a minor effect to its significance, resulting in a low degree of less than substantial harm. This is consistent with the aims of national and local policy designed to protect the historic environment.

1.0 Introduction

- 1.1 This heritage desk-based assessment considers land which comprises the East Reading Mass Rapid Transit Scheme (Figure 1). It has been researched and prepared by Dr Rob Smith of Orion Heritage on behalf of Peter Brett Associates. The site (hereafter referred to as the 'study site') is located at grid reference NGR SU 731 738.
- 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 study 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 1 km radius from the centre of the study site (Figure 2).

Location, Topography and Geology

- 1.5 The study site is located c. 1 km to the east of Reading Railway Station; immediately west of the Thames Valley Business Park; immediately north of the Great Western Main Line Railway; and to the south of a retail superstore and the River Thames (Figure 1).
- 1.6 The study site is partially within safeguarded land for a 'cross town route' (in accordance with Wokingham Borough Council (2014) Development Plan - Adopted Managing Development Delivery Local Plan Policy CC08), and is therefore undeveloped and currently consists of grassland, scrub and trees.
- 1.7 The study site straddles the administrative areas of Reading Borough Council and Wokingham Borough Council, the boundary of which is defined by the River Kennet.
- 1.8 The western area of the study site (within Reading Borough), where the proposed development would connect with Napier Road, is characterised by residential tower blocks at Luscinia View and a retail superstore with associated fuel filling station and parking.
- 1.9 The central area of the study site where the proposed development crosses the River Kennet is characterised by the confluence of the River Thames and the River Kennet. There is an existing railway bridge over the River Kennet and a footbridge allowing access over the River Kennet for the Thames Path National Trail. To the south of the railway, there is a gas storage facility.
- 1.10 The eastern area of the study site (within Wokingham Borough), where the proposed development would connect with the Thames Valley Business Park, would be on undeveloped flood plain adjacent to the River Thames. The Thames Valley Park Rowing Club and Wokingham Waterside Canoe and Kayak Centre are in close proximity to the north. There are temporary moorings along the western bank of the River Thames. The Thames and Kennet Marina and Redgrave and Pinsent Rowing Lake are located c. 100 m to the north on the opposite side of the River Thames. The Suttons Business Park is located beyond the Great Western main line railway to the south.
- 1.11 The solid geology of the study site comprises Chalk of the Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated). This deposit underlies Clay, Silt, Sand and Gravel Alluvium which is present across the majority of the study site, with the exception of the far east which comprises Clay, Silt, Sand and Gravel Head.

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 12 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 12 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 12 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 128 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 132-134 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 134 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 straddles the two Local Planning Authority areas of Reading Borough Council (RBC) and Wokingham Borough Council (WBC).
- 2.22 Local Plan policy in RBC 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.
- 2.23 RBC has only one heritage-specific policy in its current Local Plan:

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.

- 2.24 RBC is in the process of developing a New Local Plan, and the Draft Reading Borough Local Plan has been published for consultation (May 2017). It contains the following policies relevant to this assessment:

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.

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

Applicants should identify and evaluate sites of archaeological significance. Where remains cannot be preserved 'in situ,' remains should be properly excavated, investigated and recorded.

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

Development proposals that affect locally important heritage assets will be expected to demonstrate that development conserves architectural and historical significance which may include the appearance, character and setting of the asset.

Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, taking cues from the historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will be expected to make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can give cues as to the design of new development. When determining planning applications for new development, the following factors will be taken into consideration:

- a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space);
- b. Sensitivity to historic context;
- c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);
- d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.

2.25 As draft policies, these policies are given weight in accordance with Annex 1 of the NPPF.

2.26 Local plan policy in WBC is provided by the 2010 Core Strategy, which contains the following policy relevant to this assessment:

Policy CP3: General Principles for Development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- b) Provide a functional, accessible, safe, secure and adaptable scheme;
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

Guidance

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

2.27 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.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2015)

2.28 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.29 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.30 The Good Practice Advice Note sets out a five staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.31 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Archaeological and Historical Background

3.1 The locations of sites mentioned in the text are shown on Figures 2 and 3.

Non-Designated Heritage Assets

Prehistoric

3.2 There is no evidence of prehistoric archaeological assets within the study site.

3.3 To date, there has been limited evidence of prehistoric features to suggest significant early settlement in Reading. However, there is an increased potential for the recovery of prehistoric material in proximity to riverine environments, which is evidenced by the records in the HER.

3.4 The study site is located on the River Kennet flood plain. Stray prehistoric artefacts from this area include:

- Bronze Age 'finds' (MRD5102 on Figure 2), 200m north of the study site
- an Iron Age coin (MRD11297 on Figure 2), 400m south of the study site
- Iron Age/Romano-British finds (MRD3890 on Figure 2), 350m south of the study site
- a Palaeolithic hand axe (MRD9023 and MRD9024 on Figure 2), 500m south of the study site
- Mesolithic 'finds' (MRD9055 on Figure 2), 50m north of the study site
- Mesolithic tranche axes 100m to the north of the study site (MRD9073 and MRD9075 on Figure 2), and 40m to the south (MRD9063 on Figure 2)
- Neolithic ground axes 100m to the south of the study site (MRD11180) and 500m to the south (MRD11179 on Figure 2),
- a Neolithic arrowhead (MRD11206 on Figure 2), 50m to the north of the study site
- prehistoric flint flakes (MRD11335 on Figure 2), comprising four residual flints found during an evaluation undertaken in the easternmost part of the study site.
- lower Palaeolithic 'finds' (MRD15470 on Figure 2), 150m to the south of the study site
- Early Mesolithic/Bronze Age flints (MRD6900 on Figure 2) and a Mesolithic kill site (MRD15532 on Figure 2) 300m to the northeast of the study site.

3.5 The topography and geology of a landscape can be used to interpret and substantiate the potential for the recovery of archaeological deposits. Rivers were commonly exploited by prehistoric people for a variety of means including for food and water sources, transportation routes, fording points, meeting points, and votive sites; they commonly form a focus for transient or permanent settlement.

3.6 To summarise, despite the apparent lack of firm prehistoric settlement evidence in Reading, the location of the study site in proximity to two significant rivers (River Thames and River Kennet) offers an increased potential for the recovery of prehistoric material. An evaluation undertaken partially within the easternmost part of the study site found evidence of prehistoric flints (HER MRD11335), however these were residual, and were not associated to any archaeological features.

3.7 On the basis of the available information, a clear potential is therefore identified for prehistoric activity within the study site, however current evidence suggests that this will take the form of occasional finds and artefacts, rather than evidence for substantive settlement activity.

Roman

3.8 There is no evidence of Roman archaeological assets within the study site.

3.9 As with the prehistoric evidence, the recovery of Romano-British material from Reading is relatively limited, and HER evidence to the south of the River Thames is mostly limited to Roman coins recovered as chance finds (HER (MRD11266, MRD11314, MRD15838 and MRD11323 on Figure 2), with the exception of artefacts recovered during works in the 1880s associated with gasworks 300m to the southwest of the study site, where a layer of Roman pottery was found, possibly indicating some kind of occupation there.

3.10 There are no currently known Romano-British roads in the locality of the study site and it would appear that major activity in the wider area during this time was focussed on Roman Silchester (formally Calleva, the chief town of the British tribe of the Atrebates).

- 3.11 To the north of the Thames, the HER does record evidence of Roman burials (HER MOX23179) as well as a timber lined well (HER MOX10648 and MRD5101), both found during mineral extractions undertaken approximately 200m to the north of the study site.
- 3.12 Accordingly, in light of the above information, a low potential for Roman remains within the study site is identified, and any which are present would likely comprise isolated chance finds.

Saxon/Early Medieval

- 3.13 There is no recorded archaeological evidence of Saxon/Medieval date within the study site. However, excavation works undertaken in 1891 50m to the east of the study site found the remains of a Saxon cemetery (HER ERM1273, MWK3899, MWK3900 and MWK11323), which contained a number of associated grave goods and artefacts. However, an archaeological evaluation undertaken in the easternmost part of the study site found no evidence that associated remains extended as far as the evaluated area.
- 3.14 Other finds from this period in the wider area comprise Within the surroundings of the study site, there are a number of archaeological assets which include a potential Danish winter camp, located 150m to the south of the study site, with a nearby rampart (HER MRD3907 and MRD3908 on Figure 2), as well as a Viking sword dredged from the River Kennet in the early 20th century (MRD11338 on Figure 2).
- 3.15 The place name 'Reading' suggests a Saxon origin, named after an individual named 'Reada' or 'Readingas' meaning the 'people of Readas'.
- 3.16 Early settlers at Reading were attracted by the flat gravel terraces created by the River Thames and River Kennet in proximity to the ford across the Kennet. Such land provided ideal fertile ground for agricultural production. The town is sited at the convergence of two main road routes, the first running east-west between London and Bristol, the second roughly north-south from the Midlands through Oxford to Southampton.
- 3.17 The first documentary records of the town date from the 9th century. In the 871, the Anglo-Saxon Chronicle records "in this year...the army came into Wessex to Reading". At this time, Reading would not have acted as an administrative centre being secondary to the nearby town of Wallingford whose importance is reflected in its fortification. The importance of Reading is, however, demonstrated by examples of coinage dating from the reign of Edward the Confessor (1042-1066), and known to have been minted at Reading.
- 3.18 Based on the available evidence, the study site is unlikely to contain Saxon / Early Medieval remains of high significance, and archaeological evaluation has shown that the Saxon cemetery discovered to the east of the study site does not extend as far as the evaluated area within the study site. Nonetheless, the possibility that some features associated with the Saxon cemetery extend into the easternmost part of the study site cannot be completely discounted at this stage, however it is clear that any remains which may be present would likely be fragmentary and at least partially truncated.

Medieval

- 3.19 The HER contains no records of Medieval evidence within the study site. Records in the near vicinity comprise a wall ("Abbots Wall, HER MRD4880 and MRD4881) and a wharf (HER MRD4879), which the HER notes may have origins in the later Medieval period, and which are 200m south of the study site. Other evidence from the period is focused 600m to the south of the study site, where Medieval burials, possibly associated with a Medieval leper hospital are recorded (HER MRD3892, MRD3893, MRD3894, MRD3896, MRD15672 and MRD15764).
- 3.20 At the time of Domesday in 1086, Reading was held by the King and included a small borough and two manors, one belonging to the King and one to Battle Abbey. The King's estate comprised 56 plough teams, 85 peasants, 4 mills and 3 fisheries. The main settlement at Reading during this time was focussed further to the west, and early subsequent mapping shows the study site occupying largely agricultural land outside of any substantive settlement activity (see Figure 4). Finally, no evidence of Medieval remains of interest were noted in the archaeological evaluation which covered part of the eastern area of the study site.
- 3.21 On the basis of the available evidence, it is considered that the potential for the study site to contain archaeological remains of interest from this period is low.

- 3.22 There are no archaeological assets of Post-Medieval/Modern date within the study site.
- 3.23 A number of assets are recorded in the surroundings of the study site. However, these are mainly associated with buildings and industrial structures, none of which are considered to be of particular relevance to assessing the archaeological potential of the study site.
- 3.24 The River Thames played a prominent role in the development of Reading. Barges and barge building are known from at least the 9th century, and the river developed as a commercial highway. The hub of waterside commercial activity was at the town centre water mills, and wharves of the Holy Brook and the Kennet (the site of the Oracle, Mill Lane, High Bridge, Duke Street and Kings Road); and remained so for centuries. When Caversham Bridge was built, it became an important access route into and out of town.
- 3.25 In 1642, Reading became involved in the Civil War due to its strategic location between Oxford and London; they were respectively the headquarters of the King and Parliamentarians.
- 3.26 Approximately two-thirds of the study site lies within the ancient Parish of Reading St Laurence. The remainder of the study site lies along land formerly within the Manor of Whiteknights, also known as Earley Whiteknights, Earley St Nicholas or Earley Regis.
- 3.27 The Abbey owned much of the lands in Reading, including the area in and around Kings Meadow in the Parish of St Laurence. Following the Dissolution, all assets were stripped and their lands became Crown property.
- 3.28 In 1723, a lease of some of the former abbey lands was sold to Anthony Blagrave of Southcote and to John Dalby, steward of the Borough of Reading. Three years later Dalby was named in exchequer records in connection with fisheries and meadows at the Ort (now Kings Road and London Road) and elsewhere, including Kings Meadow. In 1749, Anthony Blagrave and another John Dalby were named in connection with the ownership of the same lands and fishing rights. By 1770, Dalby's share in the lease had been sold by his widow to Henry Vansittat of Shottesbrook (MP and Governor of Bengal), and the other part was in the name of John Blagrave.
- 3.29 The Thames and the Kennet meet in Kings Meadow (known by this name in the 17th century). This formed part of the Orts Estates in the Borough of Reading. In 1832, 50 acres of the estate was put up for sale by auction. The estate extended from the Thames, through Kings Meadow to the Kennet and canal cut, and extended to both sides of Orts Road and Kings Road to London Road, thus providing commercial potential. Much of this land was then leased or sold over time. One piece remained in royal ownership and still carries the name Kings Meadow.
- 3.30 In the 1840s, Reading significantly expanded due to industrialisation and the arrival of the railway. The track followed the line of the river into the town, and from the mouth of the Kennet it cut through land between the two rivers, with the Kennet and its wharves to the south, and the Thames and Kings Meadow to the north.
- 3.31 Kings Meadow has been used as a periodic site for recreation for centuries. Tournaments were frequent in the 12th century, and also since the later 19th century. Some of Queen Victoria's Diamond Jubilee celebrations were held there in 1897, although in recent years the area has become dominated by a large retail superstore.

Map Regression Exercise

- 3.32 The majority of the early (pre-Ordnance Survey) maps relate to the Kings Meadow, and although it is known that the eastern part of the study site lay within the Manor of Whiteknights, there are no corresponding maps for this area.
- 3.33 One of the earliest maps of the study site is the 1761 John Rocque's Map of Berkshire (Figure 4). The River Thames lies to the north of the study site. The River Kennet bisects the east and west of the study site. The study site primarily comprises fields, although what seems to be a track runs through the east of the study site. However, this is not shown on any of the later maps.
- 3.34 The 1770 Plan of the Crown Lands in the Parish of Reading (Figure 5) illustrates the holdings of Blagrave and Vansittart (Plots A and B, respectively). The possible track in the east of the study site is no longer extant.

- 3.35 The 1848 Parish of St Lawrence Tithe Map (Figure 6) shows the western part of the study site comprising two plots (28 and 30). Plot 28 was owned by the Crown and Plot 30 was part of Kings Meadow. The Great Western Railway line bounds the south of the study site.
- 3.36 There is no change between the 1848 Parish of St Lawrence Tithe Map (Figure 6) and the 1861 Plan of Reading (Figure 7).
- 3.37 The 1882/3 Ordnance Survey Map (Figure 8) shows the east of the study site in more detail, with a number of fields located within this area. A towing path bounds part of the north of the study site, along the boundary of the River Thames.
- 3.38 The Ordnance Survey Map of 1900/1 (Figure 9), shows an Old Gravel Pit in the east of the study site. There is also a change in levels in the east of the study site.
- 3.39 The 1913/4 Ordnance Survey Map (Figure 10) indicates a change in levels in the west of the study site.
- 3.40 The Ordnance Survey Map of 1961/2 (Figure 11) shows several areas in the west of the study site being wooded.
- 3.41 The 1973 Ordnance Survey Map (Figure 12) shows several buildings/structures associated with a Depot in the west of the study site. The areas of woodland in the west of the study site are no longer extant.
- 3.42 The Ordnance Survey Map of 1990/1 (Figure 13) shows that all but one of the buildings/structures in the west of the study site are no longer extant. Woodland lies along part of the northern perimeter of the study site.
- 3.43 The 1995 Ordnance Survey Map (Figure 14) shows several roads running through the study site; these seem to be associated with a large retail superstore to the north-west of the study site.
- 3.44 There is no change between the 1995 Ordnance Survey Map (Figure 14), and the Ordnance Survey Maps of 1999 (Figure 15), 2006 (Figure 16) and 2016 (Figure 17).
- 3.45 In light of the above information, a low potential is identified for additional remains of Post-Medieval/Modern date.

Summary of Archaeological Potential and Assessment of Significance

- 3.46 The HER contain no evidence of any buried archaeological remains of interest being located within the study site. Furthermore, archaeological trial trenching has been undertaken within the study site in the past (HER ERM1139), at the eastern end of the study site, which found only evidence of Post-Medieval features, with no remains of archaeological significance discovered.
- 3.47 Nonetheless, despite the apparent lack of Prehistoric settlement evidence in Reading, the location of the study site in proximity to two significant rivers (River Thames and River Kennet) offers an increased potential for the recovery of Prehistoric material, as rivers were commonly exploited by Prehistoric people for a food and water resources. Therefore, the potential for some associated finds, such as isolated flint tools, cannot be discounted, although there is no evidence of intact Pleistocene layers within the study site. Therefore, If present, Prehistoric flint artefacts would be of no more than local interest.
- 3.48 Similarly, excavation works undertaken in 1891, 50m to the east of the study site found the remains of a Saxon cemetery (HER ERM1273). However, the evaluation works undertaken nearby within the study site found no evidence that these remains extended to the study site. Nonetheless, it is possible that some associated remains may be present in the easternmost area of the study site which, if present, would be of local to regional interest.

Designated Heritage Assets

Introduction

- 3.49 This assessment will consider the potential effects of development within the study site on the significance of designated heritage assets, including through effects to their settings. This will include heritage assets within the surrounding area, whose setting may be affected.

- 3.50** Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets (HE 2015). The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas. A basic search radius of 1km from the study site was used to establish which heritage assets required assessment for impacts, which is usually sufficient to ensure all assets which require consideration are properly assessed. In some limited cases some particular assets can have a wider setting which is sensitive, therefore the wider area outside of the 1km search radius was also considered in the preparation of this assessment, to determine if additional highly graded heritage assets required inclusion in this assessment. However, on this occasion no such assets are present.
- 3.51** Not all designated heritage assets within this radius will require full assessment for impacts; where a designated heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the study site. Also, not all assets will require the same level of assessment. As set out in paragraph 128 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 3.52** The distribution of designated heritage assets in relation to the study site can be found in Figure 3.

Designated heritage assets that do not require detailed assessment

- 3.53** A total of 47 designated heritage assets are situated within 1km of the study site's boundary. This includes one grade II* listed building, and 46 grade II listed buildings. Of these, a substantial number are sufficiently far and well screened as to not require detailed assessment. These are discussed below.
- 3.54** Of the 47 listed buildings in the surrounding area, 40 are situated to the south of the existing railway line present to the south of the study site. These are:

NHLE ref	Name	Grade
1113469	NO 17 ELDON SQUARE	II
1113470	NOS 19 AND 21 ELDON SQUARE	II
1113496	FISHERMAN'S COTTAGE INN, KENNETSIDE	II
1113499	NO 85 KINGS ROAD	II
1113502	221 AND 222, KINGS ROAD	II
1113509	GLADSTONE CLUB LONDON ROAD	II
1113512	ENTRANCE LODGES AND GATES TO CEMETERY	II
1113513	CHURCH OF ST BARTHOLOMEW	II
1113618	THE SCREENS HOUSE GASWORKS ROAD	II
1113621	RAILWAY BRIDGE AND ATTACHED ACCOMODATION BRIDGE OVER RIVER KENNET AT SU 7306 7381	II
1155144	NOS 13 AND 15 ELDON SQUARE	II
1155151	NO 23 ELDON SQUARE	II
1155954	NOS 173 TO 183 KINGS ROAD	II*
1155966	WYCLIFFE BAPTIST CHURCH	II
1156154	ANDREWS AND BARRETT FAMILY MONUMENTS	II
1156158	ST BARTHOLOMEW'S CHURCH HALL	II
1156962	NEWTON SCHOOL	II
1248683	THE ENGINE HOUSE, GAS WORKS ROAD	II
1248695	NOS 47-8 KENAVON DRIVE	II
1303076	NO 107 LONDON ROAD	II
1303084	NO 163 KINGS ROAD	II
1321867	THE PUMP AND TURBINE HOUSE, GAS WORKS ROAD	II
1321884	No 60 ST BARTHOLOMEW'S ROAD	II

NHLE ref	Name	Grade
1321921	NOS 187 AND 189 KINGS ROAD	II
1321922	NOS 196 TO 200 KINGS ROAD	II
1321926	NO 81 LONDON ROAD	II
1321927	NO 105 LONDON ROAD	II
1321939	UNIVERSITY OF READING SCHOOL OF EDUCATION	II
1321944	NO 11 ELDON SQUARE	II
1096058	MONUMENT TO BERNARD LAURENCE HIEATT	II
1156000	NO 79 LONDON ROAD	II
1113468	NO 9 ELDON SQUARE	II
1113462	4 AND 6 ELDON ROAD	II
1321940	NOS 8 AND 10 ELDON ROAD	II
1113508	NOS 95 AND 97 LONDON ROAD	II
1113466	RAILINGS TO GEORGE V MEMORIAL GARDEN ELDON SQUARE	II
1096057	SARCOPHAGUS MONUMENT AT READING CEMETERY	II
1248744	2 ELDON ROAD	II
1156006	83 AND 85, LONDON ROAD	II
1321945	25 AND 27, ELDON SQUARE	II

3.55 All of these buildings are screened from the study site by considerable screening provided by substantive modern development in the intervening landscape, including active railways. As the proposed development would not exceed the existing railway lines in height, it is clear that the proposed development would not affect these buildings. As such there is no need to consider them further.

3.56 Likewise, a cluster of four grade II listed houses and a vaulted structure are present 0.6km to the northwest of the study site, at the junction of Star Road and Paddock Road in Lower Caversham:

NHLE ref	Name	Grade
1113553	VAULTED STRUCTURE IN GARDEN OF NO 4	II
1321890	ST JOHN'S LODGE	II
1302882	NO 2 AND 4 PADDOCK ROAD	II
1302883	6 PADDOCK ROAD	II
1113554	No. 8 PADDOCK ROAD	II

3.57 In practice all of these buildings are screened by substantive modern buildings, including commercial and substantial office buildings immediately to the south of the buildings, which prevent any experience of the study site. As such, the proposed development would not affect their significance and it is not necessary to consider them further.

3.58 The remaining designated heritage assets are considered below.

Assessment of designated heritage assets, including impact assessment

3.59 In the following sections, the significance and setting of designated heritage assets in the wider search area will be described, and potential effects of development within the study site to their significance assessed.

Dean's Farm Cottage

3.60 This cottage comprises a small 18th century building situated 0.7km to the northwest of the study site at the nearest point. It comprises a two-storey red brick cottage, set in an enclosed field. It is grade II listed (NHLE 1156224).

3.61 The setting of the cottage comprises the enclosed field in which it is situated, with a diverse wider setting comprising modern housing and other developments to the north, and a modest modern residential development to the south. Further beyond this to the south are large lakes and the study site.

3.62 The significance of the cottage is largely derived from its historic and architectural interest, however its immediate setting, comprising an enclosed field, also makes a contribution by providing a rural setting consistent with the historic setting of the cottage. The setting of the cottage does not meaningfully extend beyond the enclosed field in which it is situated, and there is no experience of the cottage from within the study site due to extensive screening provided by intervening vegetation and residences.

3.63 The proposed development would not include any tall structures, and would not exceed the height of the already extant railway bridge. Given this, and the lack of intervisibility between the study site and the cottage, it is clear that the proposed development would not affect the significance of the listed building, and it is not necessary to assess this building further.

Dean's Farmhouse

3.64 This comprises an 18th century Farmhouse situated approximately 0.5km to the northwest of the study site at the nearest point. It is grade II listed (NHLE 1321905), and has the following description in the NHLE:

LOWER CAVERSHAM 1. 5128 Dean's Farmhouse [Formerly listed under the Rural District of Henley] SU 7274 6/528 24.10.51. II 2. Front probably 1727 (date of Fire Insurance mark No 44218). Altered circa 1820. 2 storeys and attic. Red brick with black and blue headers. Plinth. Band over ground floor. 5 bays, flush framed glazing bar sash windows, with segmental heads over ground floor. Central Regency doorway with reeded surround, 6 panel (flush reeded) door and Gothick fanlight. Hipped old tile roof with off ridge modern brick chimney and gabled dormer to north return. Long rear extension to south circa 1820. Regency hall and staircase. A pleasant range of mainly mid C19 farmbuildings to north and north-east. Very attractive setting facing river. Dean's Farm and Dean's Farm Cottage are linked to Star Road by a raised flint causeway.

3.65 The farmhouse is now divided into three properties, and its immediate setting comprises large enclosed gardens for these residences. As is noted in the list description the setting towards the River Thames, to the southeast of the farmhouse, is important, and reflects the rationale for the original orientation of the house.

3.66 The study site is situated to the southwest of the house, and is screened from the house by substantive vegetation and some modern commercial development.

3.67 The proposed development would not include any tall structures, and would not exceed the height of the already extant railway bridge. Given this, and the lack of intervisibility between the study site and the cottage, it is clear that the proposed development would not affect the significance of the listed building. Therefore it is not necessary to assess the potential impacts of the proposed development further.

Railway Bridge and attached Accommodation Bridge over the River Kennet

3.68 The bridge was designed and built by Isambard Kingdom Brunel for The Great Western Railway in 1839-1840, and was widened in 1892, which is likely to be when the accommodation bridge was attached (NHLE 1113621, see plates 2 and 3). The railway bridge is constructed of red brick and widened with engineering brick with ashlar dressings, while the accommodation bridge is made of steel and timber.

3.69 The bridge crosses the River Kennet, where the Kennet and the Thames intersect. From the accommodation bridge, views out over the nearby section of the Thames are afforded, although views of the railway bridge from the footpath are partially restricted by the accommodation bridge. Views of the railway bridge are afforded by the footpath to the south of the bridge, which connects to the Thames Path (see plate 1). Another railway bridge (not designated) is situated approximately 75m to the south, which dates to the later Victorian period, and with which the bridge has a contextual relationship (see plate 4, taken from under the listed bridge, looking south towards other bridge). These elements, together with the railway, which the bridge supports, comprise the setting of the bridge.

3.70 The significance of the bridge is derived to a large degree from its considerable historic interest, in particular having been designed by Brunel. In addition, it has architectural merit and also preserves construction techniques from the mid-Victorian period. Finally, its setting also makes a contribution, in particular the association with the other railway bridge to the south with the footpath between the two reinforcing their historical associations. Its continued use as a railway bridge is also key to a continued understanding of the bridge's heritage. Finally, the views from the accommodation bridge over a section of the Thames

provide a link to the past use of the Thames Path as a tow path, although this contribution is more modest in relation the core significance of the bridge.

- 3.71 The study site forms part of the setting of the bridge, occupying an area which would be seen from the accommodation bridge. The potential impact of the proposed development on the significance of the bridge is assessed below.

4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 4.1 The study site is located c. 1 km to the east of Reading Railway Station; immediately west of the Thames Valley Business Park; immediately north of the Great Western Main Line Railway; and to the south of a retail superstore and the River Thames. The study site is undeveloped and currently consists of grassland, scrub and trees.

The Proposed Development

- 4.2 The proposed development would provide a new dedicated public transport link from central Reading to existing residential and employment areas to the east and south-east of Reading, including Thames Valley Park (TVP), Woodley, Winnersh and Wokingham. Details are as follows:

- A new route for public transport only, including cycle path and footway between Napier Road and Thames Valley Park Drive;
- The erection of a new bridge over the River Kennet with associated improvement works to the towpath;
- Creation of a recreational route with public open space and ecological habitats;
- Formation of a new T-junction with Napier Road; and
- Formation of a new three-arm roundabout junction between Thames Valley Park Drive and A3290.

Potential Archaeological Impacts

- 4.3 A review of the available evidence from both within the study site, and the surrounding area, has demonstrated that the study site has a low potential to contain buried archaeological remains of high significance, that would require preservation. However, the available evidence does suggest a moderate potential for isolated Prehistoric flint artefacts of local significance, as well as for limited Saxon remains in the easternmost part of the study site of local to regional interest.
- 4.4 The proposed development would have the effect of removing any archaeological remains, where impacts are planned, for example at new junctions, working easements and foundations for roadways and the new bridge. This would result in the loss of archaeological remains where those impacts occur.
- 4.5 Therefore, this assessment has determined the likely significance of any buried remains within the study site, which would be relatively local to regional, and the scale of the effect to their significance, which would be their removal by the construction of the proposed development where below-ground impacts occur, as is required by paragraph 128 of the NPPF. On this basis, no further information is considered necessary to inform a planning application for the proposed development with regard to archaeological matters.
- 4.6 The loss of the limited potential archaeological interest of the study site could be fully mitigated by a programme of archaeological investigation secured as a planning condition should consent be granted.

Potential Impacts on Designated Heritage Assets

- 4.7 The Proposed MRT East development would involve the construction of a new bridge in the vicinity of the grade II listed Railway and Accommodation Bridge over the River Kennet. Once in operation, the new bridge would change views out from the Accommodation Bridge and impede views to the Thames from there. However, the new bridge design has been developed with the heritage constraints in mind, and with reference to the comments from the RBC Heritage Officer. As a result, the new bridge has been designed so that it would not affect the physical fabric of the bridge, its historic or architectural merit, its association with the other historic railway bridge to the south, nor the setting of the bridge from the south. While the new bridge would obstruct some views to the listed bridge from the Thames Path, more important views from the south would be unaffected. Furthermore, the design of the new bridge is open, and views of the listed bridge, including the arches which are key elements of the listed bridges' design, would still be afforded from parts of the new footpath.
- 4.8 When considering the effects of the Proposed MRT East development to the significance of the bridge in the round, it is considered that the Proposed MRT East development would

result in a minor effect to its significance, resulting in a low degree of less than substantial harm.

5.0 Summary and Conclusions

- 5.1 This heritage desk-based assessment considers land which comprises the East Reading Mass Rapid Transit Scheme. 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.
- 5.2 A review of the available evidence from both within the study site, and the surrounding area, has demonstrated that the study site has a low potential to contain buried archaeological remains of high significance, that would require preservation. However, the available evidence does suggest a moderate potential for isolated Prehistoric flint artefacts of local significance, as well as for limited Saxon remains in the easternmost part of the study site of local to regional interest.
- 5.3 The proposed development would have the effect of removing any archaeological remains, where impacts are planned, for example at new junctions, working easements and foundations for roadways and the new bridge. This would result in the loss of archaeological remains where those impacts occur.
- 5.4 Therefore, this assessment has determined the likely significance of any buried remains within the study site, which would be relatively local to regional, and the scale of the effect to their significance, which would be their removal by the construction of the proposed development where below-ground impacts occur, as is required by paragraph 128 of the NPPF. On this basis, no further information is considered necessary to inform a planning application for the proposed development with regard to archaeological matters.
- 5.5 The loss of the limited potential archaeological interest of the study site could be fully mitigated by a programme of archaeological investigation secured as a planning condition should consent be granted.
- 5.6 The Proposed MRT East development would involve the construction of a new bridge in the vicinity of the grade II listed Railway and Accommodation Bridge over the River Kennet. Once in operation, the new bridge would change views out from the Accommodation Bridge and impede views to the Thames from there. However, the new bridge design has been developed with the heritage constraints in mind, and with reference to the comments from the RBC Heritage Officer. As a result, the new bridge has been designed so that it would not affect the physical fabric of the bridge, its historic or architectural merit, its association with the other historic railway bridge to the south, nor the setting of the bridge from the south. While the new bridge would obstruct some views to the listed bridge from the Thames Path, more important views from the south would be unaffected. Furthermore, the design of the new bridge is open, and views of the listed bridge, including the arches which are key elements of the listed bridges' design, would still be afforded from parts of the new footpath.
- 5.7 When considering the effects of the Proposed MRT East development to the significance of the bridge in the round, it is considered that the Proposed MRT East development would result in a minor effect to its significance, resulting in a low degree of less than substantial harm. This is consistent with the aims of national and local policy designed to protect the historic environment.

Sources

General

Richard Oram: Planning Archaeologist, Oxfordshire Historic Environment Team
Teresa Hocking Historic Environment Record Officer, Berkshire Archaeology

Berkshire Historic Environment Record
Berkshire Record Office
British Library
Oxfordshire Historic Environment Record
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
1882/3 Ordnance Survey 1:10,000 Map
1900/1 Ordnance Survey 1:10,000 Map
1913/4 Ordnance Survey 1:10,000 Map
1961/2 Ordnance Survey 1:10,000 Map
1973 Ordnance Survey 1:10,000 Map
1990/1 Ordnance Survey 1:10,000 Map
1995 Ordnance Survey 1:10,000 Map
1999 Ordnance Survey 1:10,000 Map
2006 Ordnance Survey 1:10,000 Map
2016 Ordnance Survey 1:10,000 Map

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



Plate 1 Looking north towards listed bridge



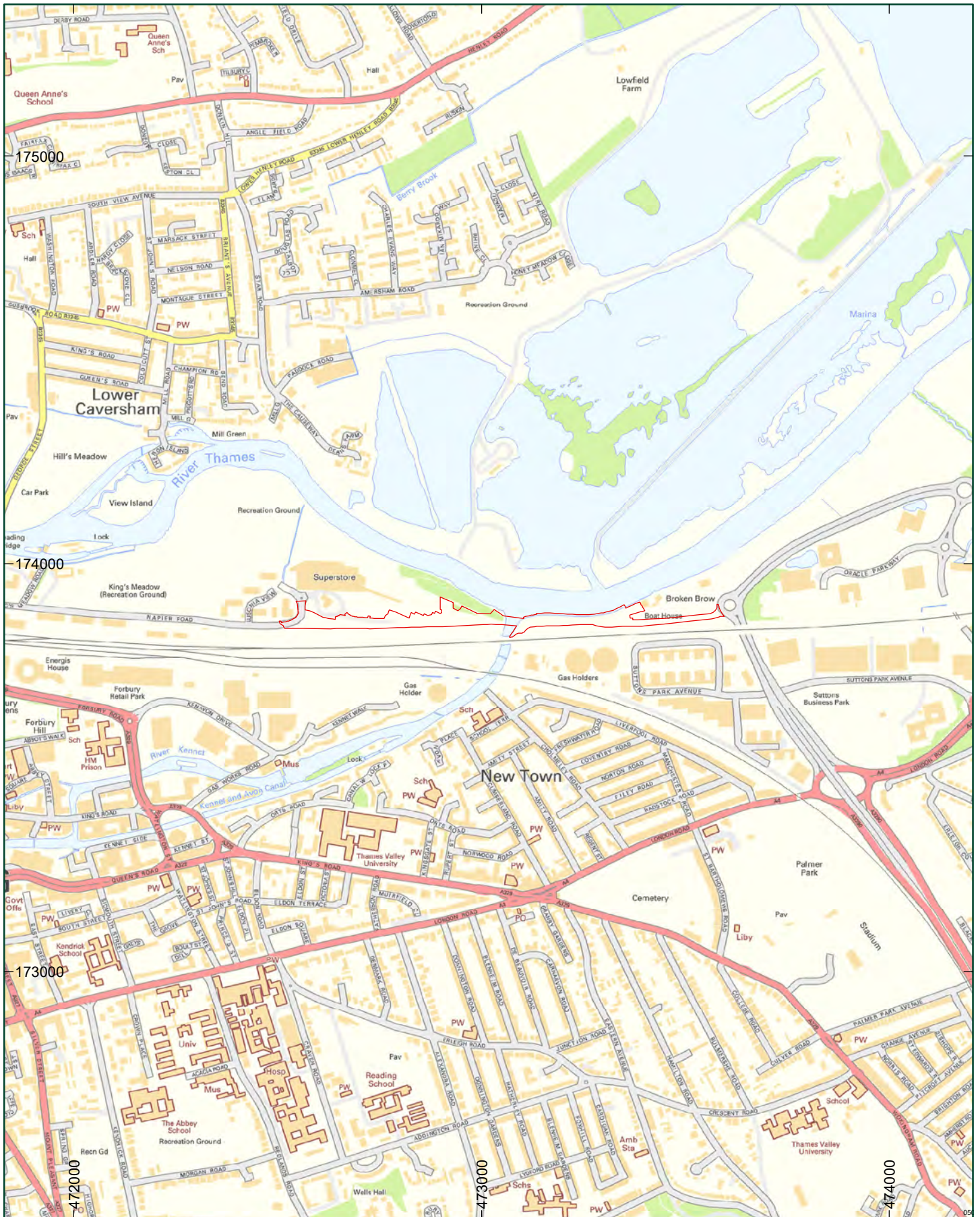
Plate 2 Looking south towards listed bridge



Plate 3 Looking south towards listed bridge (close up)



Plate 4 Looking south from under listed bridge towards non-designated historic bridge



Legend

Site

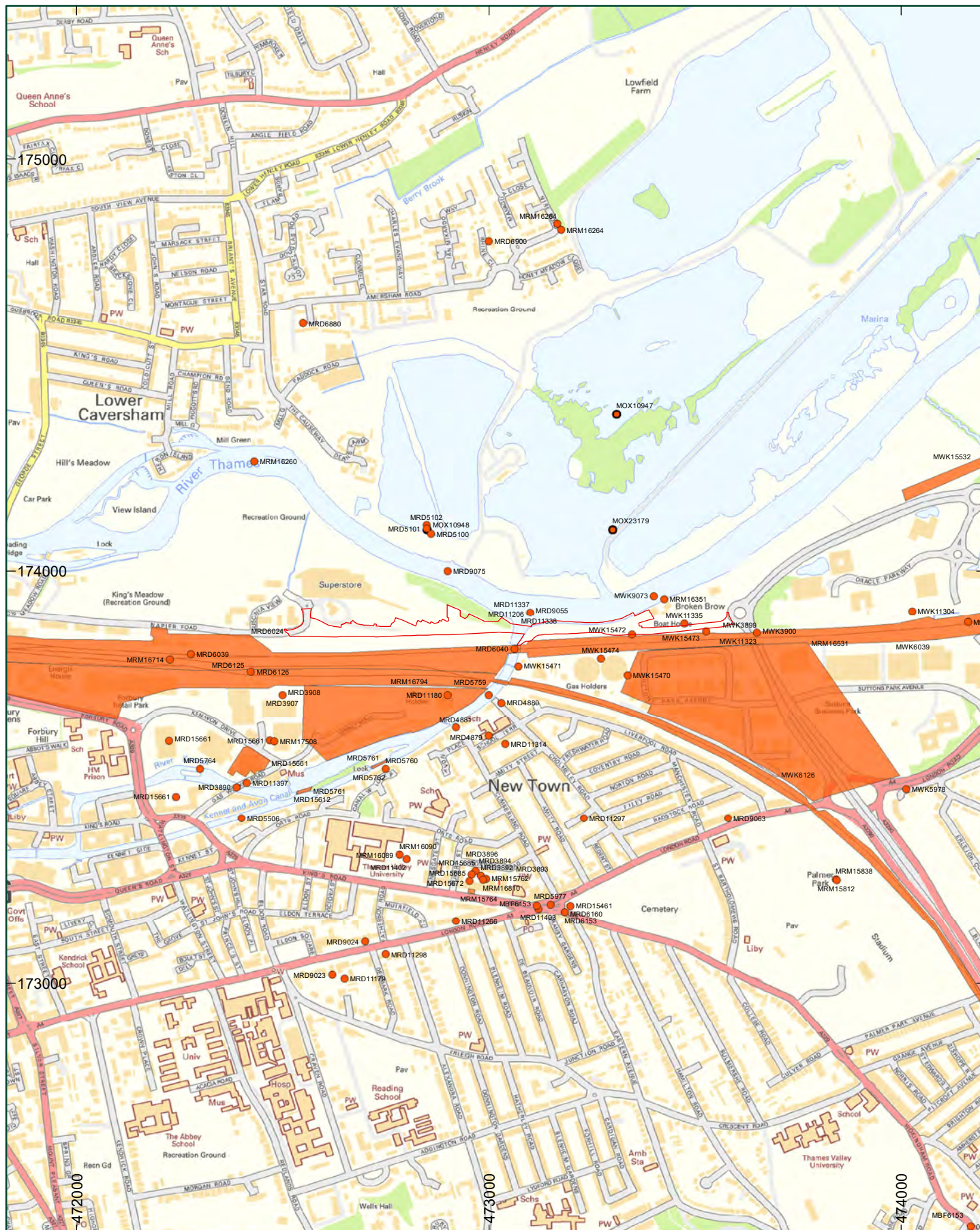
1:12,500 at A4

0  400m

Title:
Fig. 1: Site Location
Address:
East Reading MRT



orion.



Legend

- Site
- Monuments and findspots

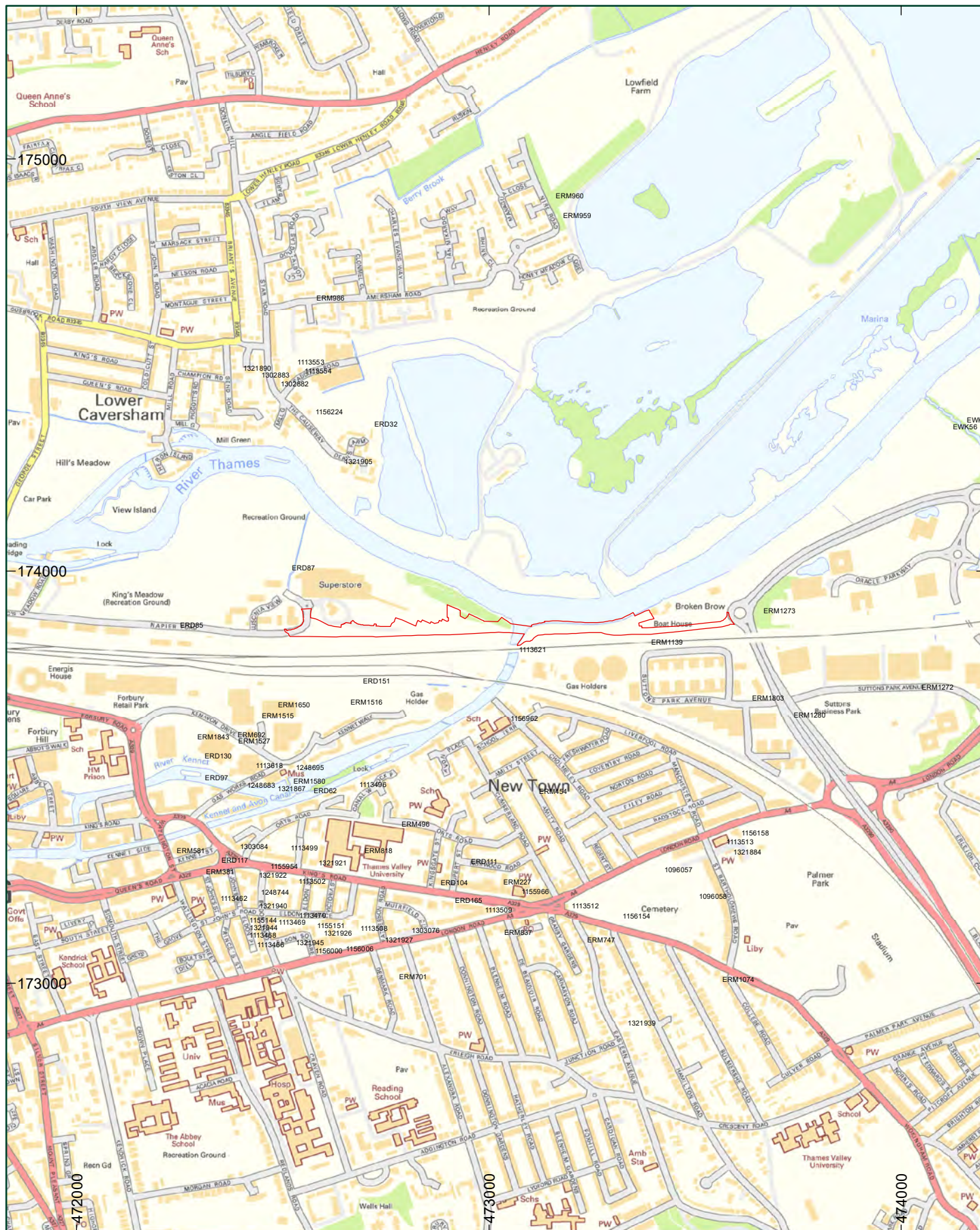
1:12,500 at A4



Title:
Fig. 2: HER Data Plot - Monuments
Address:
East Reading MRT



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Legend

- Site
- Events
- Listed buildings
- Registered Park or Garden

1:12,500 at A4



Title:
Fig. 3: HER Data Plot - Designated Assets

Address:
East Reading MRT



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Site

1:6,000 at A4

0 100m



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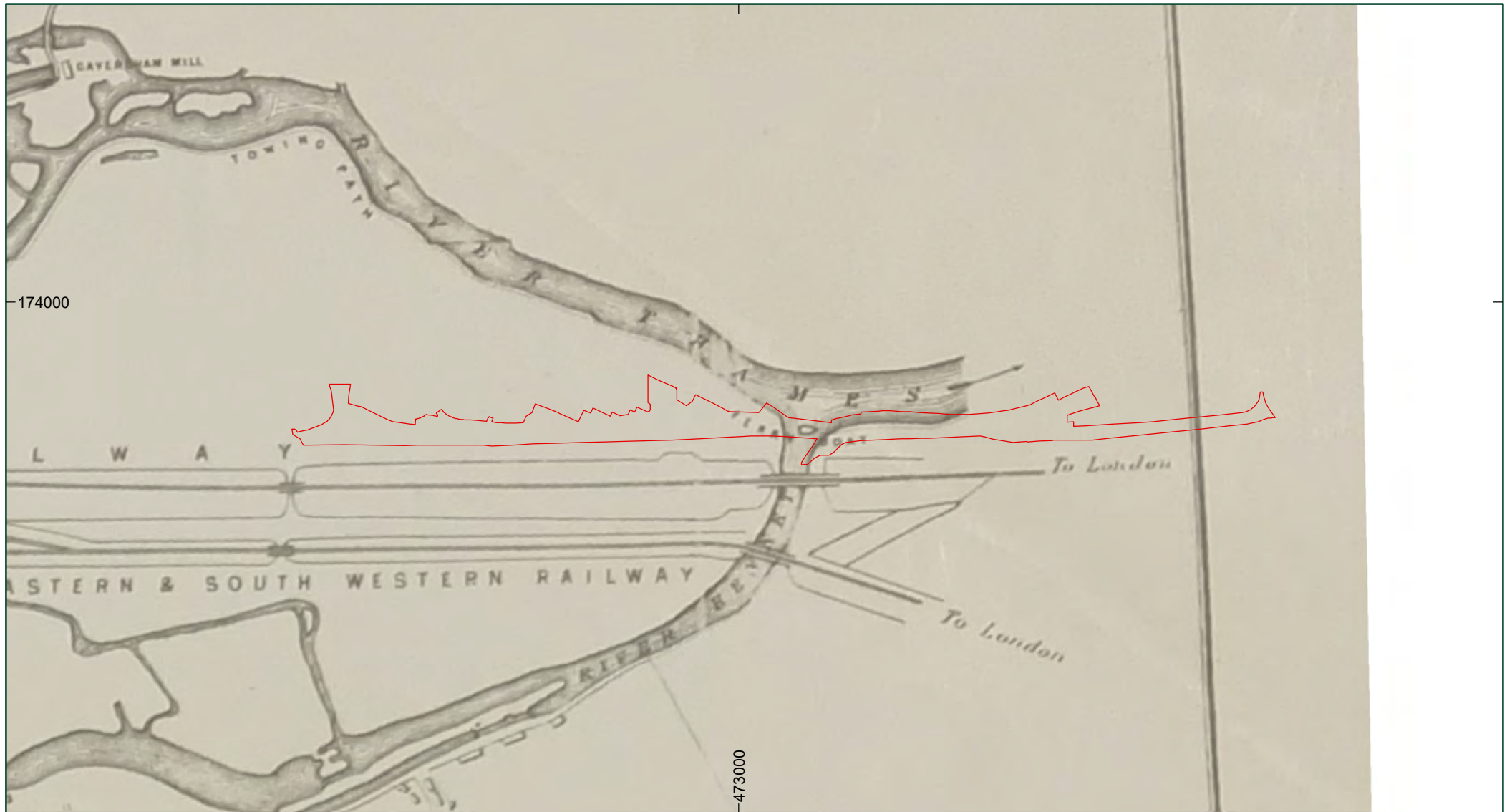
Fig. 4: 1761 John Roque's Map of Berkshire

Address:

East Reading MRT



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Site

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Title:

Fig. 7: 1861 Plan of Reading

Address:

East Reading MRT



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Site

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Title:

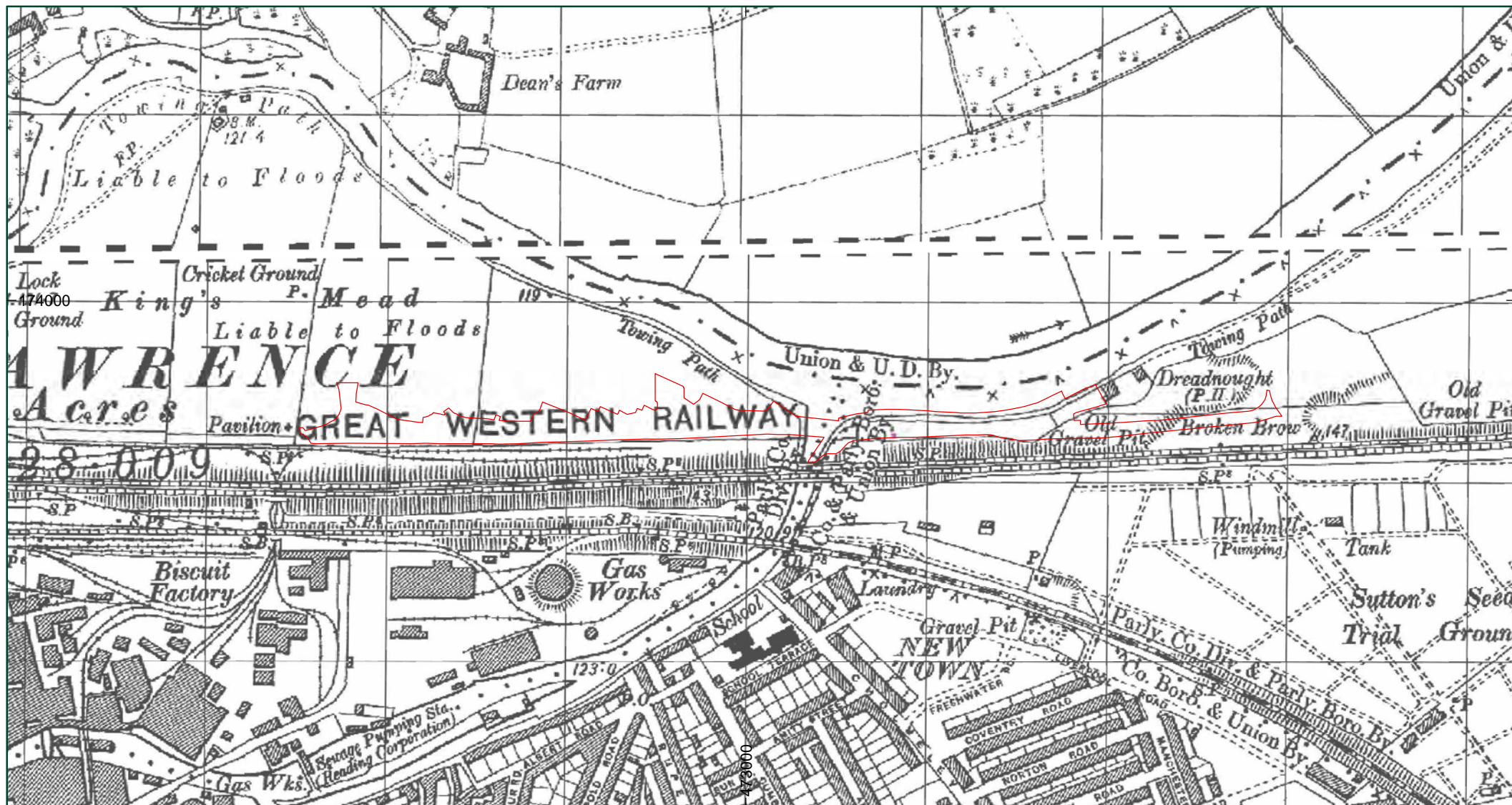
Fig. 8: 1882/3 Ordnance Survey 1:10,000 Map

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East Reading MRT



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Title:

Fig. 9: 1900/1 Ordnance Survey 1:10,000 Map

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East Reading MRT



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