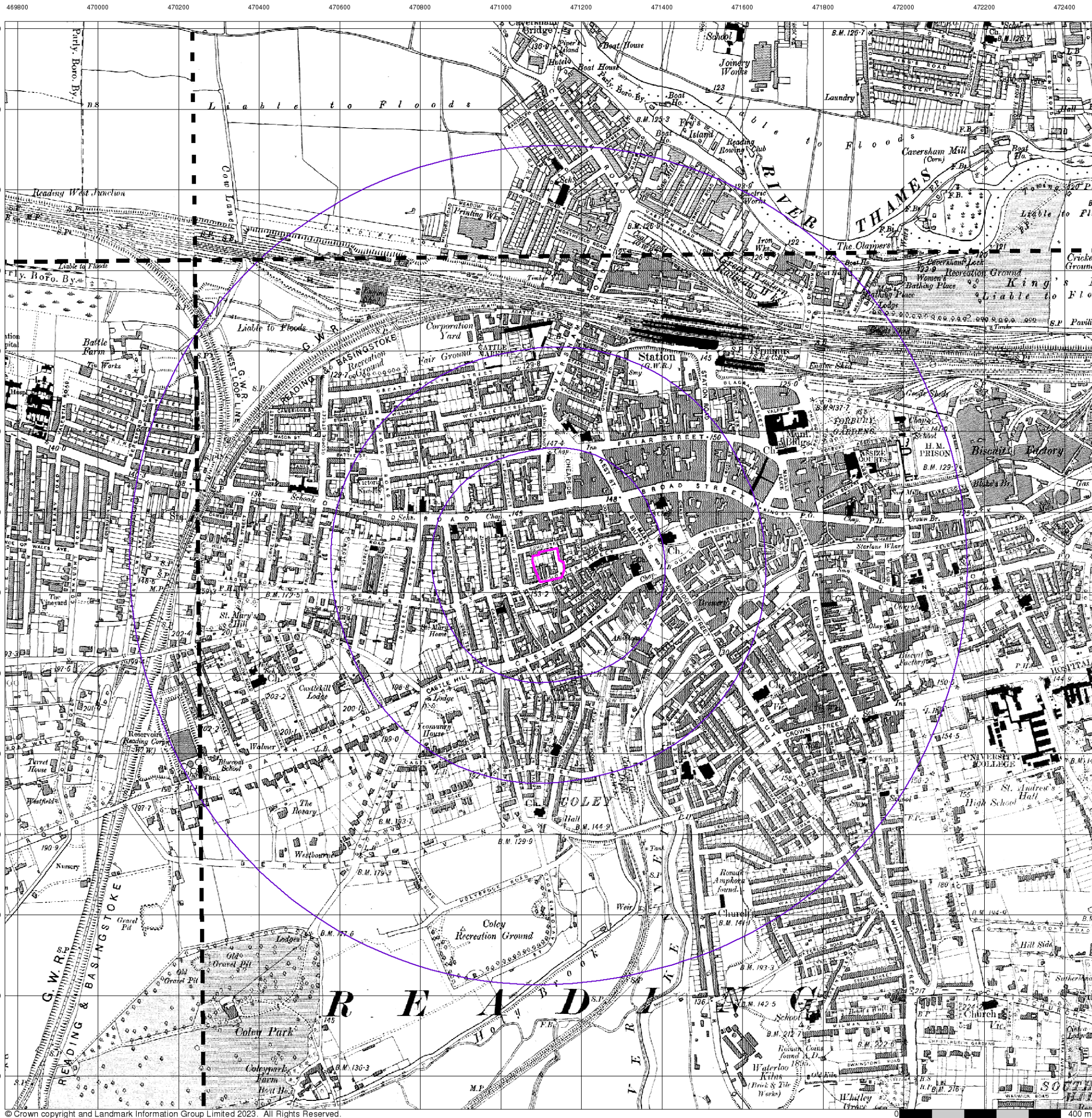




Berkshire

Published 1913 - 1914

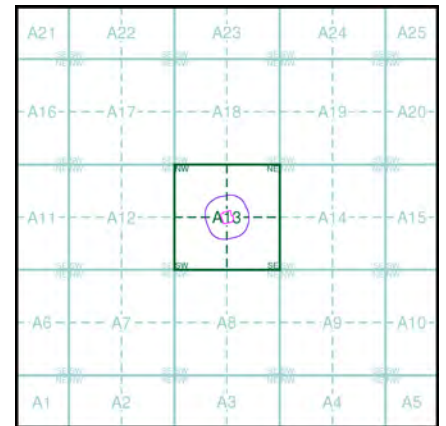
Source map scale - 1:10,560

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

029SW 1914 1:10,560	029SE 1914 1:10,560
037NW 1914 1:10,560	037NE 1913 1:10,560

Historical Map - Slice A



Order Details

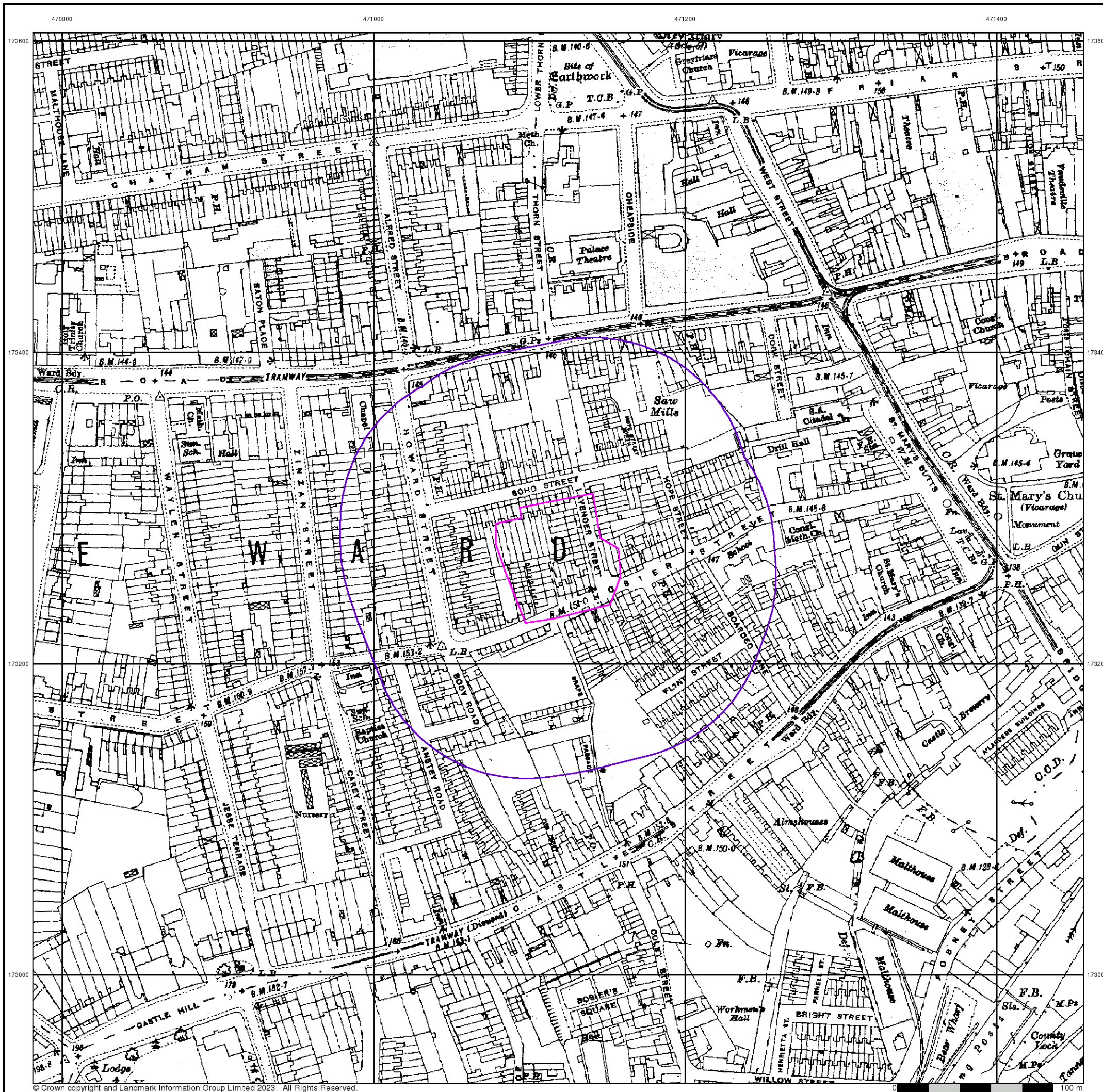
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 1000

Site Details

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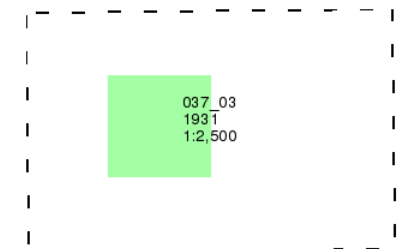
Berkshire

Published 1931

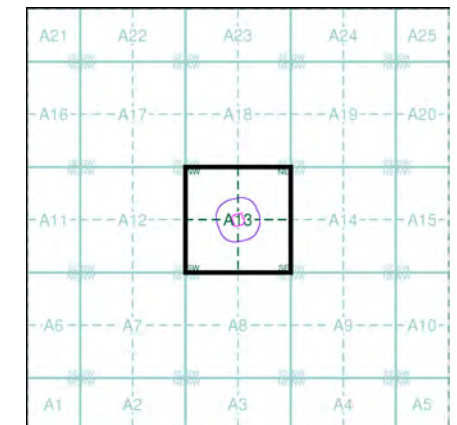
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

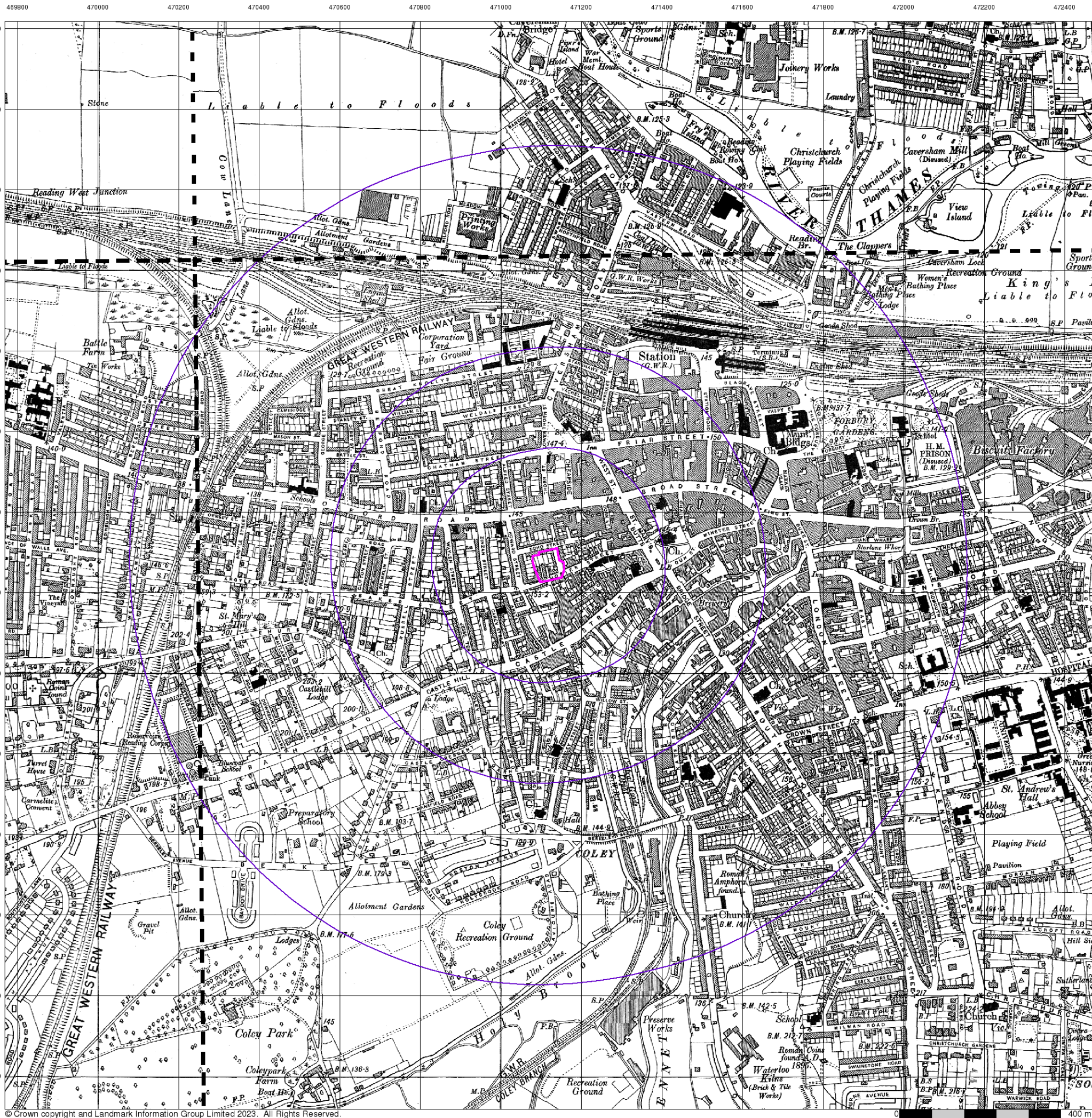
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 100

Site Details

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Berkshire

Published 1938

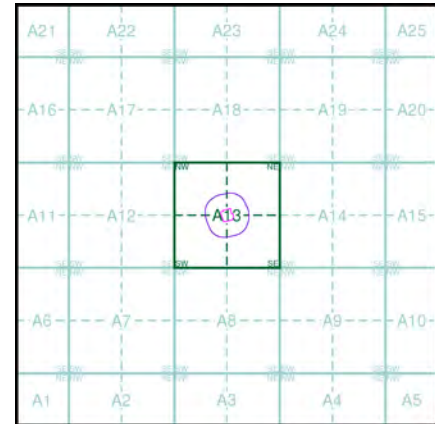
Source map scale - 1:10,560

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

029SW 1938 1:10,560	029SE 1938 1:10,560
037NW 1938 1:10,560	037NE 1938 1:10,560

Historical Map - Slice A



Order Details

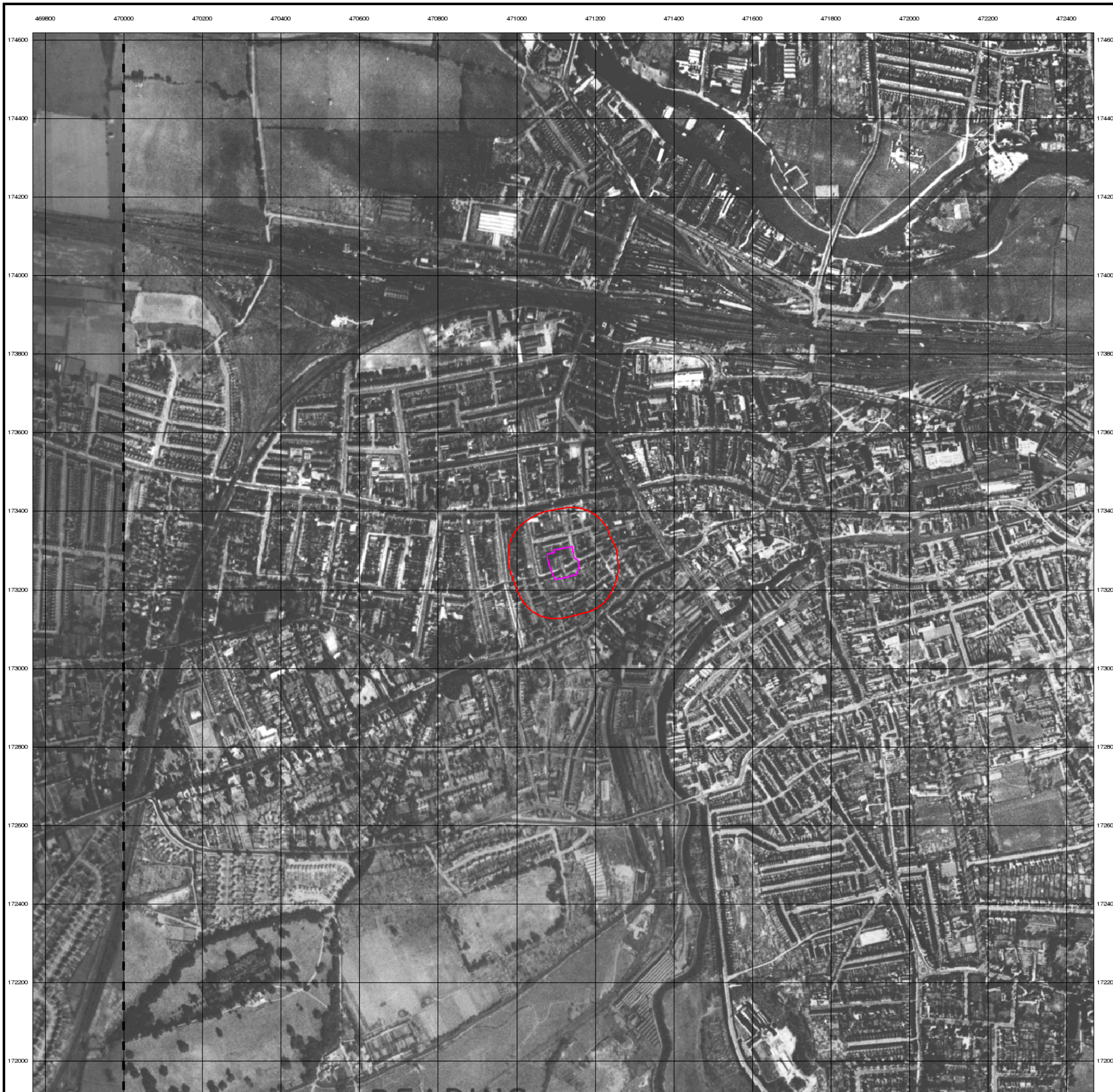
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 1000

Site Details

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Historical Aerial Photography

Published 1948 - 1949

Source map scale - 1:10,560

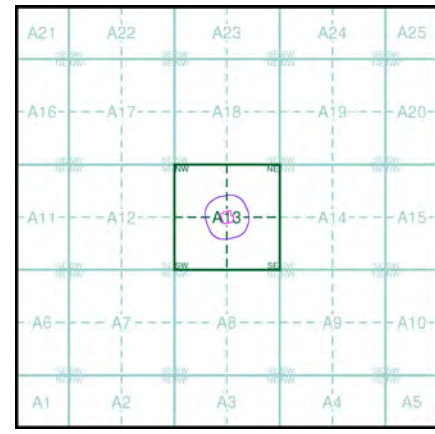
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

© Landmark Information Group and/or Data Suppliers 2010.

Map Name(s) and Date(s)

SU67SE 1949 1:10,560	SU77SW 1948 1:10,560
----------------------------	----------------------------

Historical Aerial Photography - Slice A



Order Details

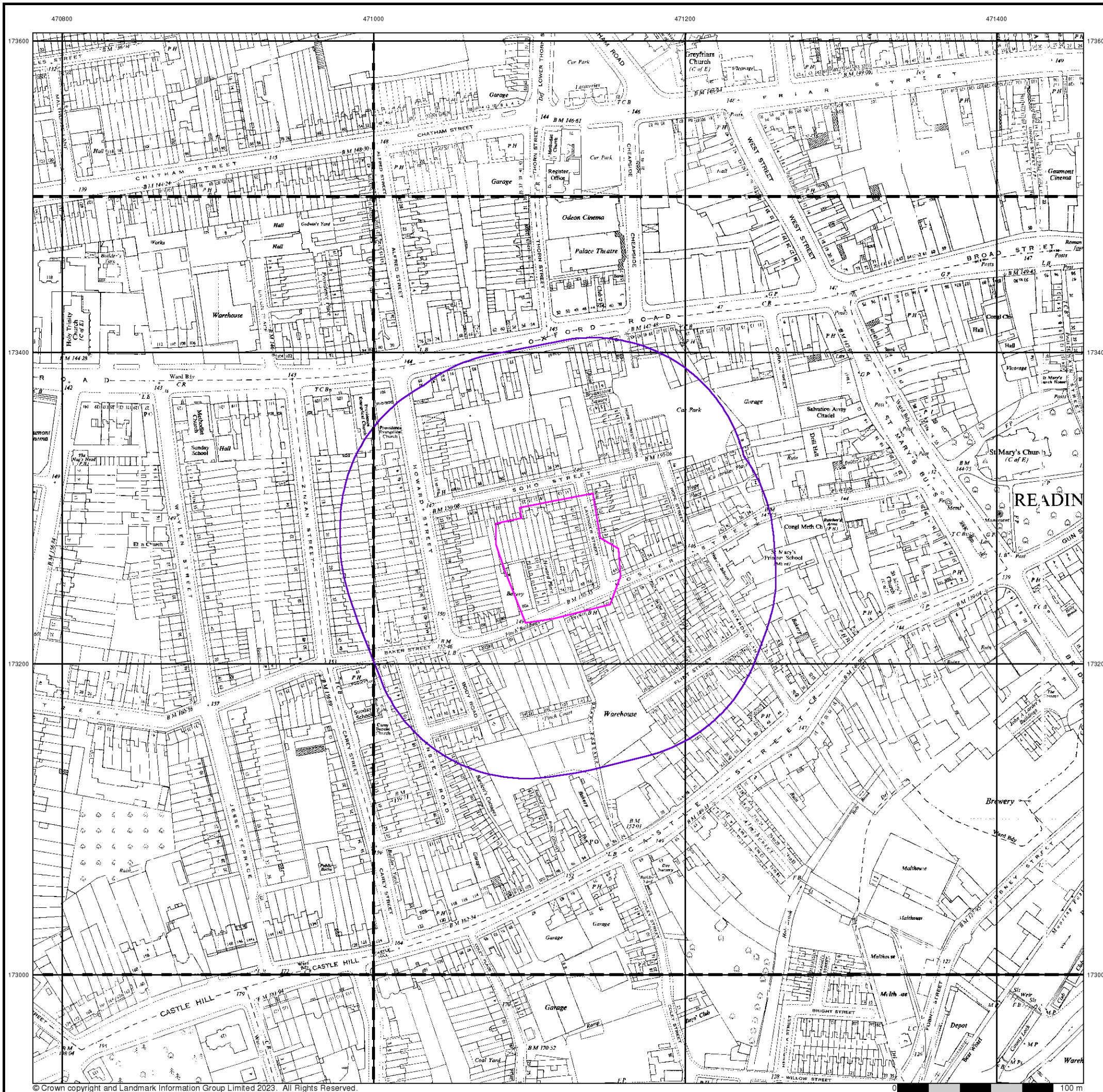
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 1000

Site Details

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Ordnance Survey Plan

Published 1957 - 1960

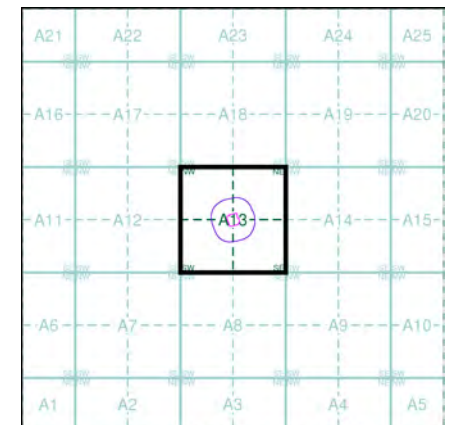
Source map scale - 1:1,250

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)

SU7073NE	SU7173NM
1959	1957
1:1,250	1:1,250
SU7073SE	SU7173SW
1959	1957
1:1,250	1:1,250
SU7072NE	SU7172NM
1960	1958
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

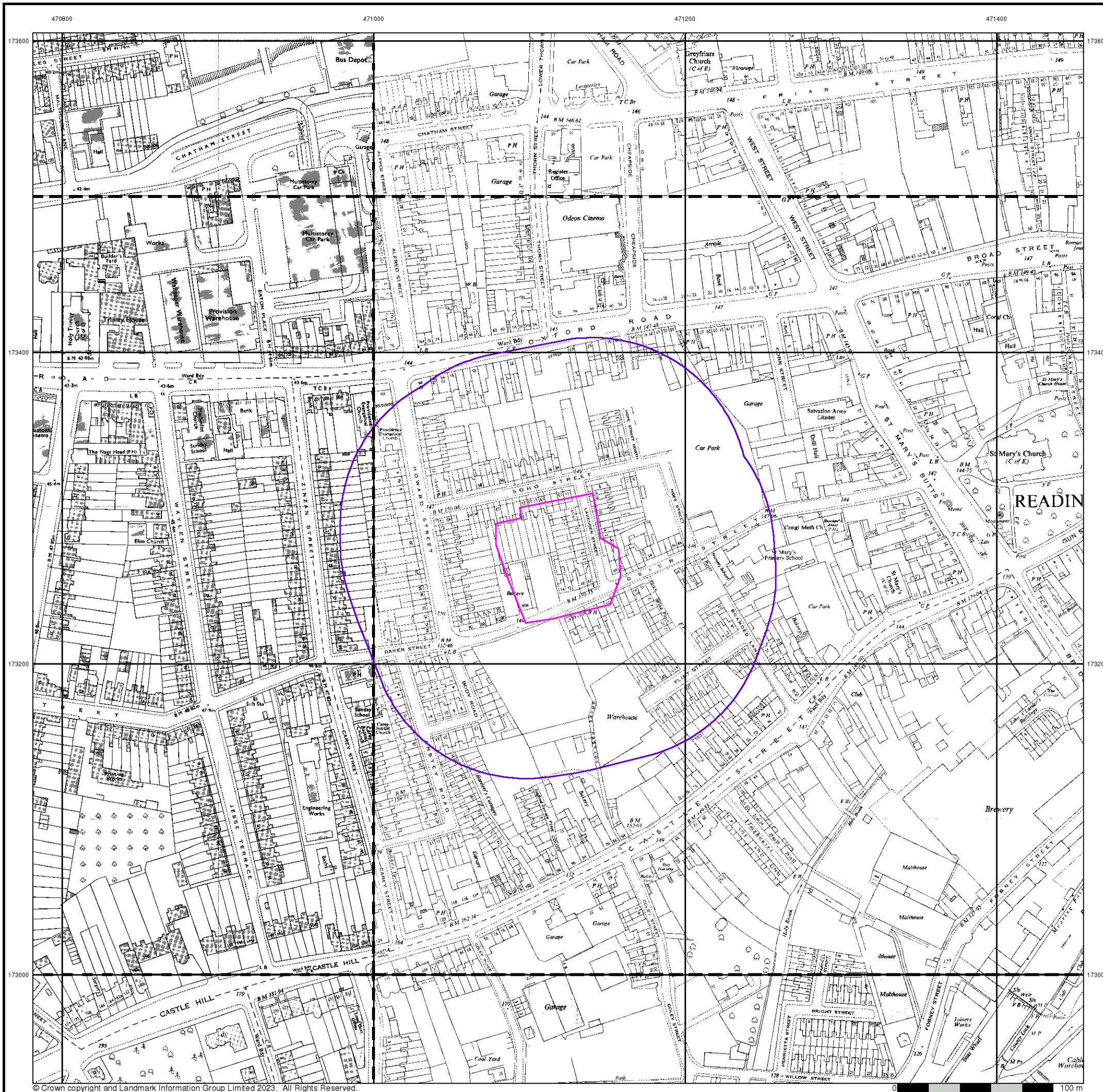
Order Number: 325443622_1_1
Customer Ref: J2382
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 100

Site Details

The Hexagon, Queens Walk, READING, RG1 7QF



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Ordnance Survey Plan

Published 1962 - 1971

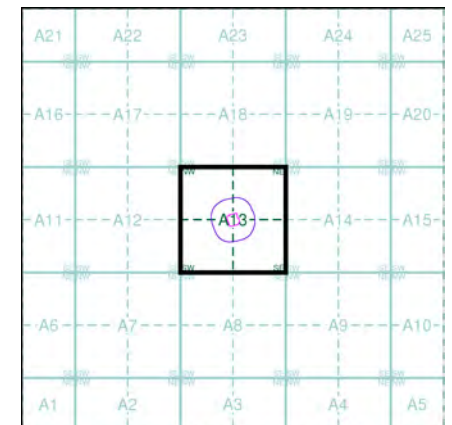
Source map scale - 1:1,250

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)

SU7073NE	SU7173NM
1971	1962
1:1,250	1:1,250
SU7073SE	SU7173SW
1971	1962
1:1,250	1:1,250
SU7072NE	SU7172NM
1969	1969
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

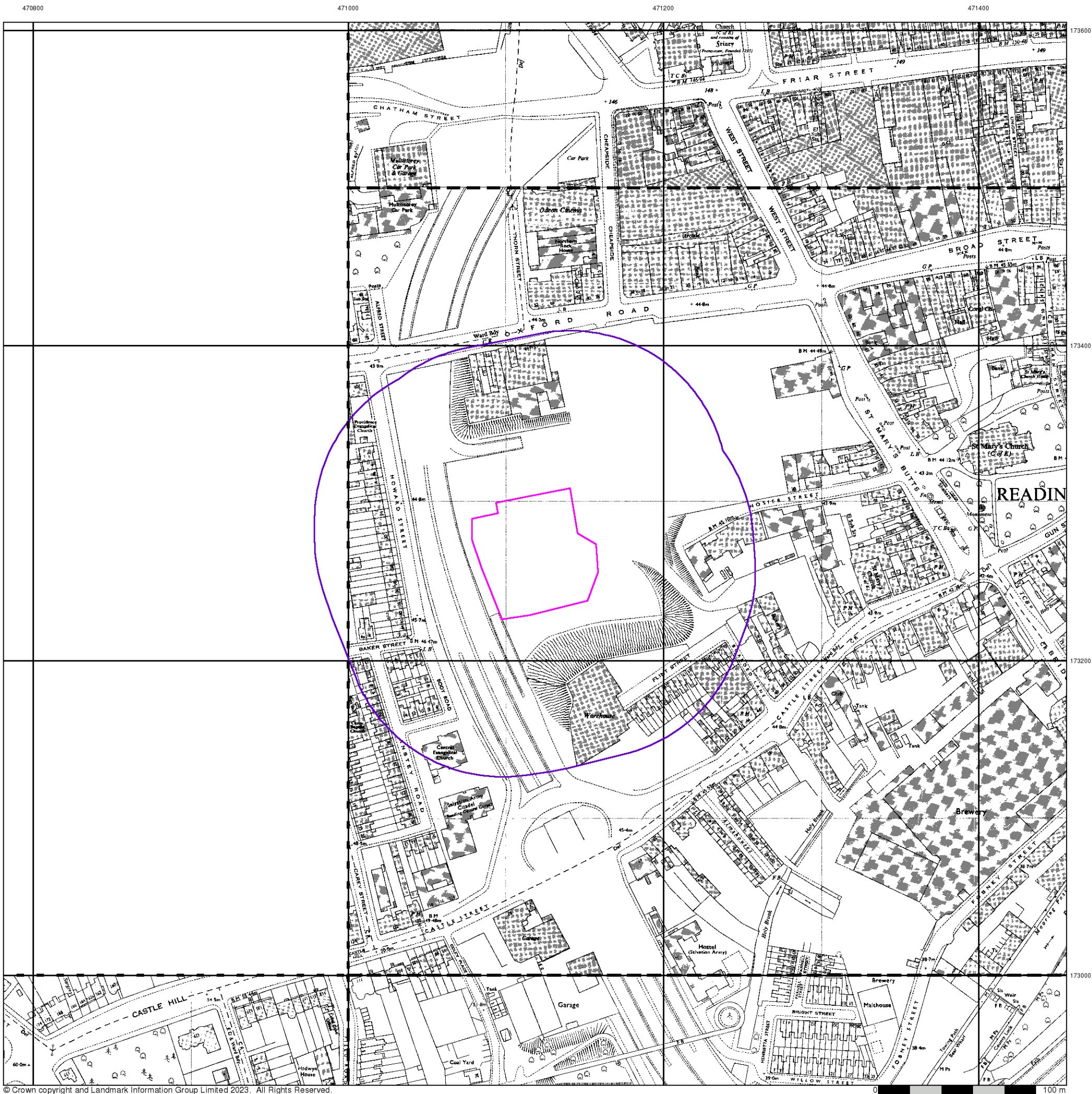
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 100

Site Details

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Ordnance Survey Plan

Published 1969 - 1976

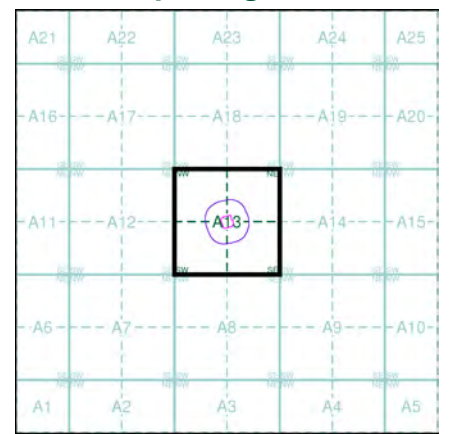
Source map scale - 1:1,250

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)

SU7173NM
1969
1:1,250
SU7173SW
1970
1:1,250
SU7072NE
1976
1:1,250
SU7172NM
1972
1:1,250

Historical Map - Segment A13



Order Details

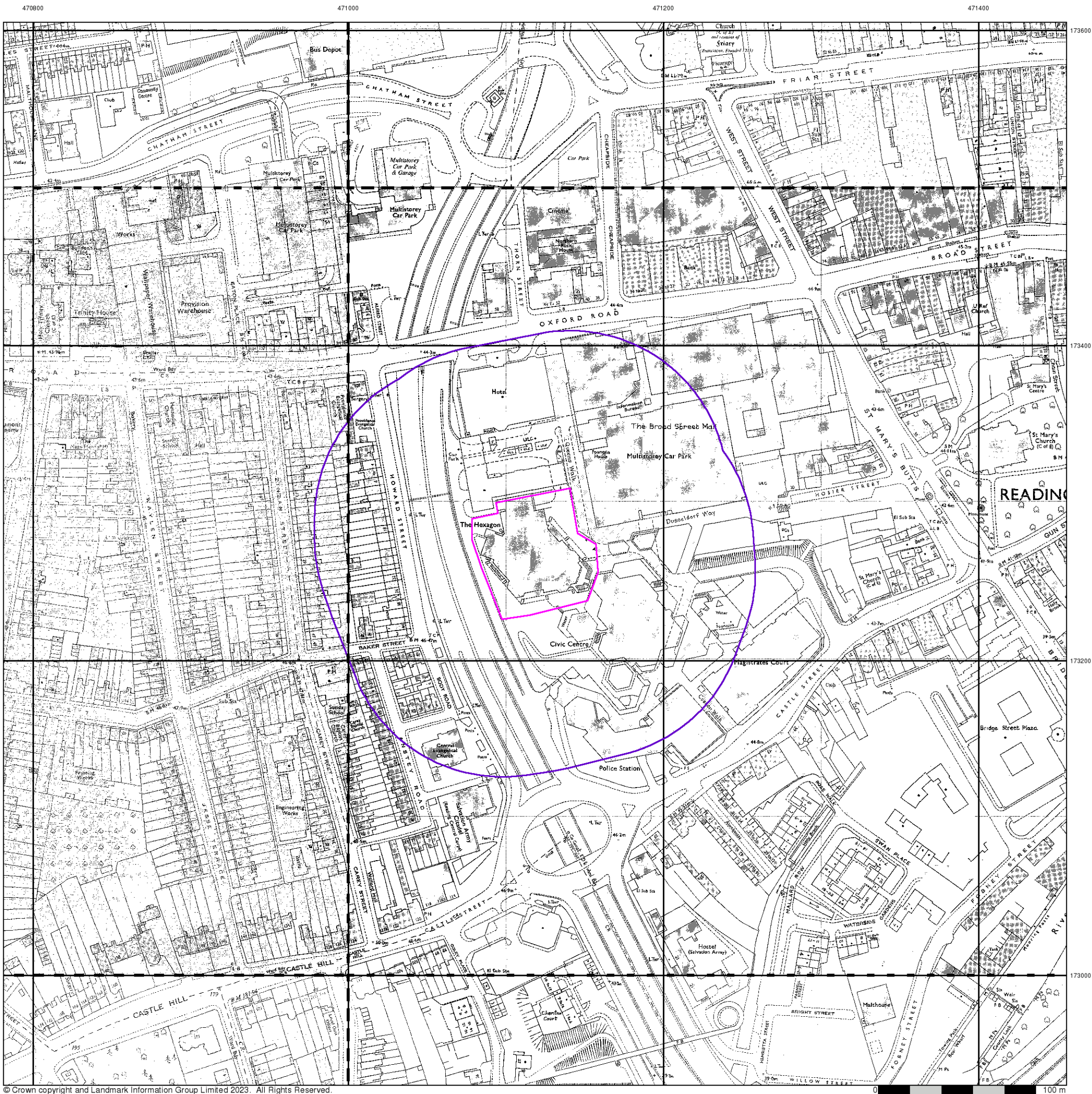
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 100

Site Details

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Additional SIMs

Published 1972 - 1988

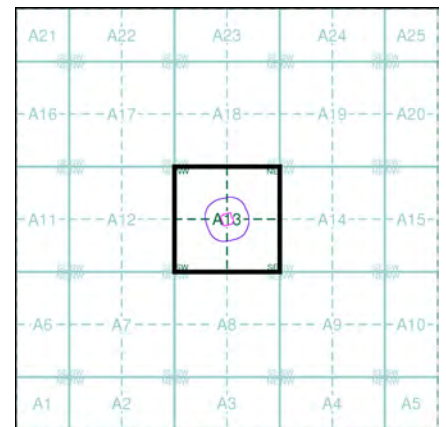
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

BU7073NE	BU7173NW
1986	1979
1:1,250	1:1,250
BU7073SE	BU7173SW
1977	1988
1:1,250	1:1,250
BU7072NE	BU7172NW
1972	1986
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

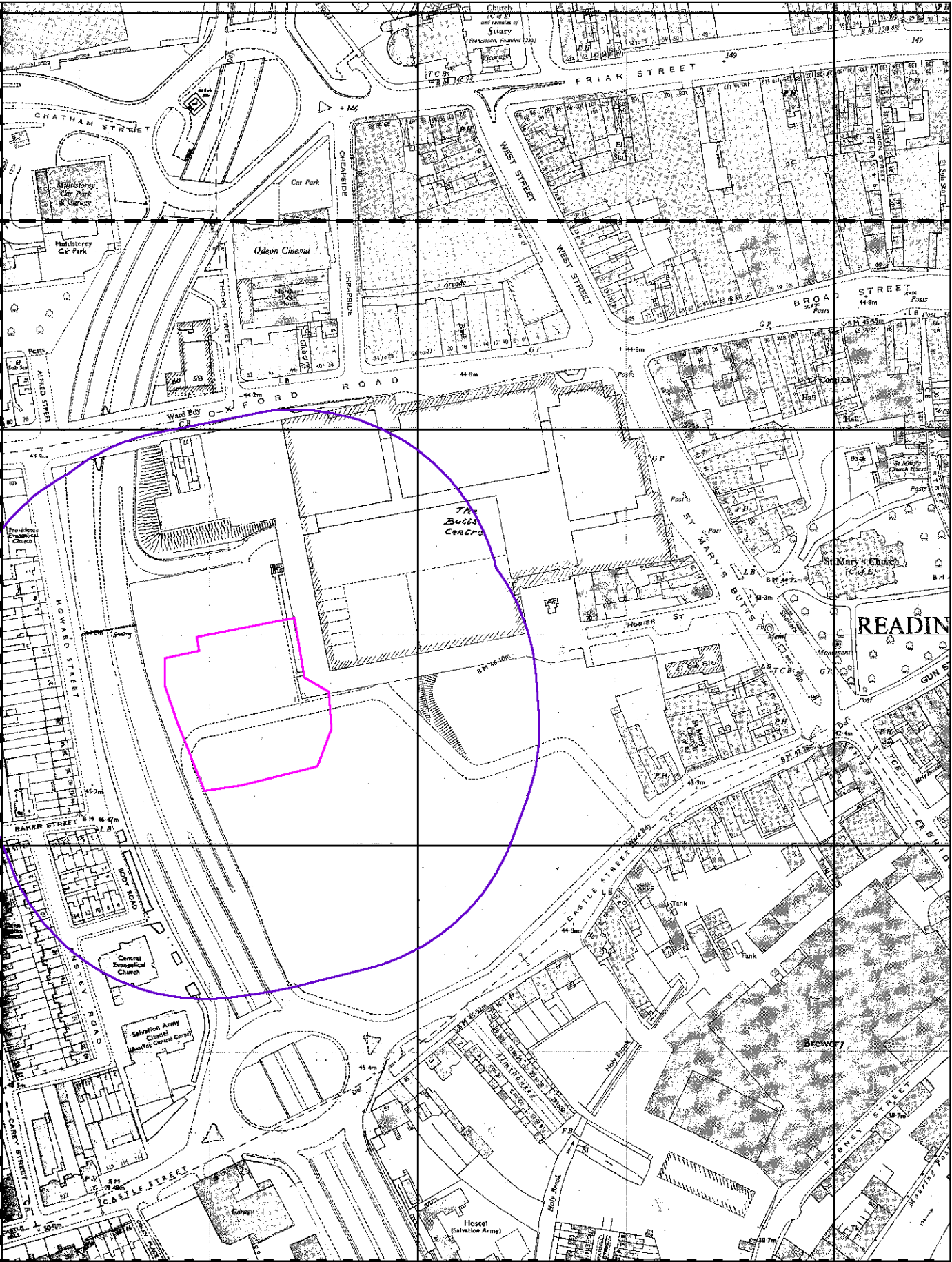
Order Number: 325443622_1_1
Customer Ref: J2382
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 100

Site Details

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Supply of Unpublished Survey Information

Published 1973 - 1974

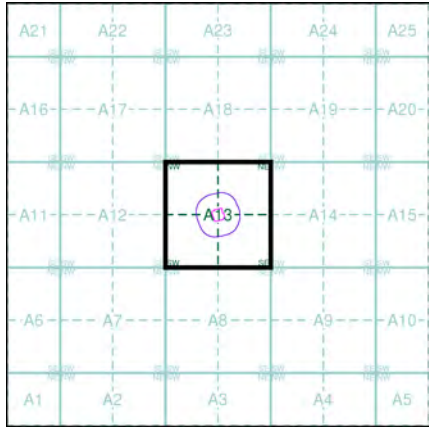
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SU7173NW
1974
1:1,250
SU7173SW
1973
1:1,250

Historical Map - Segment A13



Order Details

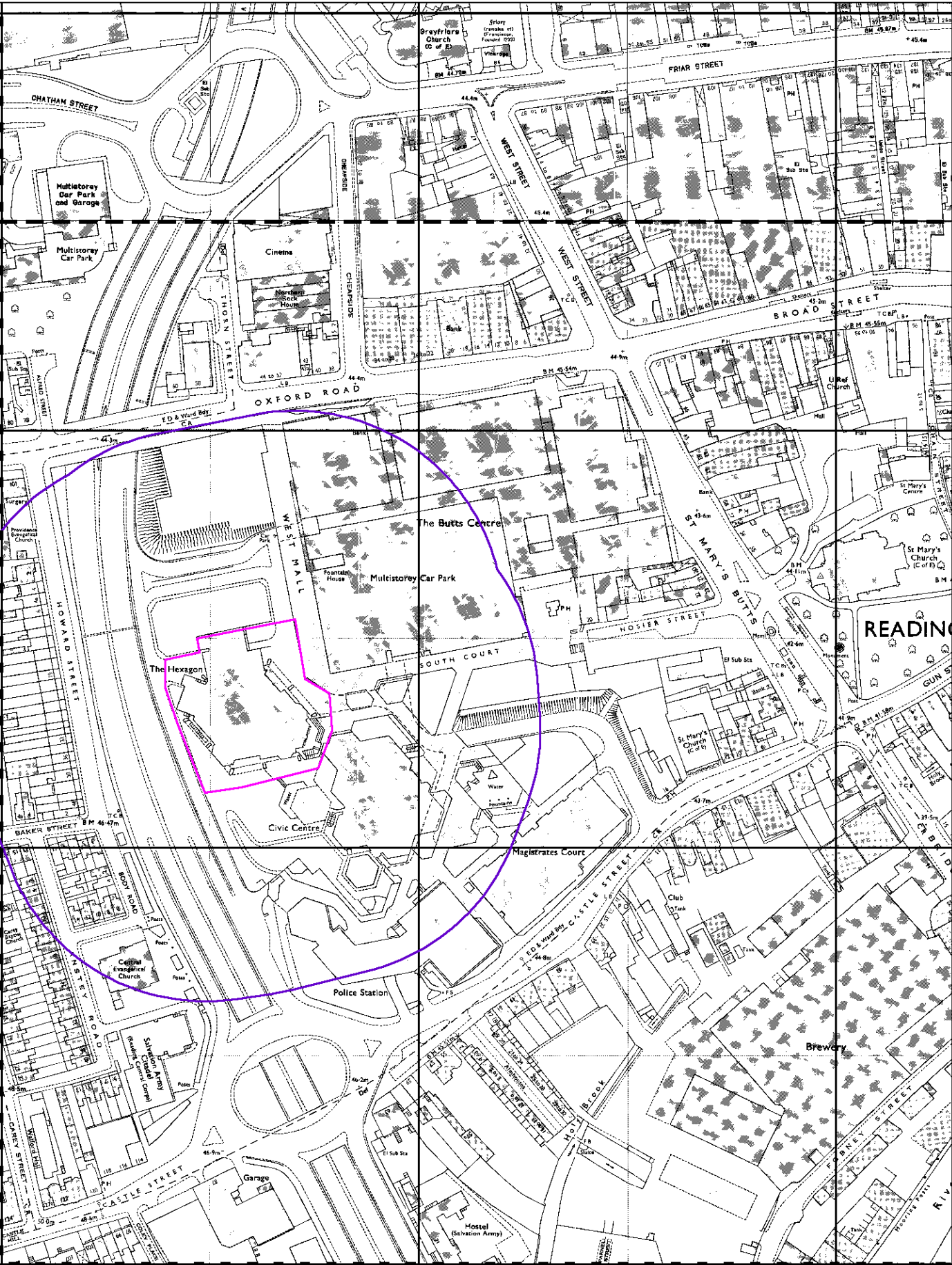
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 100

Site Details

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Ordnance Survey Plan

Published 1980 - 1986

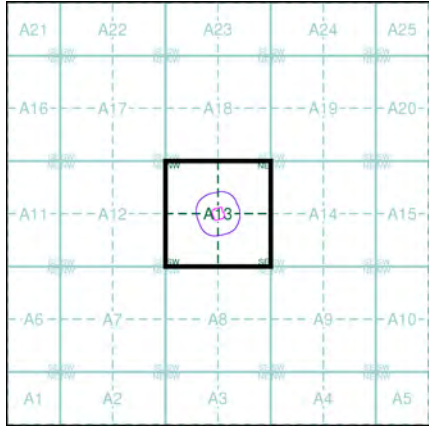
Source map scale - 1:1,250

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)

SU7173NW
1986
1:1,250
SU7173SW
1980
1:1,250

Historical Map - Segment A13



Order Details

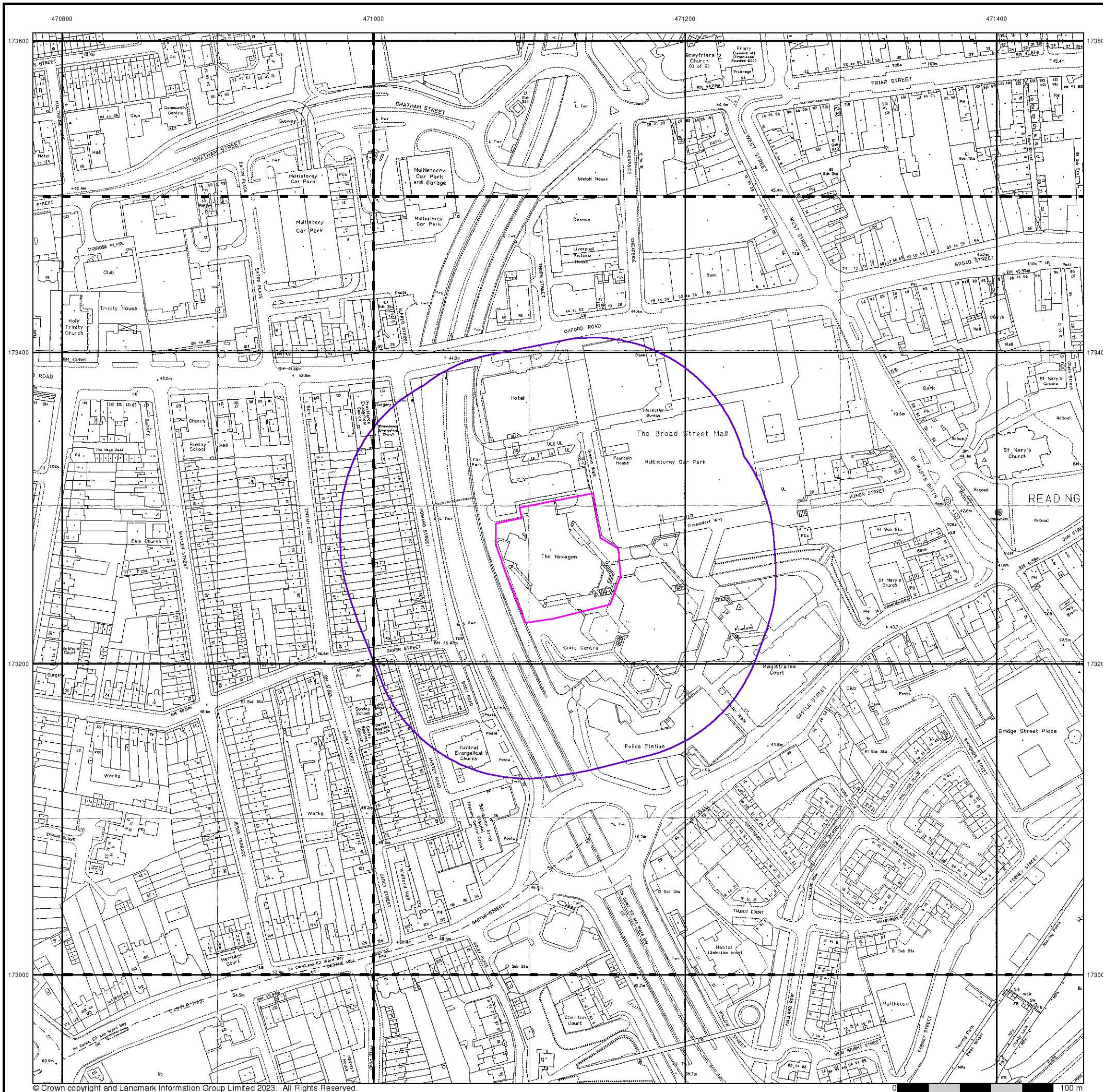
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 100

Site Details

The Hexagon, Queens Walk, READING, RG1 7QF



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Large-Scale National Grid Data

Published 1993

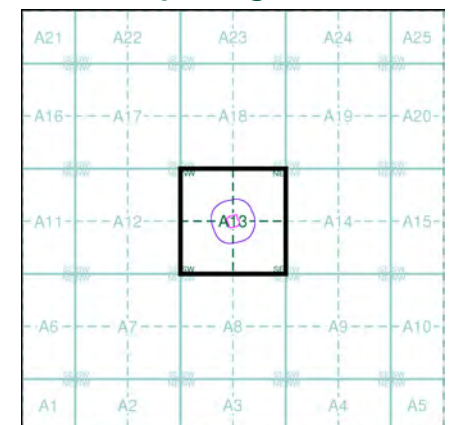
Source map scale - 1:1,250

'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)

BU7073NE	BU7173NW
1993	1993
1:1,250	1:1,250
BU7073SE	BU7173SW
1993	1993
1:1,250	1:1,250
BU7072NE	BU7172NW
1993	1993
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

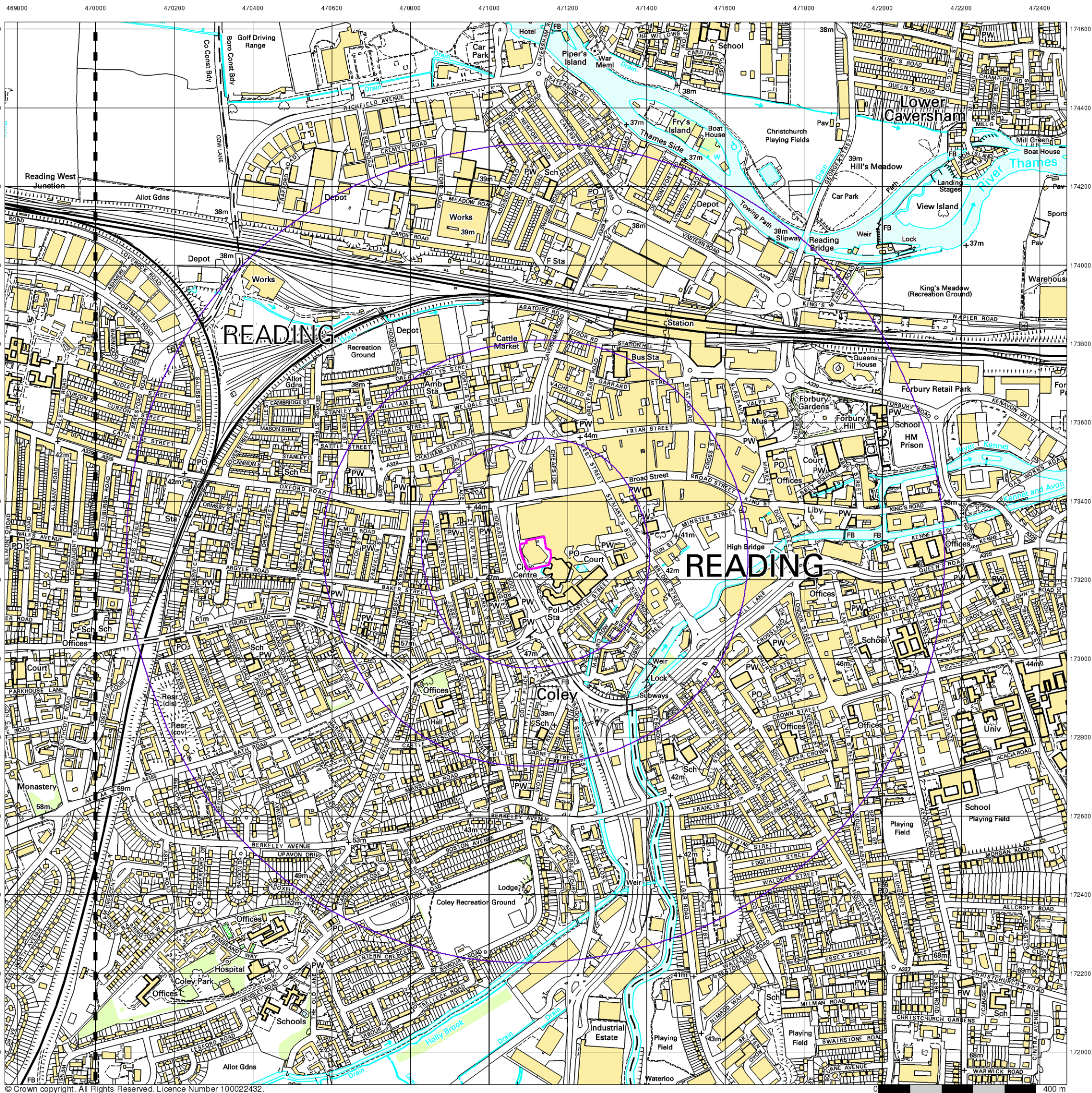
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 100

Site Details

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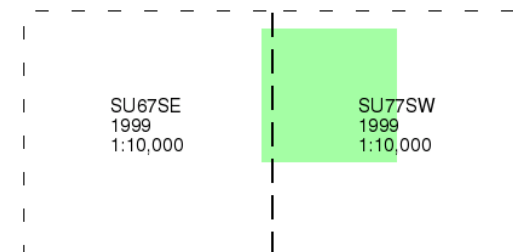
10k Raster Mapping

Published 1999

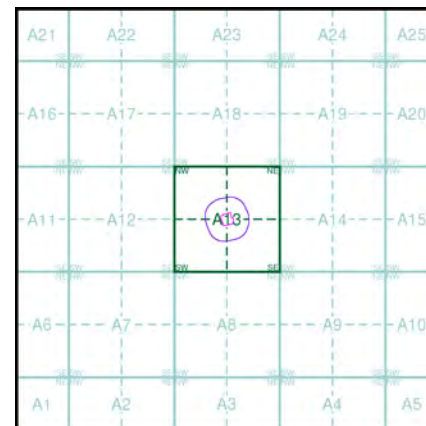
Source map scale - 1:10,000

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: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 1000

Site Details

The Hexagon, Queens Walk, READING, RG1 7QF



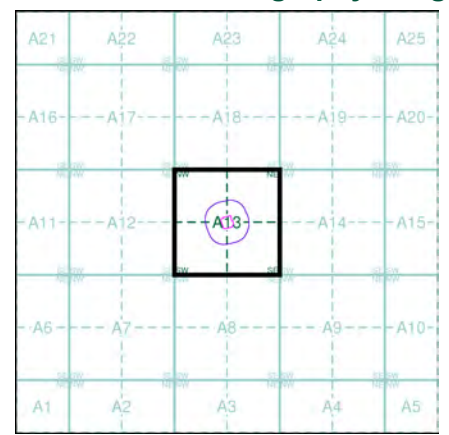
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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



Order Details

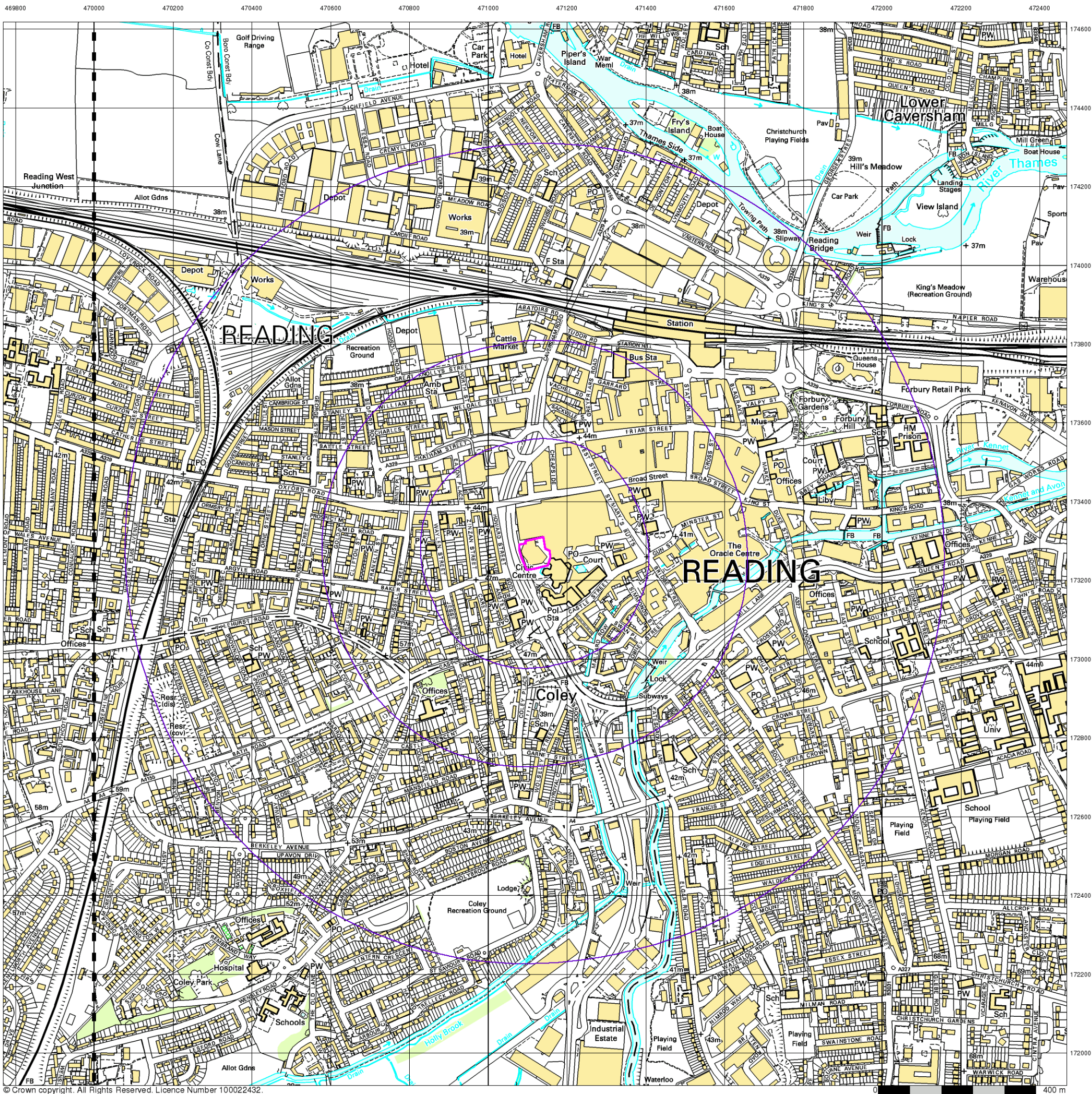
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 100

Site Details

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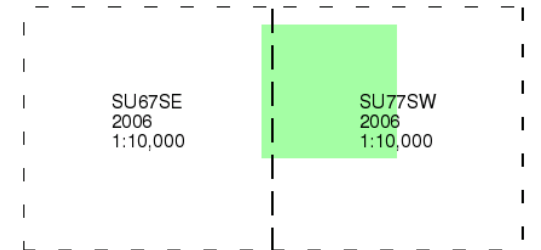
10k Raster Mapping

Published 2006

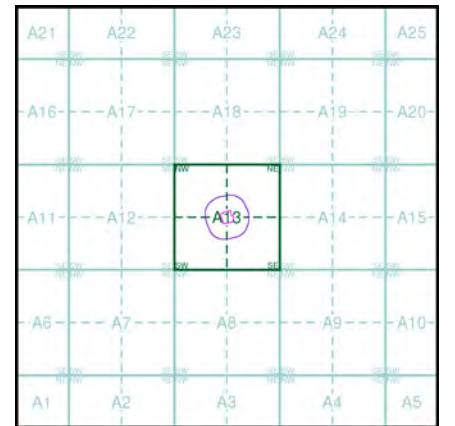
Source map scale - 1:10,000

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



Order Details

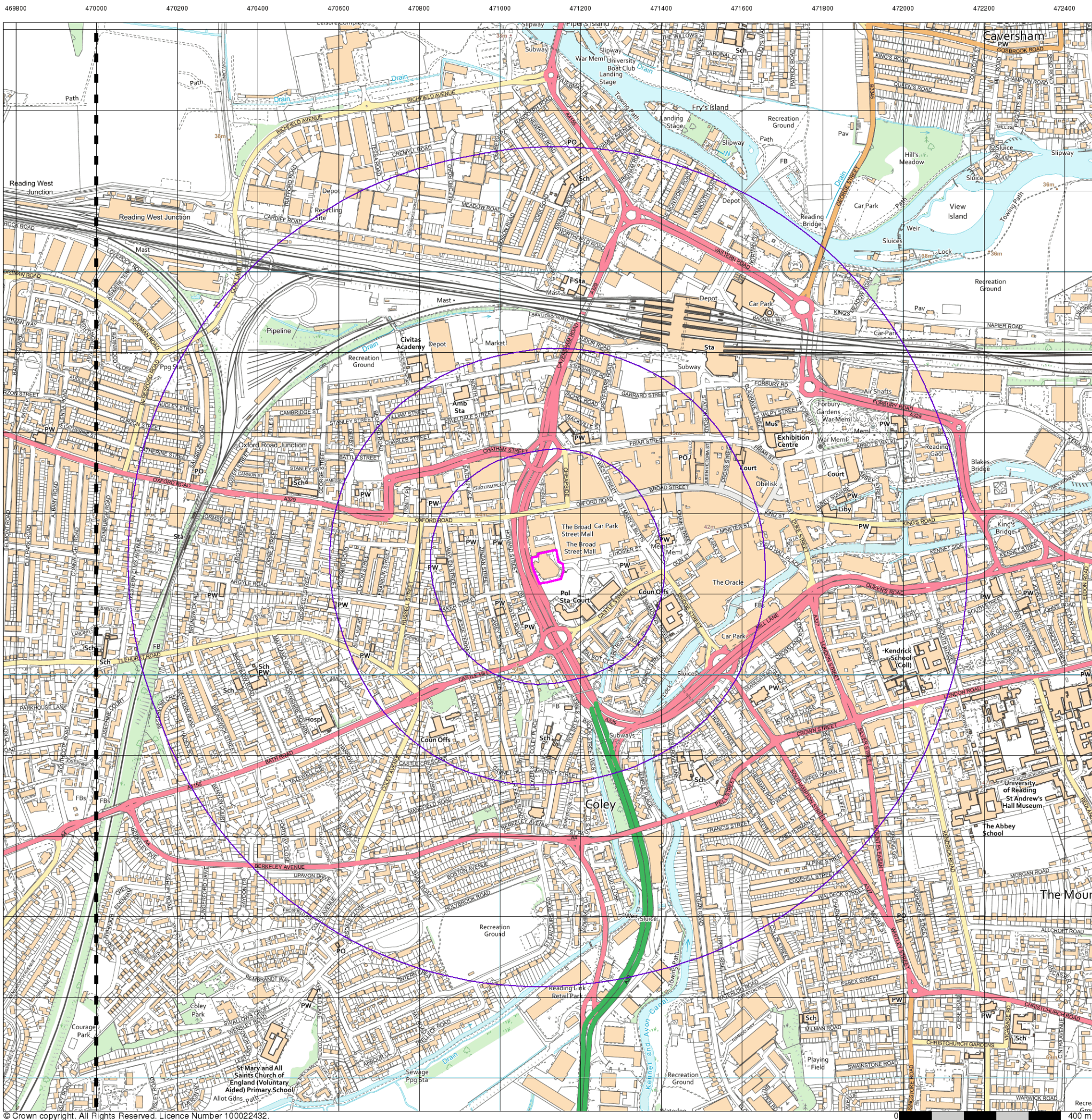
Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 1000

Site Details

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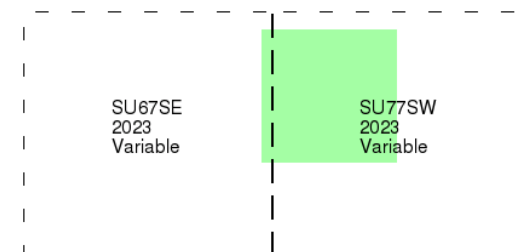
VectorMap Local

Published 2023

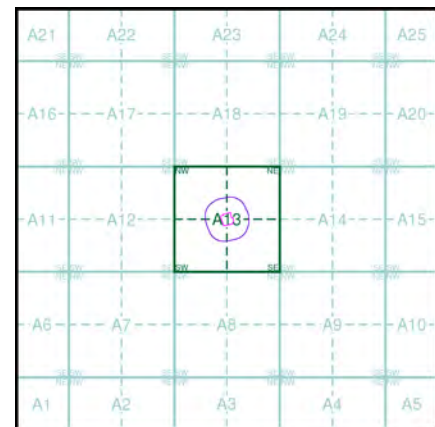
Source map scale - 1:10,000

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



Order Details

Order Number: 325443622_1_1
Customer Ref: J23282
National Grid Reference: 471120, 173270
Slice: A
Site Area (Ha): 0.48
Search Buffer (m): 1000

Site Details

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Preliminary Unexploded Ordnance (UXO) Risk Assessment

Project Name	The Hexagon Theatre, Reading
Client	GEA Ltd.
Site Address	Queens Walk, Reading, Berkshire RG1 7QF
Report Reference	PA19024-00
Date	17/11/2023
Author	JL
Quality Assurance	ERG

1st Line Defence

3 Maple Park, Essex Road, Hoddesdon. EN11 0EX

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Web www.1stlinedefence.co.uk Company Reg No. 07717863



1ST LINE DEFENCE



Assessment Objective

This preliminary unexploded ordnance (UXO) risk assessment is a qualitative screening exercise to assess the likely potential of encountering UXO at the Hexagon Theatre in Reading. 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

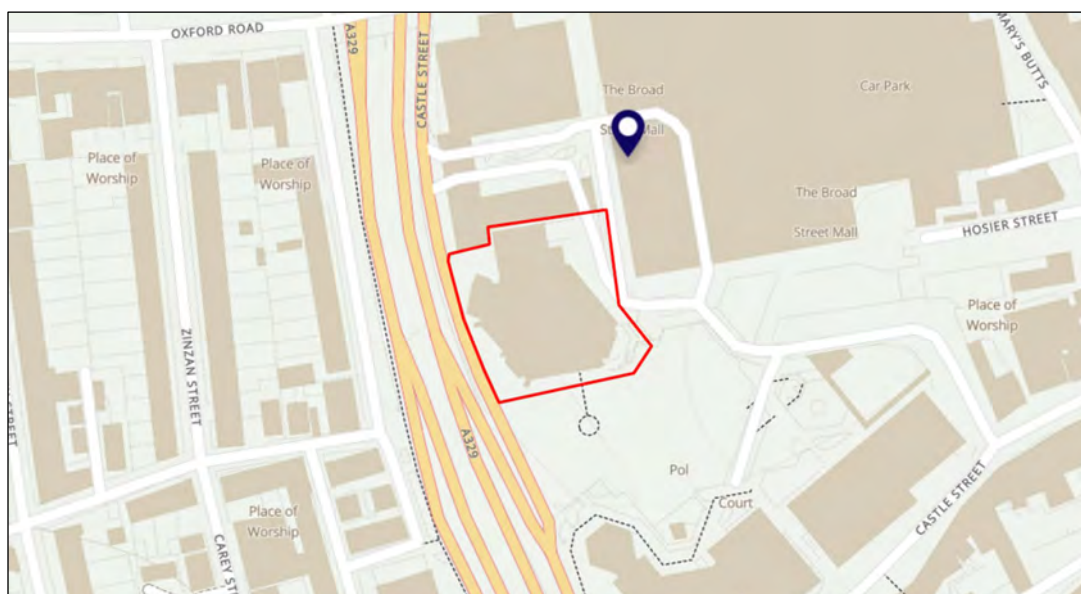
This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation 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.

Site Boundary



Risk Assessment Considerations	
Site location and description/current use	The site is situated in Reading within the county of Berkshire. Recent aerial imagery shows that the site is occupied by the Hexagon Theatre and associated hardstanding ground. It is bound to the north by a mixed use multi-storey building. Queens Walk and underground parking lie to the east, while Lavender Place Community Gardens are situated to the south. The Inner Distribution Road (IDR) runs to the west of the site. The site is approximately centred on the OS grid reference: SU 71115 73266.
Are there any indicators of current/historical military activity on/close to the site?	No information could be found in-house to indicate that the site location has any former or current association with any military features. No features such as WWII defensive positions, encampments or firing ranges are recorded to have been located at the site. In addition, no information on ordnance being stored, produced, or disposed of within the proposed site boundary could be found. The closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 3.6km to the west of the site at Tilehurst. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are generally analogous to that of German aerial delivered ordnance - see below for further information.
What was the pre- and post-WWII history of the site?	Pre-war OS mapping (1931) shows the site to occupy terraced residential properties and gardens on <i>Hosier Street</i>, <i>Lavender Street</i>, and <i>Soho Street</i>. The latter adjoins the site to the north while <i>Lavender Street</i> is located to the east. <i>Hosier Street</i> runs to the south of the site, with further gardens – associated with properties on <i>Howard Street</i> – situated to the west. Post-war OS mapping (1947) indicates that the site footprint remains largely unchanged. Furthermore, its immediate environs appear as equally unaltered since the previous mapping edition.
Was the area subject to bombing during WWII?	During WWII the site was situated in the County Borough of Reading. According to official Home Office bombing statistics this borough sustained an overall very low density of bombing with 5 items of ordnance recorded across the 9,105 acre borough, or an average of 0.5 items per 1,000 acres. No evidence could be found to suggest that the site itself was bombed during WWII. The only significant air raid within the borough 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 Friar Street and Minster Street, approximately 450m east of the site.¹
Is there any evidence of bomb damage on/close to the site?	Wartime-era aerial imagery, dated 1944 and 1947, was available for consultation on this occasion. No major signs of bomb damage such as rubble, debris, cratering, scattered earth, or indentations in the ground were visible on-site within this resource.

¹ <https://www.readingmuseum.org.uk/blog/day-reading-was-bombed-people%E2%80%99s-pantry-75-years-on>

To what degree would the site have been subject to access?	Given that residential properties and gardens occupied the site throughout WWII access and monitor is considered to have been frequent, reducing the likelihood of UXO going missing and unreported. This however would have been dependent on the vigilance of individual residents.
To what degree has the site been developed post-WWII?	The housing that occupied and surrounded the site was torn down to provide space for the construction of the Reading Inner Distribution Road (IDR), which opened in 1969. The Hexagon Theatre was subsequently built on site and opened in 1977.
What is the nature and extent of the intrusive works proposed?	The nature and extent of works proposed was not available at the time of writing.

Summary and Conclusions

During WWII the site was situated in the County Borough of Reading. According to official Home Office bombing statistics this borough sustained an overall very low density of bombing, with an average of 0.5 items of ordnance per 1,000 acres.

At this preliminary stage, no positive evidence could be found within the available record set to suggest that the site sustained any incidents of bombing.

This lack of bombing corroborates with a lack of major damage observable within available wartime-era imagery. No obvious indicators of damage such as rubble, debris, cratering or scattered earth were visible within these resources.

Given the very low density of bombing across the borough, with no positive evidence found to suggest any on-site bombing or damage, the risk of encountering UXO is not considered to be elevated above the 'background risk' for this area of Reading.

Recommendations

Given the findings of this preliminary report, the risk from UXO is not considered to be significantly elevated above the 'background risk' of finding UXO in this part of the UK. Whilst it would be possible to conduct a Detailed UXO Risk Assessment for this site, it is not anticipated that any further findings would significantly alter the risk of encountering unexploded ordnance within the site. It is therefore recommended that **no further research** is undertaken.

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

It should be noted that although the risk from unexploded ordnance on this site has been assessed as low, this does not mean there is 'no' risk of encountering UXO. This preliminary report has been undertaken with due diligence, and all reasonable care has been taken to access and analyse relevant historical information. By necessity, when dealing with historical evidence, and when making assessments of UXO risk, various assumptions have to be made which we have discussed and justified within this report. Our reports take a common-sense and practical approach to the assessment of UXO risk, and we strive to be reasonable and pragmatic in our conclusions. As referenced, it would be possible to undertake further research into this site, but based on the evidence to hand, this is not deemed strictly necessary, and no reasonably justifiable requirement for proactive on-site mitigation has been identified.

It should however be stressed that if any suspect items are encountered during the proposed works, 1st Line Defence should be contacted for advice/assistance, and to re-assess the risk as necessary. Furthermore, we would recommend that ground personnel are always made aware of the potential for encountering UXO, what to look out for and what to do in the unlikely event that a suspect item is encountered, and that a UXO Risk Management Plan is put together for the proposed works. We would be happy to provide a template and guidance for this – contact us on 01992 245020. Should the scope of works change or additional works be proposed, 1st Line Defence should be contacted to re-evaluate the risk.

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