

ELDER

GREYFRIARS HOUSE

20 - 30 GREYFRIARS ROAD , READING

ARCHAEOLOGICAL DESK BASED ASSESSMENT

RPS



ARCHAEOLOGICAL DESK BASED ASSESSMENT

20-30 Greyfriars Road, Reading, RG1 1NS

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20-30 Greyfriars Road,
Reading, RG1 1NS
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EXECUTIVE SUMMARY

- The site of 20-30 Greyfriars Road, Reading, RG1 1NS has been assessed for its below ground archaeological potential in advance of proposed development.
- The proposed development will not impact any designated archaeological assets.
- Reading Borough Council's Local Plan Proposals Map shows the study site to lie within a locally defined 'Area of Archaeological Potential'. Additionally, the Berkshire HER records the line of Reading Civil War defences to have run through the study site, however the defences were ordered to be demolished by Charles I in 1644.
- This assessment has identified, prior to any assessment of past ground disturbance, a moderate to high archaeological potential at the study site for the Medieval period, primarily for evidence of backland activity, though with some potential for any features related to the nearby Greyfriars Friary to the south-west. A high archaeological potential is considered for the Post Medieval and Modern periods, with remains most likely to comprise evidence for historic agricultural activity, land division and known Modern development. Due to the recorded demolition of the Civil War defences in Reading, a low archaeological potential is considered for any remnant of this feature, however very deep defence ditches and their contemporary 17th century backfill may survive. A low archaeological potential is considered for all other past periods of human activity at the study site.
- Past agricultural land use will most likely have had a widespread below ground impact as a result of past ploughing. Additionally, as the study site appears to have been situated along the route of the Reading Civil War Defences, the construction and subsequent destruction of the defences will have had a negative below ground impact on any earlier archaeological remains present. The demolition and clearance of the study site in the later 20th century, followed by the development of the existing building with its subterranean car park, is considered to have had a severe, widespread negative impact on any below ground archaeological remains that may have been present at the study site.
- Proposals comprise the demolition of the existing building and the erection of a part-7, part-13 storey building comprising 266 co-living units (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment.
- There are no proposals for a basement level at the study site, though extensive piling is anticipated. The proposed development therefore has some potential to impact on any surviving below ground archaeological remains, of likely up to regional significance only, that may be present at depth within the study site. Should any archaeological remains survive, they are considered likely to have been heavily truncated, and thus of reduced archaeological significance.
- Remains of national significance which might preclude development are not anticipated at the study site, so it is therefore suggested that should any further archaeological work be required by the LPA, this could be secured by attaching an appropriately worded planning condition to the granting of planning consent.
- The decision on these matters remains solely with the LPA and their archaeological advisors, however, on the balance of the evidence available for this archaeological desk-based assessment it might be reasonable – in planning terms – to conclude that previous development has severely impacted the archaeological significance of the study site and that no further archaeological safeguards are required in consideration of this application.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been, prepared by Alex Slater, and edited and approved by Gillian King of RPS Heritage on behalf of Elder Developments (Greyfriars) Ltd.
- 1.2 The subject of this assessment, also known as the study site, is 20-30 Greyfriars Road, Reading, RG1 1NS. The site is approximately 1185m² in extent and is centred at National Grid Reference (NGR) SU 71276 73676 (Figure 1) within the administrative area of Reading Borough Council.
- 1.3 The study site is situated within an Area of Archaeological Potential, which covers the area of historic settlement and development of the town, as shown on Reading Borough Council's Local Plan Proposals Map.
- 1.4 Elder Developments (Greyfriars) Ltd has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.5 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 This desk-based assessment comprises an examination of evidence on the Berkshire Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise. A site visit was carried out on 14th August 2024.
- 1.7 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

- 2.1 National legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

National Planning Policy & Guidance

- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage makes towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 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 review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- 2.9 *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.
- 2.10 *Setting of a heritage asset* 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.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 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

A new Reading Borough Council Local Plan was adopted on 4th November 2019, which sets out the planning policies for development in Reading up to 2036. The Local Plan contains the following relevant policy relating to the historic environment:

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

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

- ***Listed Buildings;***
- ***Conservation Areas;***

- *Scheduled Monuments;*
- *Historic parks and gardens; and*

Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.

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

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

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

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

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

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

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

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

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

- 2.14 The Proposals Map which accompanies the Local Plan shows the study site is situated within an 'Area of Archaeological Potential' (<https://my.reading.gov.uk/custom/ReadingLocalPlanSolo.html>).

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or 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, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.

- 2.15 The study site is identified in the Local Plan as an allocated site, forming part of the Station/River Major Opportunity Area (Policy CR11):

CR11b, GREYFRIARS ROAD CORNER:

There will be active retail and leisure uses on the ground floor along Friar Street, with a mix of uses on higher floors and in the rest of the area. The edge of the site nearest to the areas of traditional terracing west of Greyfriars Road will require careful design treatment.

- 2.16 The site is also located within the Station Hill South area, for which a Planning and Urban Design Brief was adopted as Supplementary Planning Guidance in March 2007. With regards to archaeology, that document states that:

It should be noted that the brief area is within an area of high archaeological potential, with strong potential for encountering significant archaeological remains. If significant remains are discovered, preservation in-situ will be considered as part of any redevelopment design, as appropriate.

- 2.17 The Station Hill South Planning and Design Brief also requires that:

[An] Archaeological desk-based assessment, as an initial part of a possible phased requirement, as appropriate.

- 2.18 In December 2010, the Reading Station Area Framework, within which the study site is located, was adopted as Supplementary Planning Guidance, which states the following:

2.4 The Station Area lies at the edge of the Saxon, medieval and early postmedieval town of Reading. However, it is possible that fortifications of Viking age are present in the vicinity and may extend into the Station Area.

2.5 The southern part of the Station Area is situated in an area of high archaeological potential, with strong scope for encountering significant archaeological remains.

12.5 The Station Area is also part of an 'area of archaeological potential', where it is known that there is likely to be archaeological interest. Where an application is likely to affect an area of archaeological potential, an archaeological assessment and/or evaluation (as appropriate) should be carried out prior to submission.

Relevant National and Local Designations

- 2.19 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Registered Battlefield sites or Protected Wreck sites lie within the vicinity of the study site.
- 2.20 As highlighted above, Reading Borough Council's Local Plan Proposals Map shows the study site to lie within a locally defined 'Area of Archaeological Potential', which covers the area of historic settlement and development of the town.
- 2.21 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey (BGS Online 2024) shows the underlying geology at the study site as Seaford Chalk Formation and Newhaven Chalk Formation (Chalk), which was formed between 89.8 and 72.1 million years ago during the Cretaceous period.
- 3.2 The bedrock chalk is recorded to be overlain by Taplow Gravel Member (Sand and Gravel), which comprises river terrace deposits formed between 362 and 126 thousand years ago during the Quaternary period. These deposits are categorised as part of the Wolstonian Stage, a Mid Pleistocene stage which spanned several cycles of glaciation (e.g. Gibbard et al. 2022).
- 3.3 The northern edge of the study is recorded by the BGS to comprise Alluvium (Clay, Silt, Sand and Gravel). This sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.
- 3.4 Geotechnical site investigations were previously undertaken within the study site in 1981 prior to the construction of the existing building (Soil Mechanics Ltd. 1981). A location plan of the two boreholes and the associated logs are included at Appendix 2. In Borehole 1 (BH1) towards the northern edge of the study site, deposits identified as Taplow Gravel were recorded to a depth of 5.00m below ground level (bgl) at 34.23m above Ordnance Datum (AOD) where the chalk bedrock was encountered (see also Peter Brett Associates 2017). Much of this gravel deposit will have been removed from the northern part of the study site around the location of BH1 as a result of the construction the car park basement here, which goes to a depth of c.36.11m AOD (see also Figures 14 and 16, and Plates 6-10).
- 3.5 In Borehole 4 (BH4), the Taplow Gravel was recorded to a depth of 2.35m bgl at 37.42m AOD, where it overlay the bedrock chalk. The ground level here has since been reduced for the access slope into the below-ground car park for the current building (see also Figures 15 and 16, and Plates 4 and 5). The current surface level from the area where BH4 was taken is at c.38.00m AOD.
- 3.6 Archaeological excavations from 2021 in Area A of the Station Hill redevelopment project, just to the east of the study site, recorded a series of mid-brownish orange clays and gravels overlying the chalk bedrock in the northern part of excavation area, which were interpreted as superficial deposits of Alluvium (PCA 2021a). These deposits were recorded to be deeper in the northern part of Area A than in the southern part of this area (where they were non-existent), which was interpreted to suggest that they had accumulated in a deep east-west channel (PCA 2021a).
- 3.7 One of the trenches from an earlier archaeological evaluation in this area from 2020 recorded an untruncated bedrock chalk on a slope from c.39.3m AOD to c.37.1m AOD over a c.20m distance, which represented a 1:10 gradient towards the base of the valley sides into the Thames floodplain (Oxford Archaeology 2020b; ERM2429, SU 7135 7363). The trench to the immediate north of this identified the natural chalk at a depth of c.36.88m AOD.

Topography

- 3.8 The study site slopes downwards from the south to the north. The northern edge of the study site at pavement level is situated at c.39.10m AOD, whilst the southern edge of the study site is situated at c.41.70m AOD.
- 3.9 The study site lies c.550m to the south-west of the River Thames, and c.550m to the north-west of the River Kennet. Both of these rivers flow broadly eastwards, and have their confluence c.1.75km to the east of the study site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 BC -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 300m radius of the study site (Figures 2a-2c), also referred to as the study area, held on the Berkshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 17th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Previous Archaeological Work

- 4.4 The Berkshire HER does not record any archaeological investigation work to have previously been undertaken within the study site. The archaeological works recorded within the surrounding area are shown on Figure 2b as 'Events' and listed in the gazetteer of HER records at Appendix 1.
- 4.5 Several archaeological desk based assessments are recorded to have taken place across the wider study area (HER Refs: ERD66, SU 71489 73690; ERD96, SU 71424 73426; ERD110, SU 71065 73737; ERM226, SU 71483 73685; ERM333, SU 71057 73512; ERM484, SU 71461 73617; ERM500, SU 71368 73746; ERM715, SU 71224 73804; ERM866, SU 71415 73435; ERM1058, SU 71460 73600, ERM1322, SU 7123 7359; ERM1325, SU 7136 7375; ERM1350, SU 7128 7359; ERM1703, SU 7146 7381; ERM1801, SU 7148 7369; ERM1807, SU 7120 7350; ERM1942, SU

7129 7363; ERM2012, SU 7103 7361; ERM2315, SU 7117 7360; ERM2359, SU 7134 7370; ERM2397, SU 7115 7361; ERM2443, SU 7110 7375; ERM2483, SU 7149 7355; ERM2602, SU 7145 7355; ERM2605, SU 71507 73566; ERM2606, SU 7139 7361). These are not discussed further in relation to an assessment of the archaeological potential of the study site.

- 4.6 To the immediate east and north-east of the study site, various archaeological works have been undertaken as part of the Station Hill redevelopment project.
- 4.7 Archaeological excavation in Area A of the Station Hill site, a short distance to the east of the study site, was observed to have been disturbed by 20th century development (PCA 2021a). The archaeological remains identified in this area did not predate the Post-Medieval period, and included brick walls, internal and external floor surfaces, a well and drains, thought to represent the remains of 19th century dwellings. Possible quarry pits were also recorded. Excavations within Area D, further to the south-east, recorded a Medieval pit cluster and a single large pit, possibly refuse pits, thought to have been associated with housing fronting onto Friar Hill. Late 18th century or early 19th century brick walls and a brick floor surface, as well as a later brick internal floor surface, external wall and fireplace were also recovered, and these were thought to represent late 19th century buildings related to the 'Veterinary Infirmary' identified on the 1879 Ordnance Survey Map (see also Figure 9).
- 4.8 Across the remainder of the Station Hill redevelopment site, archaeological evaluation trenching and watching briefs found further evidence that the area had been substantially affected by later 20th century developments. Archaeological remains that have been identified include prehistoric flakes from made ground, an undiagnostic flake from the natural gravel, two worked flint artefacts, a redeposited Late Mesolithic-Early Neolithic blade within a Medieval ditch or drainage channel, Medieval pits, evidence for 17th century buildings and features relating to a possible water management system (Oxford Archaeology 2019a, 2019b and 2020b; ASE 2016; Foundations Archaeology 2009; ERM1320, SU 71337 73716; ERM1955, SU 7133 7374; ERM2387, SU 7135 7363; ERM2388, SU 7136 7374; ERM2429, SU 7135 7363).
- 4.9 Possible palaeochannels at the edge of the Thames floodplain have also been recorded from investigations to the north-east and east of the study site (MRM18493, SU 7138 7367; MRM18496, SU 7137 7374).
- 4.10 The results of archaeological work from elsewhere across the study area are discussed where relevant in the sections below.

Prehistoric – Palaeolithic, Mesolithic, Neolithic, Bronze Age & Iron Age

- 4.11 The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. The underlying superficial deposits at the study site are recorded by the British Geological Survey to consist of Taplow Gravel Member. River terrace deposits such as these have an archaeological potential for underlying redeposited artefactual remains dating to the Palaeolithic period (Wymer 1999: 21-29).
- 4.12 The Berkshire HER records several isolated findspots of residual Palaeolithic material from across the 300m study area. An ovate handaxe was found to the west of the study site along Vachel Road in 1903. This road is situated on the bluff between the Taplow Gravels river terrace and the modern flood plain, and the find is recorded by the Berkshire HER to be the only handaxe in a sharp condition to have come from this low level in the district (MRD9047, SU 712 737). A Levallois flake is recorded to have been recovered from the Caversham Road area, c.150m to the west of the study site, on or

near the bluff of the Taplow river terrace (MRD9048, SU 711 737). Another handaxe was found in a drainage trench along Station Road, c.200m to the east of the study site, in 1904 (MRD9049, SU 71500 73650).

- 4.13 As highlighted above, the archaeological works as part of the Station Hill redevelopment project have produced several findspots of prehistoric material, including broadly prehistoric flakes from made ground, worked flint artefacts, an undiagnostic flake from the natural gravel, and a redeposited Late Mesolithic-Early Neolithic distal trimming blade (MRM18491, SU 7135 7363; MRM18495, SU 7141 7374; ERM2388, SU 7136 7374; ERM2387, SU 7135 7363). Several possible palaeochannels at the edge of the Thames floodplain were also identified during these investigations (MRM18493, SU 7138 7367; MRM18496, SU 7137 7374).
- 4.14 Aside from the isolated find of a residual Late Mesolithic-Early Neolithic blade with undated flint artefacts, there is no substantial evidence for Mesolithic, Neolithic or Bronze Age settlement activity within the study area.
- 4.15 Evidence for Iron Age activity is limited to the find of a brooch which was found c.215m to the south-east of the study site at Friar Street during the digging of foundations (MRD11254, SU 71500 73600).
- 4.16 On the basis of the available evidence, and prior to an assessment of past ground disturbance, the archaeological potential of the study site for the prehistoric periods is considered to be generally low. The potential presence of residual flint artefacts at depth within any surviving underlying gravel deposits which may be present at the study site cannot be discounted.

Roman

- 4.17 The study site does not lie within the vicinity of any known major Roman road or settlement. The closest Roman road to the study site comprises the route from Silchester (Calleva Atrebatum) to London (Londinium) which ran on an east-west alignment c.11km to the south of the study site (Margary 1955). The Roman town of Silchester is also the closest known major settlement to the study site, and is situated c.13km to the south-west of the study site.
- 4.18 The Victoria County History conjectures that there was a Roman settlement in Reading, however there is little archaeological evidence for any settlement in Reading central (VCH 1906; MRD3883, SU 71 73). Within the 300m search of the Berkshire HER, evidence for Roman activity is limited to findspots of coarse pot sherds from the site of the former Littlewoods store, c.110m south-east of the study site (MRD11257, SU 71350 73550), coins of Valens (AD 364-378) and Constantine II (AD 337 to 340) found on Broad Street, possibly from the Vaudeville Theatre, c.200m south-east of the study site (MRD11258, SU 7142 7350). A third brass of Magnentius (AD 350-353) is also recorded to have been found along Greyfriars Road to the west of the study site; this Roman coin findspot is also labelled on the 1957 Ordnance Survey Map (MRD11262, SU 7126 7369; Figure 11).
- 4.19 Overall, owing to the paucity of evidence for remains dating to the Roman period within the wider area, and the study site's distance from known major settlement sites and roadways, the archaeological potential for evidence dating to the Roman period is considered to be low.

Saxon/Early Medieval

- 4.20 The earliest recorded documentary reference to settlement at Reading is made by the Anglo-Saxon Chronicle in AD 870-871, which records a winter camp set up there by the Danes. In his biography of King Alfred, Asser records a rampart between the rivers Thames and Kennet 'on the right hand side of the royal vill' (Astill 1978).
- 4.21 The Reading Minster Church of St. Mary the Virgin, located c.330m south-east of the study site was constructed in the 11th century, and was likely the site of an earlier 10th century nunnery and church,

being the focus for Saxon activity in Reading (List Entry Number: 1113573; <https://www.readingmuseum.org.uk/reading-minster>).

- 4.22 The study site was likely situated outside of the extent of the Saxon town, as demonstrated on Figure 2a (MRD15634, SU 71428 73366). Furthermore, finds dating to the Saxon period within the study area are limited to two coins minted in Reading show that a mint operated within the town in AD c.1044-46 (MRD3918, SU 71500 73500), and a single sherd of Saxon pottery which was recovered from a Post-Medieval pit during an archaeological excavation at Shoemiths Court, c.150m to the east of the study site (MRM16017, SU 71435 73659; ERM541, SU 71438 73644).
- 4.23 Based on the paucity of evidence within the study area, and the study site's distance from the settlement focus, a generally low archaeological potential is considered for the Saxon period at the study site. Should any remains be present, they would most likely comprise evidence for rural agricultural activity.

Medieval

- 4.24 The Domesday Survey of AD 1086 records two manors at Reading, one belonging to Battle Abbey and the other to King William I (Open Domesday Online 2024). The Survey records Reading to have had 102 households, with meadow, woodland, ploughland, mills and fisheries.
- 4.25 The estate attached to Battle Abbey was recovered by Henry I in the early 12th century, and in AD 1121 the King founded Reading Abbey as a Cluniac order. With the official opening of Reading Abbey in AD 1164 by Archbishop of Canterbury Thomas Becket, there was a shift in economic activity away from the St Mary's to the Abbey gates, situated c.400m south-east of the study site by St Laurence's Church (MRD3917, SU 71500 73500). The site and surviving ruins of Reading Abbey are located c.700m to the east of the study site, and designated as a scheduled monument and Grade I listed building (List Entry Numbers: 1113477 and 1007932).
- 4.26 The suggested Medieval extent of the town of Reading is provided by Astill (1978), which shows the study site to have been situated at the northern edge of the settlement (Figure 3). The route of Friars Street, which is on an east-west alignment c.100m south of the study site, is first documented in AD 1118 as Newe Street (MRD3931, SU 71500 73590). The modern day routes of Broad Street/King Street to the south of this road are believed to have formed part of the Medieval grid layout of the town, which was focussed on the market place at the Abbey gates (MRD3928 and MRD3972, SU 71480 73470).
- 4.27 An archaeological watching brief was undertaken in 2013 in the middle of Friar Street, c.200m to the south-east of the study site, which recorded a 14th-15th century dump deposit of Medieval material (MRD3931, SU 71500 7359; ERM1449, SU 7149 7358). The finds included pottery, roof tile, animal bone and numerous leather pieces, including soles, used for shoemaking and leather making (MRM16784, SU 71494 73590).
- 4.28 The site of St Edmund's Chapel is recorded c.150m to the south-west of the study site. It was founded in AD 1204 on permission of Abbot Helias, although by 1479 the building appeared to have fallen into disuse (MRD3944, SU 71140 73570).
- 4.29 In AD 1233, a Franciscan friary was founded on an area of land near Caversham Bridge, which is located c.800m to the north-west of the study site. Owing to flooding from the adjacent River Thames, the Friary was relocated from AD c.1282-85, into the town at the western end of Newe Street, c.75m to the south-west of the study site (MRD3938, SU 71216 73588). The will of Alan de Baunebury from 1311 suggests the new friary was built in the late 13th century or early 14th century. The Friary was dissolved in 1538, and the church was purchased for use as a Guildhall, though was in use as a prison from 1613. The church was restored in 1863 by William Woodman, as the current Grade I listed Greyfriars Church, situated c.75m to the south-west of the study site (NHLE Ref:

- 1321952). It retains the core of its structure as a Franciscan friary church, with arcades to either side of the nave, original tracery patterns and walls of knapped flint (MRD3939, SU 71206 73587; MRD15688, SU 71223 73580).
- 4.30 The digging of foundations for a new vicarage to the east of Greyfriars Church revealed two extended skeletons, c.70m to the south-west of the study site (MRD4467, SU 71230 73580). Archaeological evaluations at the site of the friary in the immediate vicinity to Greyfriars Church, c.70m south of the study site, have recorded disarticulated human bone and a probable in-situ skeleton, along with Medieval pottery, and pits (MRM16548, SU 71244 73583; MRM16549, SU 71250 73582; MRM17581, SU 71175 73588; MRM18496, SU 7117 7358; ERM1267, SU 71247 73584; ERM1648, SU 7117 7358; ERM2566, SU 7118 7359). Though none of the human remains identified have been closely dated, they are most likely associated with either the later Medieval into early Post-Medieval friary. The likely extent of the graveyard at the friary is shown as a hatched area on Astill's 1978 plan of the Medieval town (Figure 3), separate from the study site. Since no direct dating evidence for the skeletons was obtained, the Berkshire HER details how they could potentially be associated with the prison that operated here from 1613 (MRM16548, SU 71244 73583).
- 4.31 At 7 Greyfriars Road, c.20m to the south-west of the study site, demolition and building work revealed fragmentary remains of the flint and mortar footings of a substantial building, which was dated to the Medieval period. The building was suggested to have been connected with the Friary to the south (MRD3933, SU 71242 73644). The proximity to the study site of this building could indicate that related features or buildings may extend into the study site. Astill (1978) states that the earlier buildings of the friary which were abandoned stood where the land slopes down to the Thames. Although, the adjacent archaeological evaluation works at 5 Greyfriars Road, to the immediate south-west of the study site on the western side of Greyfriars Road in 1994 only recorded a later brick well likely dating to the 19th century, and no evidence for Medieval features (TVAS 1994; MRD7368, SU 71240 73650; ERM449, SU 71236 73649).
- 4.32 During the Medieval period, the study site likely lay outside of the main settlement area, potentially forming part of an area of land referred to as Vastern Meadows, which was given to the Friars Minor by the Abbot and Convent of Reading in 1233 (MRM16015, SU 71379 73785). Figure 3 shows the study site in relation to the likely extent of the Medieval town (see also Figure 2c; Astill 1978). The site of Greyfriars Friary is shown on this plan to the south-west of the study site (marked as 'G'), and appears to show the study site outside of the precinct, without any built development. This is reinforced by Speed's Map of Reading from 1610 (Figure 4), where the friary (labelled as 'priory') is situated to the south-west of the study site; the study site is shown to comprise open land to the north of the built settlement extent.
- 4.33 As mentioned above, the archaeological works as part of the Station Hill redevelopment to the east and north-east of the study site recorded various Medieval features, including ditches, pits, a linear feature (MRM16558, SU 71329 73701; MRM18235, SU 7131 7376; MRM18492, SU 7130 7363; MRM18492, SU 7130 7363; ERM1320, SU 71337 73716). Much of this appears to represent Medieval backland activity associated with the urban development and settlement along Friars Street, rather than any ecclesiastical estate associated with Greyfriars Friary, c. 75m south-west of the study site. Further evidence for this type of activity was recorded during archaeological works at 25-26 Friar Street and Shoesmiths Court, c.150m to the east of the study site (MRM16013, SU 71457 73636; MRM16014, SU 71448 73638; ERM483, SU 71460 73636; ERM541, SU 71438 73644). Numerous pits, a possible posthole and a ditch were identified from the archaeological works here, with pot sherds, ceramic building material, fragments of charcoal including cereal grains, and a few mammal bones recovered from their fills.
- 4.34 Within the historic core of Reading, numerous archaeological works have revealed evidence relating to the Medieval settlement here. At 90-93 Broad Street, c.270m to the south-east of the study site, an archaeological excavations recorded various pits dating to the late Medieval period, one of which

contained three skinned cat skulls, whilst others contained dumps of ash and other organic deposits, and revealed evidence in the stained fill that they were originally wood-lined (MRD15747, SU 71416 73431).

- 4.35 Archaeological excavations at 99-105 Friar Street, c.100m to the south of the study site, have recorded evidence for various phases of occupation from between the 12th to the 20th century. Remains dating to the Medieval period included hearths, a series of possible post-pads and a dwarf stone wall, floor layers comprising a mixture of brickearth and chalk, post holes, pits, possible quarry pits, and boundary ditches (MRD15512, MRD15513, MRD15529, MRD15534, MRD15546; MRD15514, MRD15515, MRD15516, MRD15530, MRD15531, MRD15535, MRD15537, MRD15538, MRD15539, MRD15517, MRD15518, MRD15519, MRD15520, MRD15521, MRD15540, MRD15541, MRD15542, MRD15522, MRD15523, MRD15524, MRD15532, MRD15525, MRD15526, MRD15527, MRD15543, MRD15544, MRD15528, MRD15533 and MRD15545, SU 71287 73540; ERD33 and ERD34, SU 71287 73540).
- 4.36 The Berkshire HER records the discovery of part of a child's skeleton, bronze spoon and pottery dated to the Medieval period from the site of 46 Broad Street, c.240m south-east of the study site, however a source or reference for this discovery has not been identified (MRD11378, SU 71441 73479).
- 4.37 The now demolished Boar's Head Inn, which was situated c.160m to the south-east of the study site, appears to have dated back to the 15th century (MRD15462, SU 71448 73612).
- 4.38 There are numerous findspots of Medieval material recorded on the Berkshire HER within the study area, mostly from 20th century building works. These comprise: a silver halfpenny of Edward III (AD 1327-77) found in 1976 below the ballroom of the Old Great Western Hotel in Reading, c.200m to the east of the study site (MRD11367, SU 71520 73680); 13th century pottery, including a thumb impressed rim sherd from a cooking pot in green glazed ware, found 6ft below ground at 10 Queen Victoria Street, c.270m to the south-east of the study site (MRD11369, SU 71530 73550); fragments of medieval pottery found in the foundations of a new garage c.200m north-east of the study site in 1927 (MRD11371, SU 71480 73750); a 14th-15th century pilgrim's bottle found at a depth of c.8ft during building works on the site of the old Corn Exchange, c.200m to the north-west (MRD11398, SU 71120 73830); 14th century sherds, a broken pipkin and a bone handled knife were found during rebuilding works at 60 Broad Street c.180m south of the study site (MRD11377, SU 71340 73480); and numerous sherds of medieval pottery along with glass and clay pipes were found during foundations digging in Wiston Terrace, c.230m east of the study site (MRD11370, SU 71540 73660).
- 4.39 Overall, there is a wealth of evidence for Medieval activity within the search area, the majority of which is focussed to the south and south-east in the core of the town. The study site was likely situated on marginal land outside of the main settlement area during the Medieval period, to the rear of buildings fronting Friar Street to the south. The Franciscan Friary called Greyfriars was situated c.75m to the south-west of the study site, and evidence for possibly related built features have been recorded c.20m to the south-west of the study site at 7 Greyfriars Road. The proximity of this to the study site could indicate that related features or buildings may have extended into the study site, however the adjacent archaeological works at 5 Greyfriars Road did not record any Medieval remains. Prior to any assessment of past ground disturbance, the archaeological potential for this period at the study site is considered to be broadly moderate to high. Should any remains be present at the study site, they are most likely to comprise evidence for Medieval backland activity of a similar nature to those remains identified from excavations nearby.

Post Medieval & Modern (including map regression exercise)

- 4.40 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.41 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.42 The earliest detailed map of Reading is John Speed's 1610 Map of Reading (Figure 4). This map shows the study site on the northern fringes of the early Post Medieval settlement extent, likely within an area of open land. Numerous buildings are shown to line the modern day Friar Street, labelled as 'B' on the map and referred to here as 'Gutter Lane', to the south of the study site. The site of the priory, labelled 'A' on the map, is shown within an enclosed space to the west of the study site.
- 4.43 The Medieval Chapel of St Edmund, located c.150m to the south-west of the study site, was out of use by 1479, though during the English Civil War it was converted into a fort, also known as 'Harrison's Barn', which cut off the approach from Caversham (MRD3979, SU 71130 73590). This fort formed part of a wider Civil War defence system which was constructed in 1642 following the capture of Reading by Royalist forces November of that year. The defences were constructed to encircle Reading, and would likely have been comprised of bastions linked by earth banks; the natural obstacle of the River Kennet likely also formed part of the defences (MRD15703, SU 71058 73227).
- 4.44 The Royalist-held town of Reading was attacked in April 1643 by Parliamentarians and Lord Grey for ten days. Although successful with their siege, they withdrew after five months, and the Royalists returned to reoccupy the town. The defences were subsequently re-fortified, though following a visit by Charles I in May 1644, were ordered to be slighted (Cram 1988; Slade 2001). The Civil War defences are shown on the 1643 Reading siege map (Figure 5, and see also Figure 2a). The map indicates that the line of the defences run through the study site on a broadly east-west alignment. A square-shaped orchard is also shown a short distance to the north of the study site.
- 4.45 There is limited archaeological evidence within the study area for surviving features associated with the Civil War defences. A ditch identified during archaeological works 25-26 Friar Street, c.150m to the east of the study site, is suggested to represent a remnant of the defences; no datable evidence was recovered from the feature, which is a notable archaeological occurrence in Civil War ditches probably because they were constructed so quickly for one particular purpose (MRM16042, SU 71455 73664).
- 4.46 The 1761 Rocque Map of Berkshire (Figure 6) shows the study site to have been situated outside of the extent of built development of Reading, in an area of open land to the north of the buildings fronting Friar Street.
- 4.47 No significant changes are shown on the 1802 Coates Map of Reading (Figure 7), which show the study site to have remained undeveloped, in an area of open land to the north of the built settlement. The square-shaped orchard to the north of the study site is also shown, though referred to on this map as 'Friery Mead'. Field boundaries are shown in the south of the study site.
- 4.48 The 1848 Tithe Map of the Parish of St Lawrence, Reading (Figure 8) shows the study site to have been situated across two land parcels and to the immediate north-west of another. A trackway or footpath is shown running through the southern part of the study site. The associated apportionment information for the relevant land parcels is detailed as follows:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
12	John Weedon Esq. & Francis Slocombe Esq.	John Weedon Esq. & Francis Slocombe Esq.	Building Ground	Pasture
13	John Weedon Esq. & Francis Slocombe Esq.	John Weedon Esq. & Francis Slocombe Esq.	Dwelling House, Pleasure Grounds and Cottages	-

- 4.49 By 1879 (Figure 9), the boundaries of the study site are defined, with the western part of the study site developed as a row of terraced housing fronting onto Greyfriars Road, and the eastern part of the study site comprising their rear garden plots. There are no significant changes to the study site throughout the rest of the 19th century through to the later 20th century (Figures 9, 10 and 11). The 1957 Ordnance Survey Map labels a findspot of a Roman Coin adjacent to the study site, which is recorded on the Berkshire HER as a third brass of Magnentius (AD 350-353) (MRD11262, SU 7126 7369; Figure 11).
- 4.50 The study site was cleared of housing in the 1980s (Figure 12; see also Appendix 2), and was subsequently redeveloped into the current building occupying the study site (Figures 13,14, 15 and 16).
- 4.51 Overall, the study site is considered to have a high archaeological potential for remains dating to the Post Medieval and Modern periods with evidence for historic agricultural activity, land division and known Modern developments most likely to be present. Modern building foundations of negligible significance are likely to be present which are not discussed further in this assessment. The line of the Civil War defences in Reading are recorded to have run through the study site, though were demolished shortly after their construction. Should any features or remains associated with the demolished Civil War defences survive within the study site, such as a deep ditch with contemporary backfill, they would likely be considered of between local to regional significance, depending on the extent of their survival.

Historic Landscape Characterisation

- 4.52 The available Historic Landscape Characterisation (HLC) data provided by the Berkshire HER shows the study site to lie in an area of offices, to the immediate north of the historic settlement core, and immediately east of an area of mixed housing (Figure 2b).

Negative Evidence

- 4.53 Within the study area are several instances where archaeological work has not revealed archaeological deposits finds or features, largely due to significant modern truncation and disturbance. These include archaeological investigations at Tudor Road to the north of the study site (ERD99, SU 71233 73846; ERM1401, SU 71224 73796), at Chatham Street to the south-west (ERM511, SU 70997 73478), at 64 Friar Street to the south-west (ERM643, SU 71237 73589), at Bridewell House and Samuel House to the south (ERM2293, SU 7126 7359) and at Weldale Street to the west (ERM2775, SU 7103 7360).

Assessment of Significance

- 4.54 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

- 4.55 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the vicinity of, the study site. Therefore, redevelopment of the study site will have no direct archaeological impact upon relevant designated heritage assets.
- 4.56 Reading Borough Council's Local Plan Proposals Map shows the study site to lie within a locally defined 'Area of Archaeological Potential'. Additionally, the Berkshire HER records the line of the Reading's Civil War defences to have run through the study site, however the defences were ordered to be demolished by Charles I in 1644; any deep ditched defences could potentially survive below ground, with their 17th century backfill.
- 4.57 Based on current evidence, and prior to any assessment of past ground disturbance, a moderate to high archaeological potential at the study site has been identified for the Medieval period, primarily for evidence of backland activity, though with some potential for any features related to the nearby Greyfriars Friary to the south-west. A high archaeological potential is considered for the Post Medieval and Modern periods, with remains most likely to comprise evidence for historic agricultural activity, land division and known Modern development. Due to the recorded demolition of the Civil War defences in Reading, a low archaeological potential is considered for any remnant of this feature, however deep ditched defences and their contemporary 17th century backfill may survive. A low archaeological potential is considered for all other past periods of human activity at the study site.
- 4.58 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and potentially regional research agendas.
- 4.59 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local to regional significance. Should any features or remains associated with the demolished Civil War defences survive within the study site, they would likely be considered of between local to regional significance, depending on the extent of their survival.
- 4.60 As identified by desk based work, an assessment of likely archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site, and prior to any assessment of past ground disturbance, is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric (Palaeolithic to Iron Age)	Low potential; low (local) significance. The potential presence of residual finds at depth within any surviving gravel deposits cannot be discounted.
Roman	Low potential; low (local) significance;
Saxon	Low potential; low (local) significance;
Medieval	Moderate to high potential (most likely to comprise evidence for backland activity, though some potential for features associated with the nearby friary); low (local) significance;
Post Medieval & Modern	High potential for remains associated with historic agricultural activity, land division and known Modern development, likely to be of low (local) to negligible (none) significance. Low potential for remains associated with the demolished Civil War defences, likely to be of low (local) to moderate (regional) significance, depending on the extent of their survival; deep ditched defences may survive, along with the contemporary 17 th century backfill.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 20-30 Greyfriars Road currently comprises an eight-storey building with lower ground parking. The northern boundary of the study site is adjacent to Garrard Street, and the western boundary is situated next to Greyfriars Road, which slopes downwards from the south to the north (Plates 1-3). The existing ground floor and lower ground floor plans are reproduced at Figure 14 and 15. A north-south section drawing of the building is shown at Figure 16.
- 5.2 A portion of the eastern part of the study site is not occupied by the existing building (Figure 13, and Plates 4 and 5), though comprises an area of hardstanding, which provides access into the lower ground car park. The below ground carpark generally follows the natural topography, and is relatively level at the northern part of the study site (Figure 16, and Plates 5-10)
- 5.3 Past agricultural land use of the study site will most likely have had a widespread but generally shallow below ground impact as a result of past ploughing. Should the study site have been situated along the route of the Reading Civil War Defences, the construction and subsequent destruction of the defences will have likely had a negative below ground impact on any earlier archaeological remains present. The construction of the terraced housing at the study site in the later 19th century will have had a negative below ground archaeological impact.
- 5.4 As discussed in Section 3, the natural gravels overlying the bedrock chalk were recorded, during site investigation works in 1981, to a depth of 34.23m AOD toward the northern part of the study site. Much of the river terrace gravels here will have been removed as a result of construction of the existing building at the study site, with its below-ground carpark recorded at a depth of c.36.11m AOD. In the central eastern part of the study site, the gravels overlying the bedrock chalk were recorded to a depth of 37.42m AOD; the current surface level above this area is situated at c.38.00m AOD.
- 5.5 The demolition and redevelopment of the study site in the later 20th century is therefore likely to have had a severe, widespread negative impact on any below ground archaeological remains that may have been present on the study site.

Proposed Development

- 5.6 Proposals comprise the demolition of the existing building and the erection of a part-7, part-13 storey building comprising 266 co-living units (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment.
- 5.7 The proposed development is largely within the footprint of the existing development. The proposed ground floor plan is reproduced at Figure 17. No basements are currently proposed, however extensive piling is anticipated.

Review of Potential Development Impacts on Archaeological Assets

- 5.8 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the immediate vicinity of, the study site. The proposed development will therefore not impact on any designated archaeological assets.
- 5.9 Reading Borough Council's Local Plan Proposals Map shows the study site to lie within a locally defined 'Area of Archaeological Potential', related to the development of the town. Additionally, the Berkshire HER records the line of the Reading's Civil War defences to have run through the study site, however the defences were ordered to be demolished by Charles I in 1644; any deep ditched defences could potentially survive below ground, with their 17th century backfill.
- 5.10 Based on current evidence, and prior to any assessment of past ground disturbance, a moderate to high archaeological potential at the study site has been identified for the Medieval period, primarily for evidence of backland activity, though with some potential for any features related to the nearby Greyfriars Friary to the south-west. A high archaeological potential is considered for the Post Medieval and Modern periods, with remains most likely to comprise evidence for historic agricultural activity, land division and known Modern development. Due to the recorded demolition of the Civil War defences in Reading, a low archaeological potential is considered for any remnant of this feature, however deep ditched defences and their contemporary 17th century backfill may survive. A low archaeological potential is considered for all other past periods of human activity at the study site.
- 5.11 Past agricultural land use will most likely have had a widespread below ground impact as a result of past ploughing. Should the study site have been situated along the route of the Reading Civil War Defences, the construction and subsequent destruction of the defences will have had a negative below ground impact on any earlier archaeological remains present. The demolition and clearance of the study site in the later 20th century, followed by the development of the existing building with its below-ground car park, is considered to have had a severe, widespread negative impact on any below ground archaeological remains that may have been present at the study site.
- 5.12 There are not any proposals for a basement level at the study site, though extensive piling is anticipated. The proposed development therefore has some potential to impact on any surviving below ground archaeological remains, of likely up to regional significance only, that may be present at depth within the study site. Should any archaeological remains survive, they are considered likely to have been heavily truncated, and thus of reduced archaeological significance.

6 SUMMARY AND CONCLUSIONS

- 6.1 The site of 20-30 Greyfriars Road, Reading, RG1 1NS has been assessed for its below ground archaeological potential in advance of proposed development.
- 6.2 In terms of relevant designated archaeological assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.3 Reading Borough Council's Local Plan Proposals Map shows the study site to lie within a locally defined 'Area of Archaeological Potential', related to the development of the town. Additionally, the Berkshire HER records the line of the Reading's Civil War defences to have run through the study site, however the defences were ordered to be demolished by Charles I in 1644; any deep ditched defences could potentially survive below ground, with their 17th century backfill.
- 6.4 Based on current evidence, and prior to any assessment of past ground disturbance, a moderate to high archaeological potential at the study site has been identified for the Medieval period, primarily for evidence of backland activity, though with some potential for any features related to the nearby Greyfriars Friary to the south-west. A high archaeological potential is considered for the Post Medieval and Modern periods, with remains most likely to comprise evidence for historic agricultural activity, land division and known Modern development. Due to the recorded demolition of the Civil War defences in Reading, a low archaeological potential is considered for any remnant of this feature, however very deep defence ditches and their contemporary 17th century backfill may survive. A low archaeological potential is considered for all other past periods of human activity at the study site.
- 6.5 Past agricultural land use will most likely have had a widespread below ground impact as a result of past ploughing. Additionally, as the study site appears to have been situated along the route of the Reading Civil War Defences, the construction and subsequent destruction of the defences will have had a negative below ground impact on any earlier archaeological remains present. The demolition and clearance of the study site in the later 20th century, followed by the development of the existing building with its subterranean car park, is considered to have had a severe, widespread negative impact on any below ground archaeological remains that may have been present at the study site.
- 6.6 Proposals comprise the demolition of the existing building and the erection of a part-7, part-13 storey building comprising 266 co-living units (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment.
- 6.7 There are no proposals for a basement level at the study site, though extensive piling is anticipated. The proposed development therefore has some potential to impact on any surviving below ground archaeological remains, of likely up to regional significance only, that may be present at depth within the study site. Should any archaeological remains survive, they are considered likely to have been heavily truncated, and thus of reduced archaeological significance.
- 6.8 Remains of national significance which might preclude development are not anticipated at the study site, so it is therefore suggested that should any further work be required by the LPA, this could be secured by attaching an appropriately worded planning condition to the granting of planning consent.
- 6.9 The decision on these matters remains solely with the LPA and their archaeological advisors, however, on the balance of the evidence available for this archaeological desk-based assessment it might be reasonable – in planning terms – to conclude that previous development has severely impacted the archaeological significance of the study site and that no further archaeological safeguards are required in consideration of this application.

Sources Consulted

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Cartographic

1610 John Speed's Map of Reading

1643 Map of Reading Civil War Defences

1761 Rocque Map of Berkshire

1790 Thomas Pride Map of the town of Reading and Country adjacent to an extent of 10 miles (not reproduced)

1802 Coates Map of Reading

1807 Reading Corporation Terrier (not reproduced)
1809 Ordnance Survey Drawing (not reproduced)
1848 St Lawrence, Reading Parish Tithe Map
1879 Ordnance Survey Map (1:2,500)
1899 Ordnance Survey Map (1:2,500) (not reproduced)
1912 Ordnance Survey Map (1:2,500)
1931 Ordnance Survey Map (1:2,500) (not reproduced)
1957 Ordnance Survey Map (1:1,250)
1968-71 Ordnance Survey Map (1:1,250) (not reproduced)
1979 Ordnance Survey Map (1:1,250) (not reproduced)
1988 Ordnance Survey Map (1:1,250)
1994 Ordnance Survey Map (1:1,250) (not reproduced)
1996 Ordnance Survey Map (1:1,250) (not reproduced)
2003 Google Earth Image (not reproduced)
2010 Google Earth Image (not reproduced)
2022 Google Earth Image

FIGURES

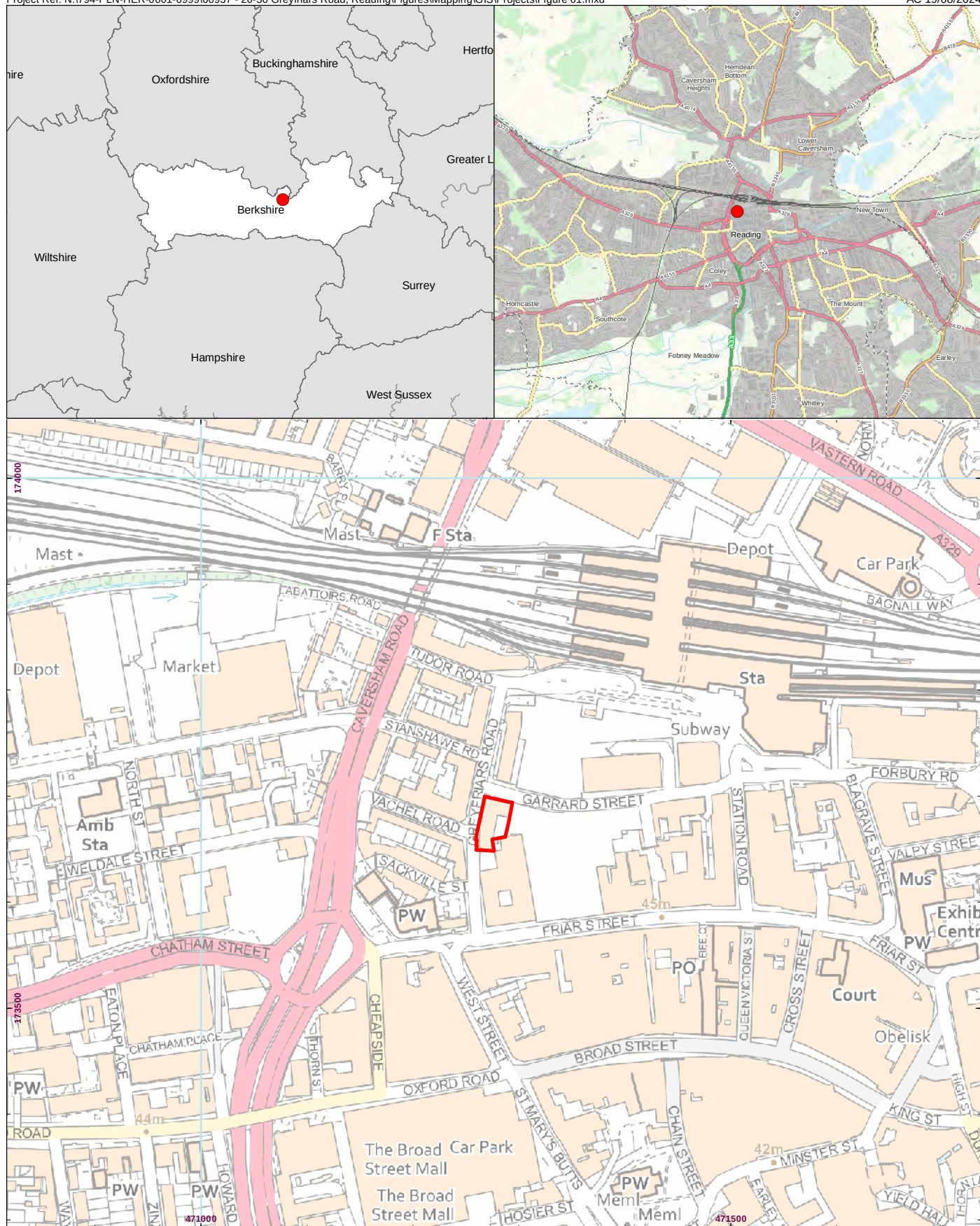
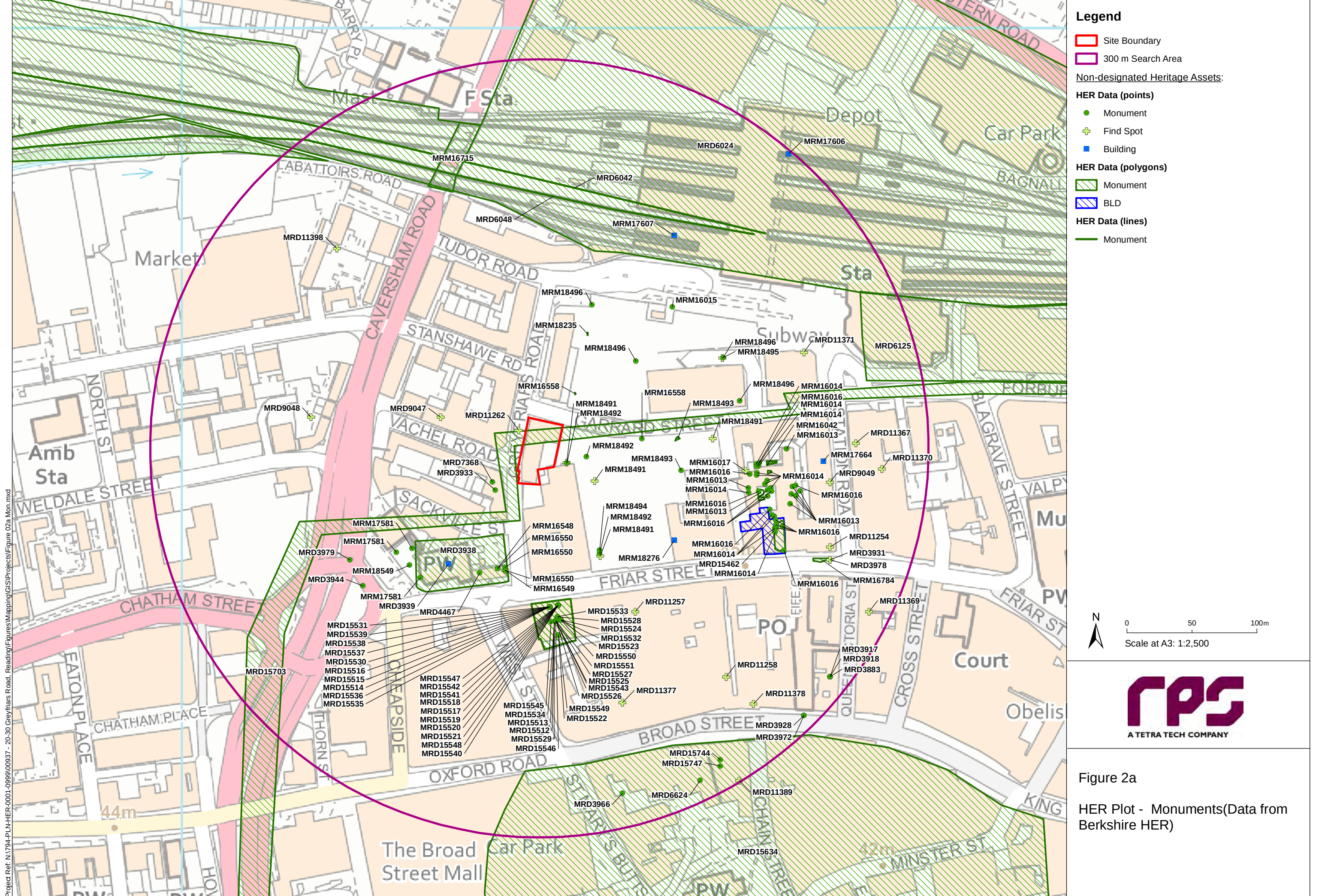
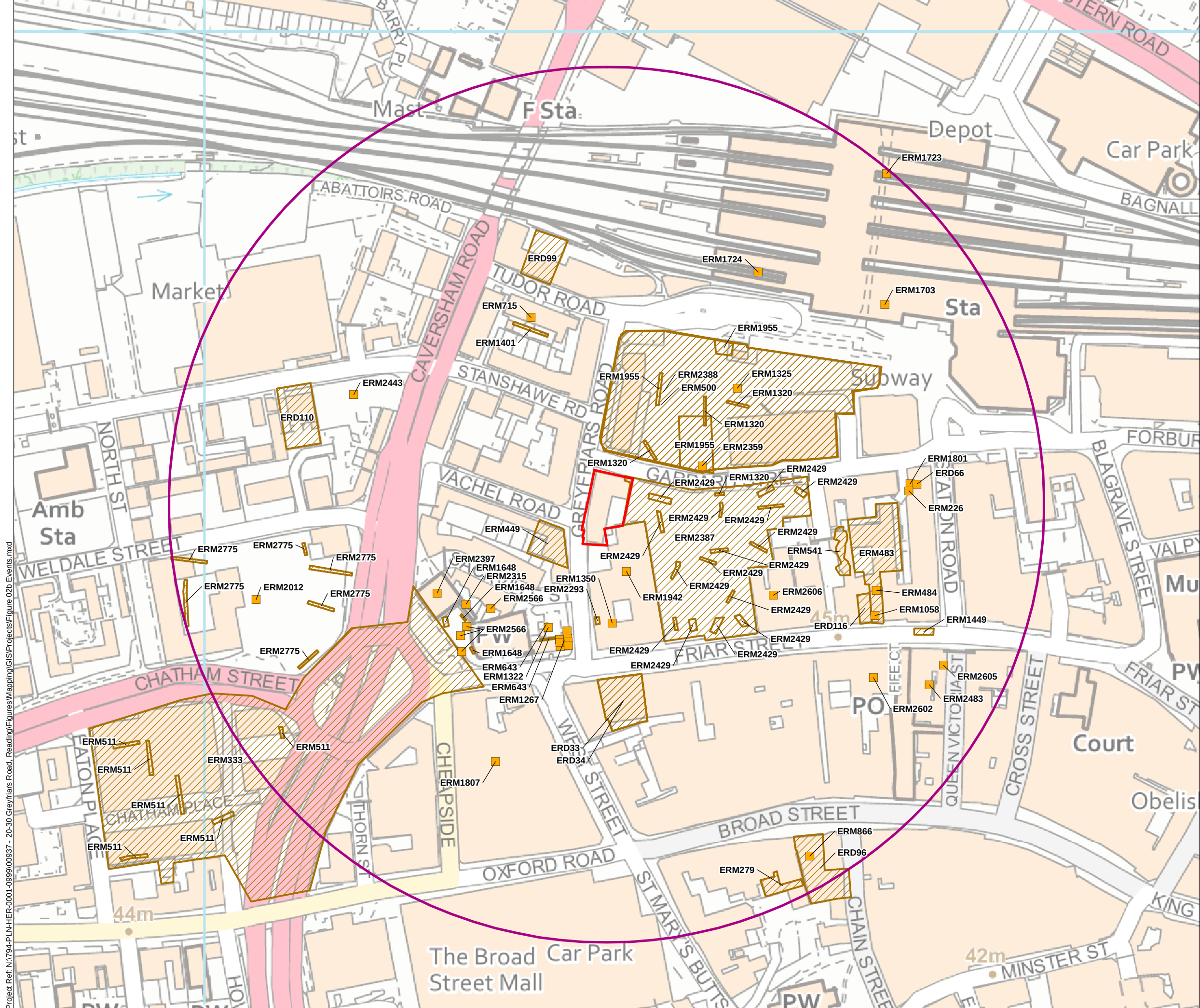


Figure 1

Site Location



Project Ref: N1794-PLN-HER-0001-0999/00937 - 20-30 Greyfriars Road, Reading\Figures\Mapping\GIS\Projects\Figure 02a Mon.mxd



Legend

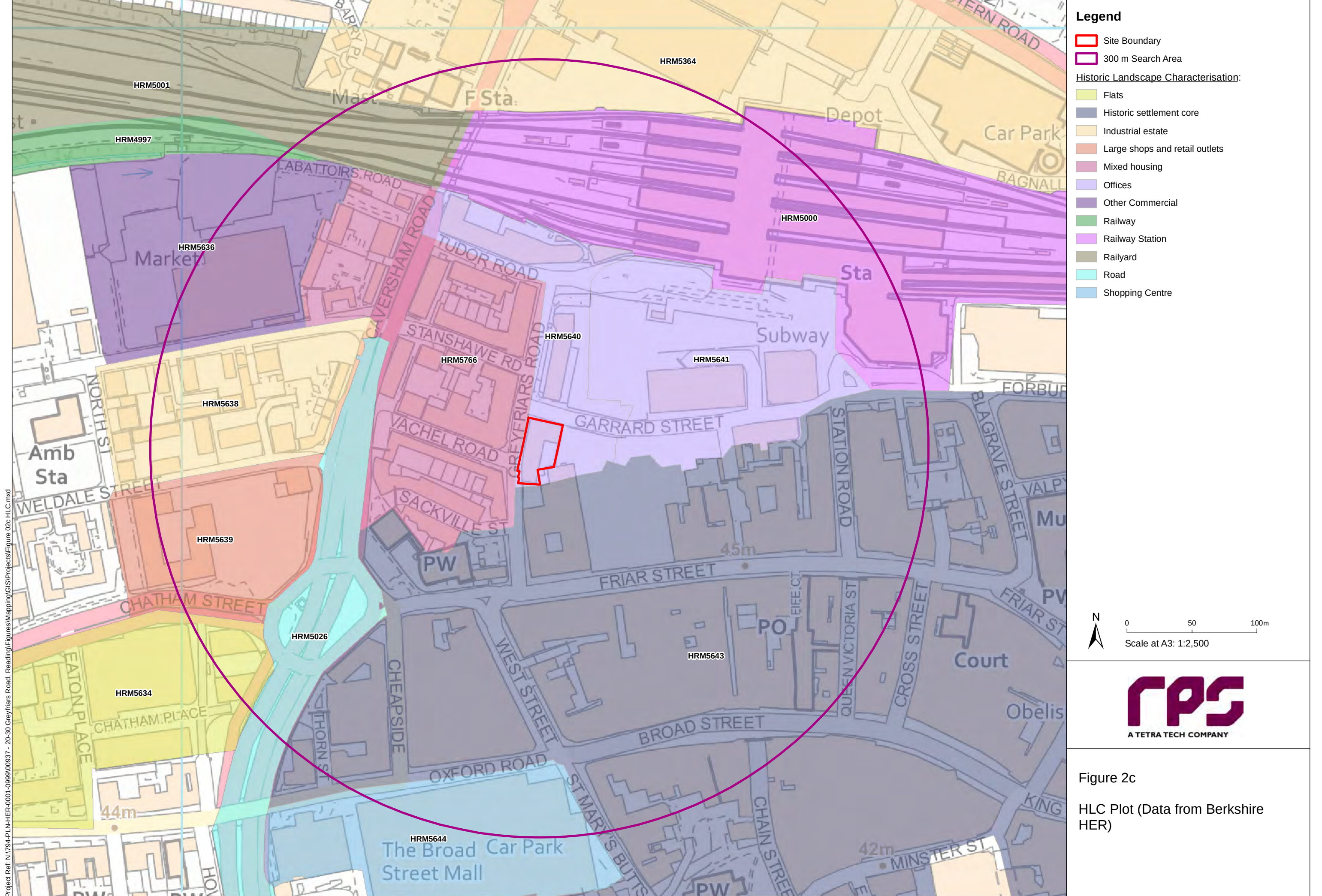
- Site Boundary
- 300 m Search Area
- Previous Archaeological Work:
 - HER Events (points)
 - HER Events (polygons)



0 50 100m
Scale at A3: 1:2,500



Figure 2b
HER Plot - Events (Data from Berkshire HER)



Project Ref: N1794-PLN-HER-0001-0999/00937 - 20-30 Greyfriars Road, Reading\Figures\Mapping\GIS\Projects\Figure 02c HLC.mxd



Site Boundary (approximate location)

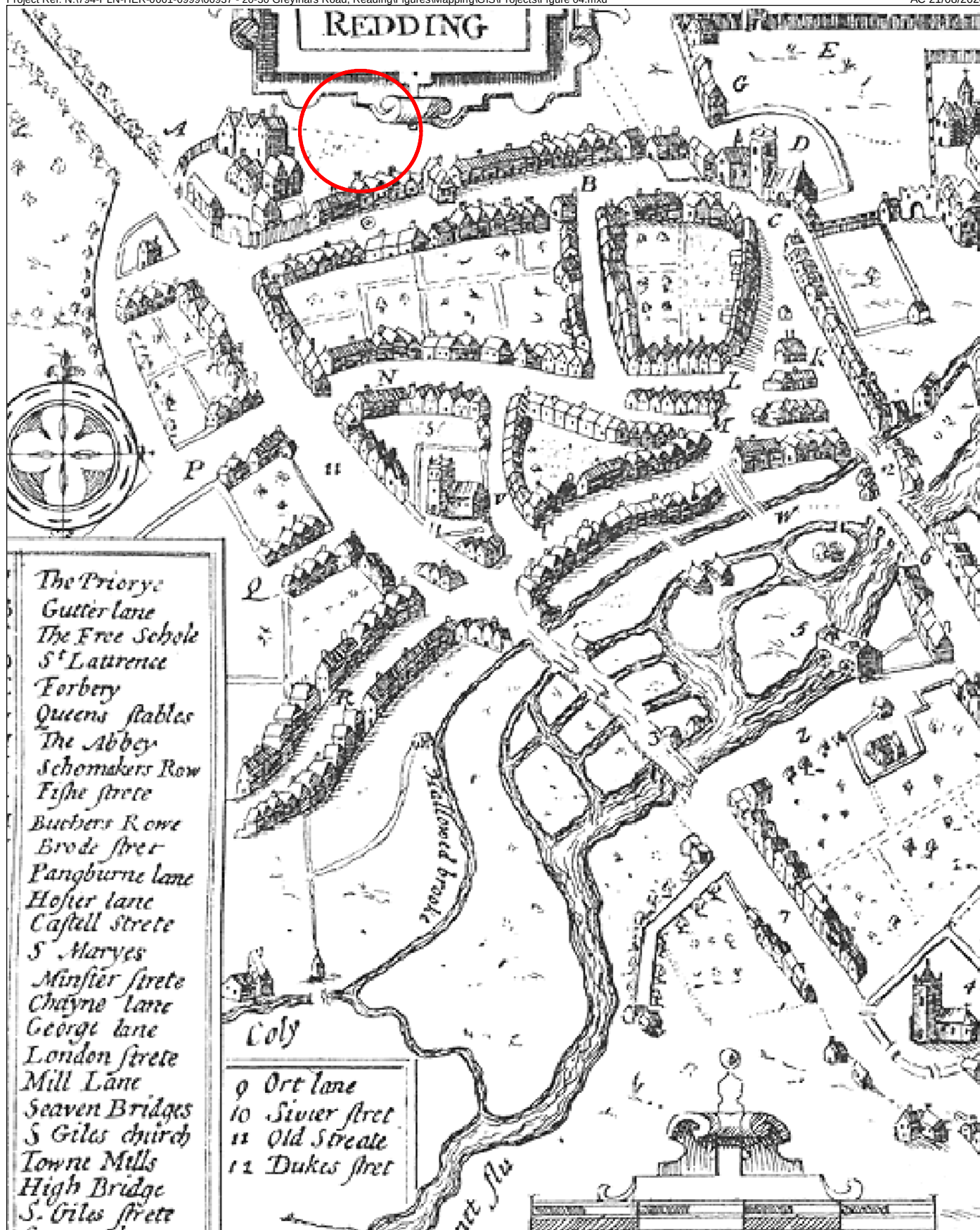


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Scale at A4: 1:5,000
(approximately)



Figure 3
The extent of the Medieval town of
Reading (reproduced from Astill
1978)



Approximate Site Location

Not to Scale.
Illustrative only.

Figure 4

1610 John Speed's Map of Reading



Approximate Site Location



Not to Scale.
Illustrative only.



Figure 5
1643 Map of Reading Civil War
Defences



Approximate Site Location



Not to Scale.
Illustrative only.



Figure 6

1761 Rocque Map of Berkshire



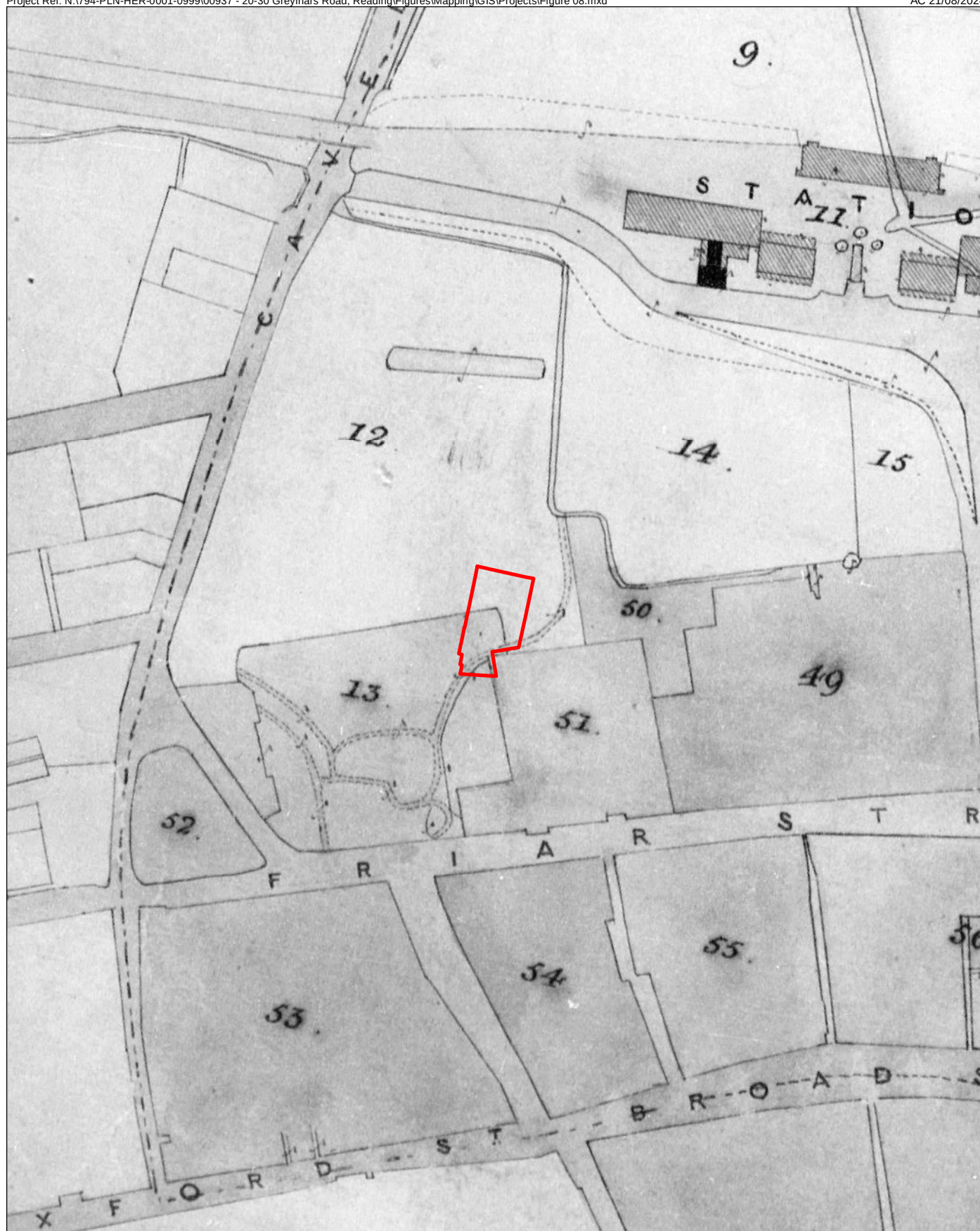
 Site Boundary (approximate location)



0 25 50 75m
Scale at A4: 1:2,500
(approximately)



Figure 7
1802 Coates Map of Reading



Site Boundary (approximate location)



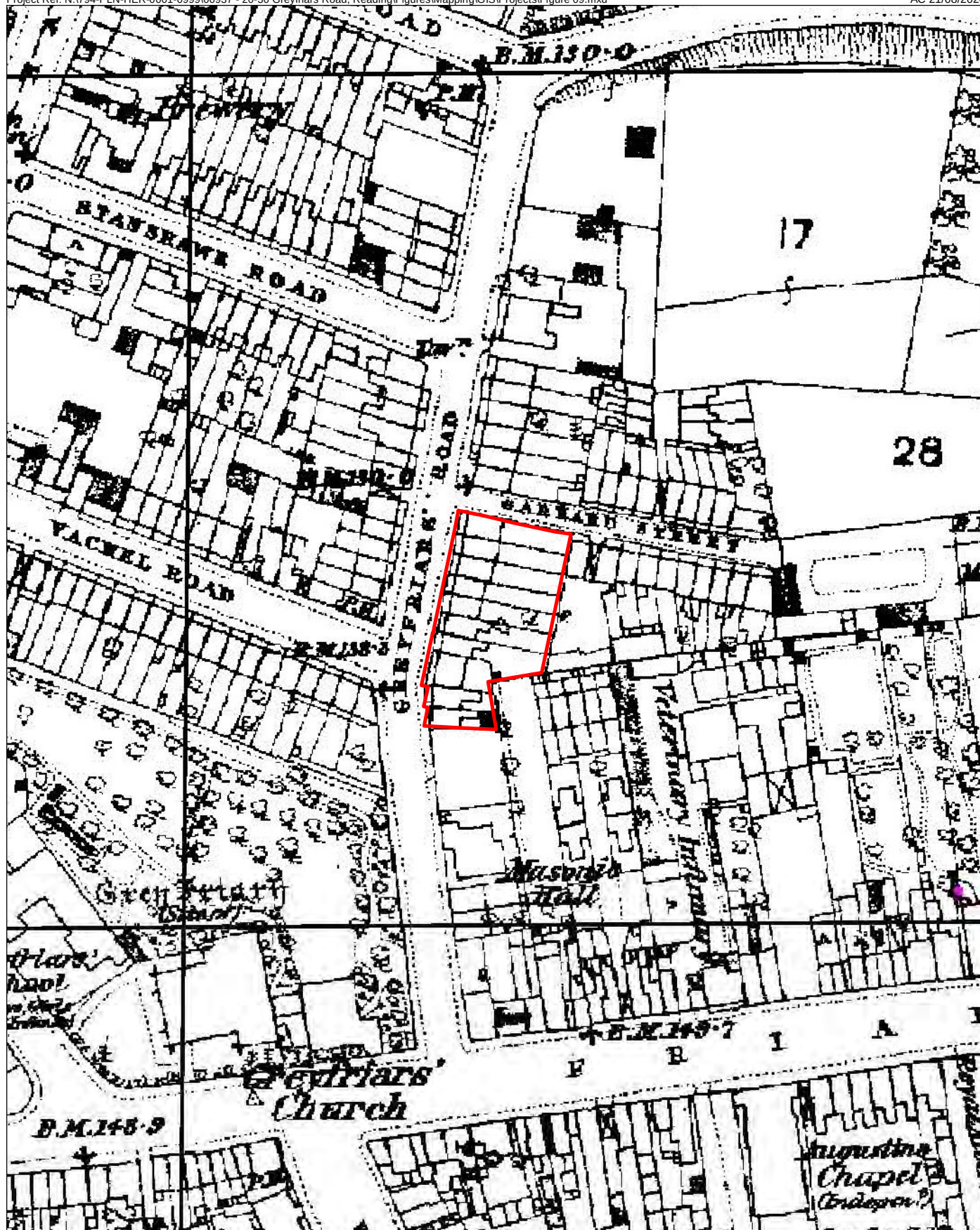
0 25 50 75m

Scale at A4: 1:2,500
(approximately)



Figure 8

1848 St Lawrence, Reading Parish
Tithe Map



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,250

rps
A TETRA TECH COMPANY

Figure 9

1879 Ordnance Survey Map
(1:2,500)



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,250



Figure 10

1912 Ordnance Survey Map
(1:2,500)



 Site Boundary

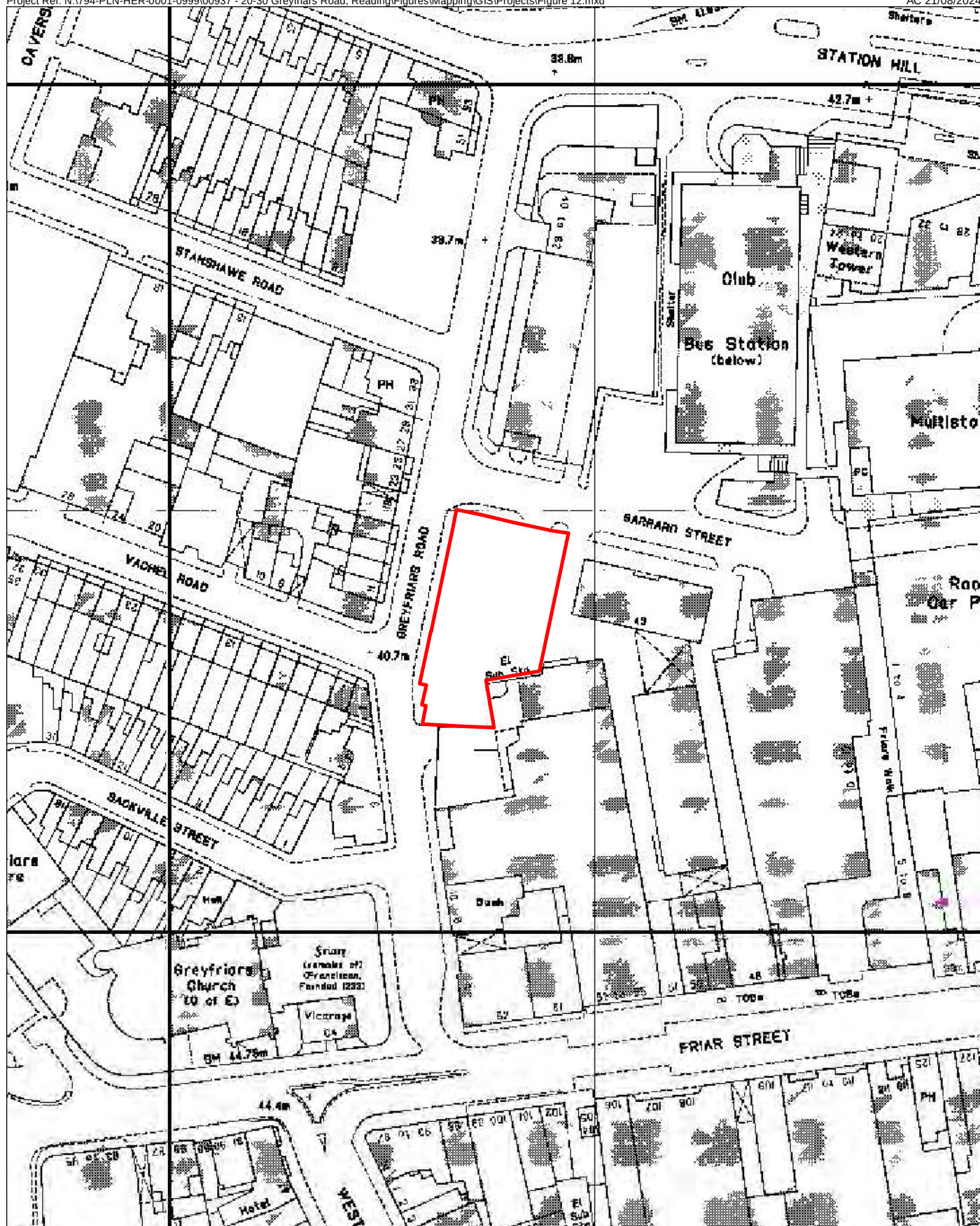


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rps
A TETRA TECH COMPANY

Figure 11

1957 Ordnance Survey Map
(1:1,250)



 Site Boundary

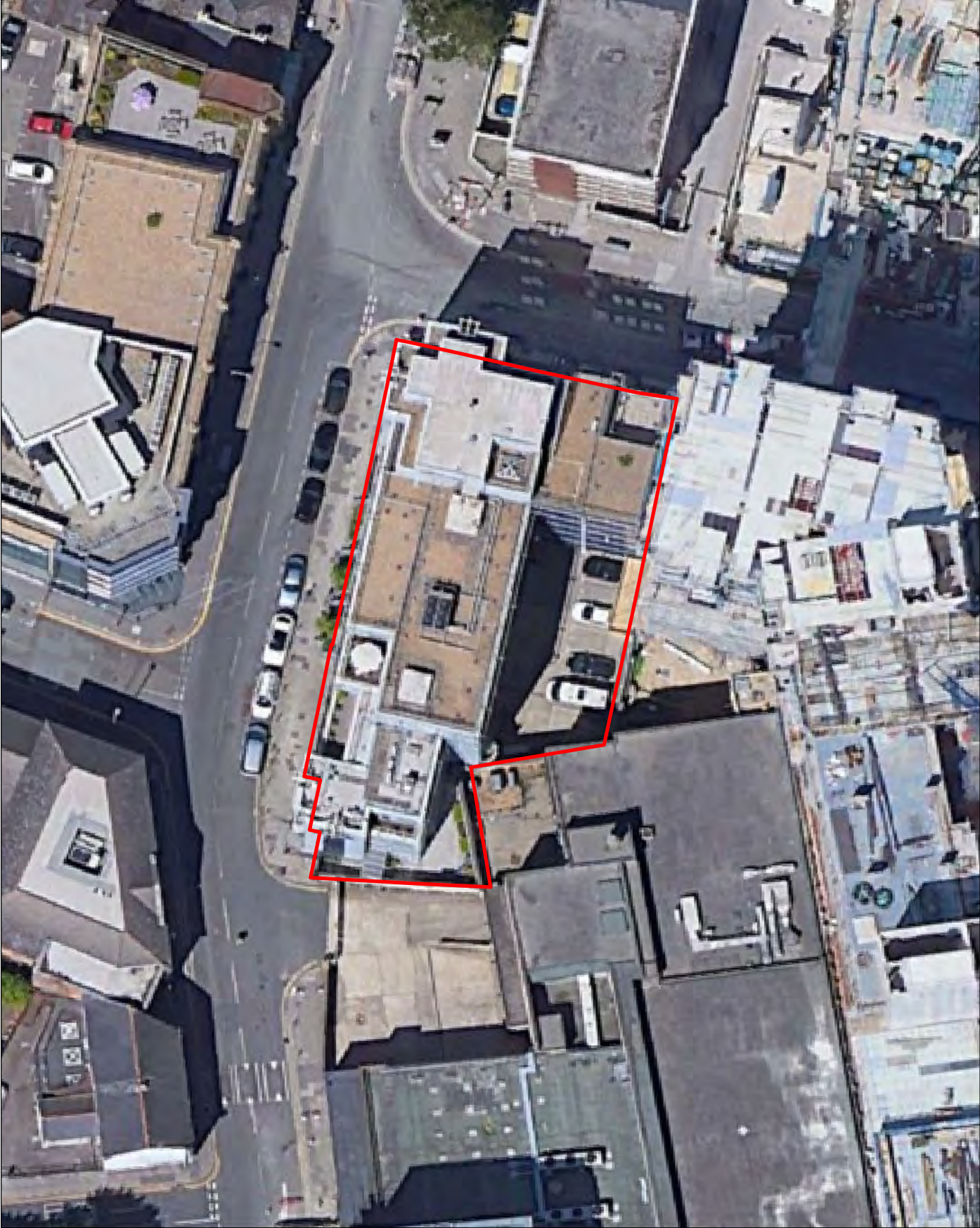


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Scale at A4: 1:1,250

rps
A TETRA TECH COMPANY

Figure 12

1988 Ordnance Survey Map
(1:1,250)



 Site Boundary

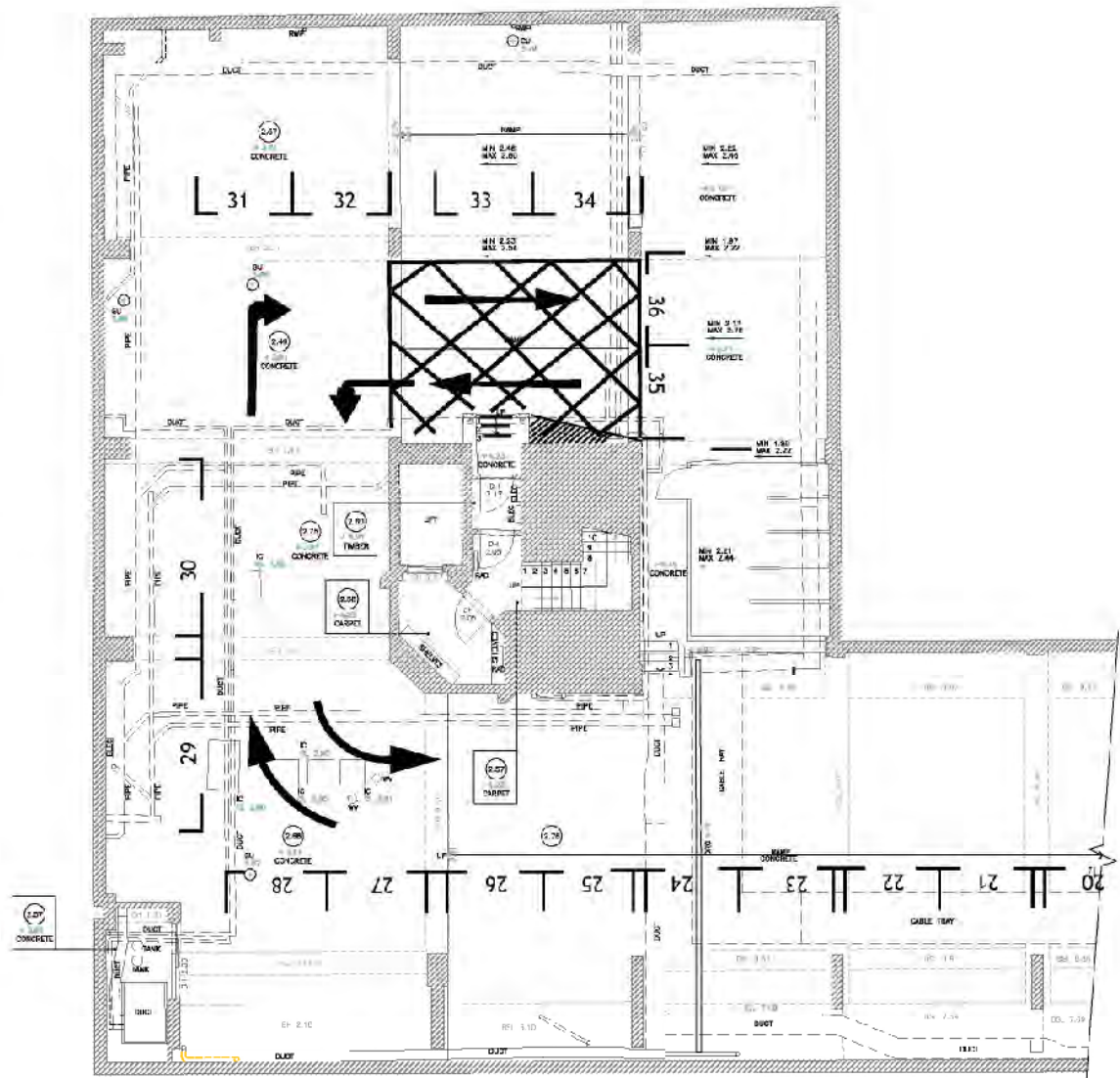


0 5 10m
Scale at A4: 1:500



Figure 13
2022 Google Earth Image

Legend

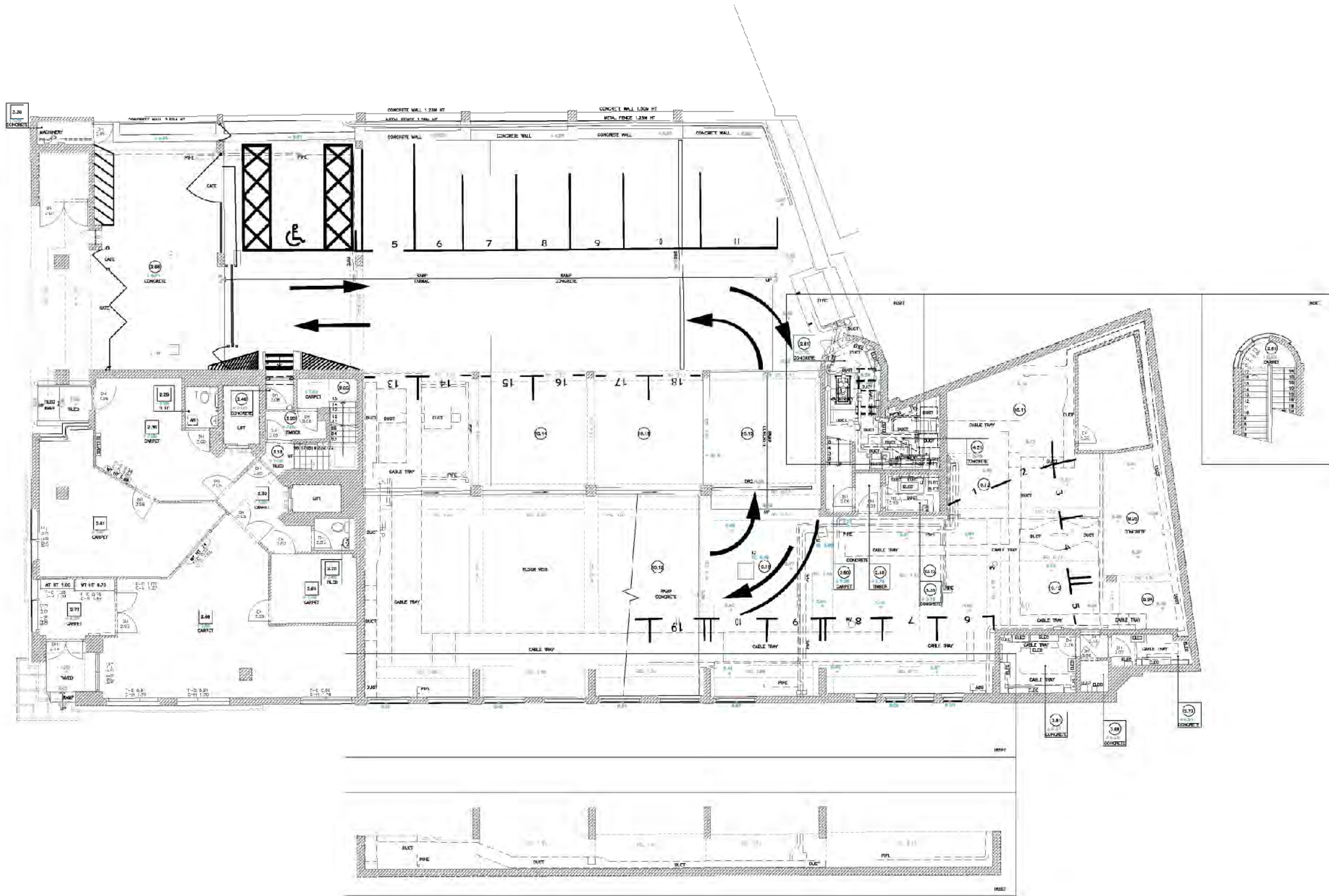


Not to Scale.
Illustrative only.



Figure 14
Site as Existing: Basement Plan

Legend



Not to Scale.
Illustrative only.



Figure 15
Site as Existing: Ground Floor Plan

Legend

Not to Scale.
Illustrative only.

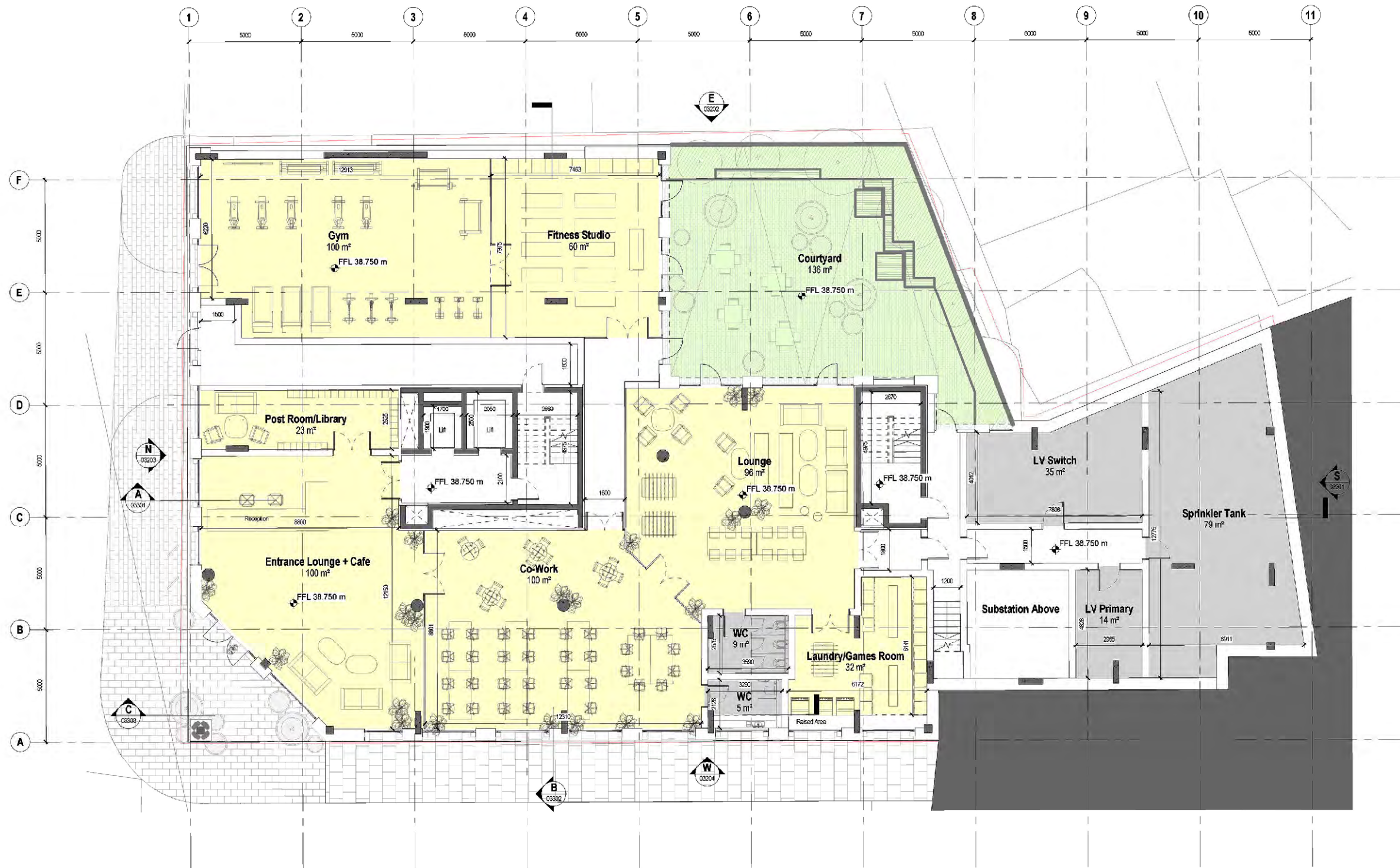


Figure 16
Site as Existing: North-South
Section Drawing



EXISTING SECTION B-B

Project Ref: N1794-PLN-HER-0001-099900937 - 20-30 Greyfriars Road, ReadingFiguresMappingGISProjectsFigure 17.mxd

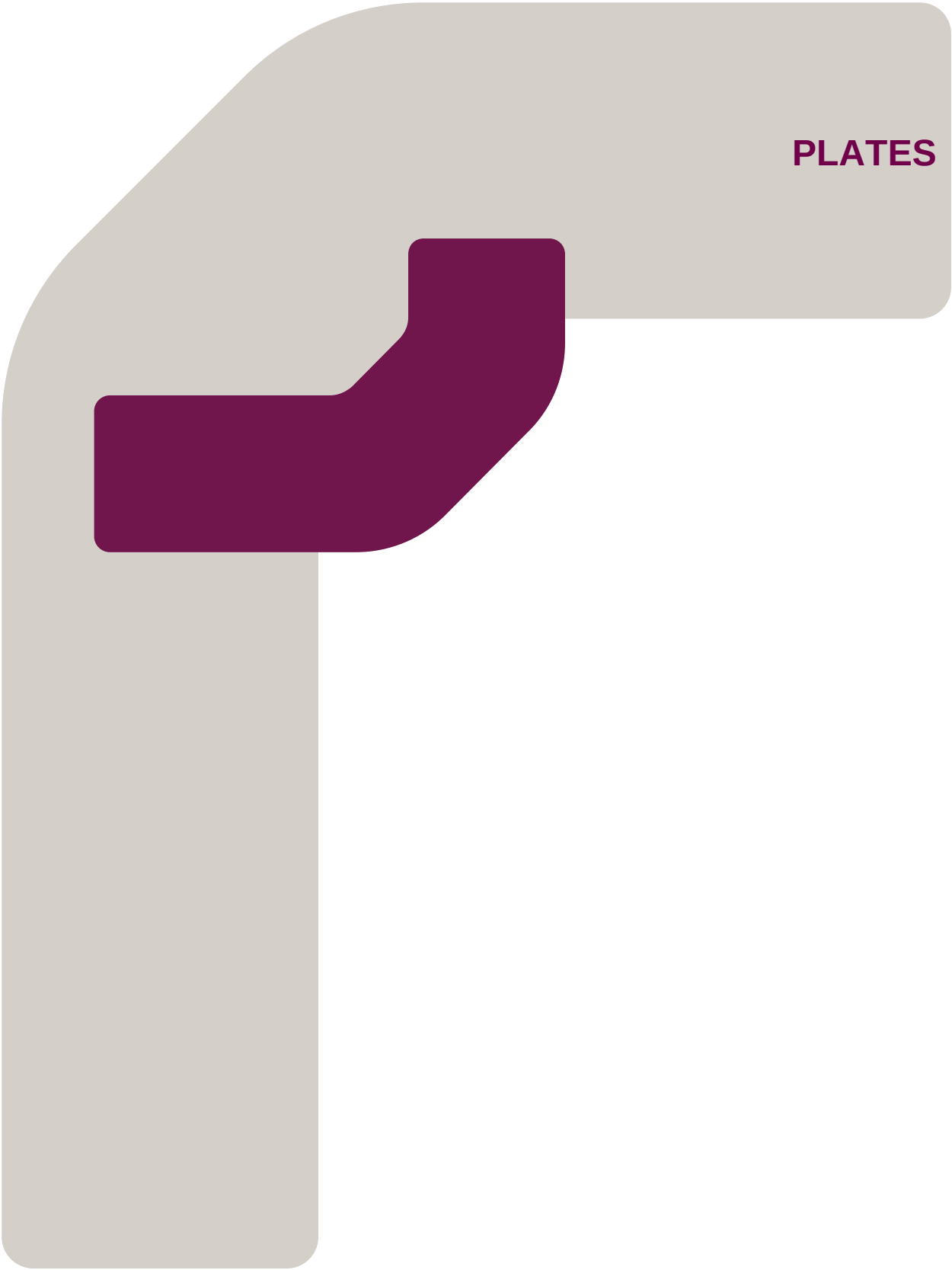


Legend

Not to Scale.
Illustrative only.



Figure 17
Proposed Development: Ground Floor Plan



PLATES



Plate 1: View from Greyfriars Road looking south-east towards the study site



Plate 2: View from the junction of Sackville Street and Greyfriars Road looking north-east towards the study site



Plate 3: View from the junction of Vachel Road and Greyfriars Road looking east towards the study site



Plate 4: View from the south-eastern part of the study site looking north



Plate 5: View from the south-eastern part of the study site looking north-west



Plate 6: View from the south-western part of the study site in the below-ground carpark looking north



Plate 7: View from the south-western part of the study site in the below-ground carpark looking east



Plate 8: View from the north-western part of the study site in the below-ground carpark looking south



Plate 9: View from the north-western part of the study site in the below-ground carpark looking east



Plate 10: View from the northern part of the study site in the below-ground carpark looking south-east

APPENDICES

Appendix 1

Gazetteer of Berkshire Historic Environment Records

HER Data

MonUID	Name	MonType	Period
MRD11254	Iron Age brooch - Friar Street, Reading, Berkshire	FINDSPOT	Late Bronze Age to Early Iron Age
MRD11257	Romano-British sherds-Friar Street, Reading, Berkshire	FINDSPOT	Roman
MRD11258	Roman coins - Vaudeville Theatre, Broad Street, Reading, Berkshire	FINDSPOT	Roman
MRD11262	Roman coin - Greyfriars Road, Reading	FINDSPOT	Roman
MRD11367	Medieval coin - Great Western Hotel, Reading, Berkshire	FINDSPOT	Medieval
MRD11369	13th century pottery - 10 Queen Victoria Street, Reading, Berkshire	FINDSPOT	Medieval
MRD11370	Medieval pottery at Wiston Terrace, Reading, Berkshire	FINDSPOT	Medieval
MRD11371	Medieval sherds - New garage near railway station, Reading, Berkshire	FINDSPOT	Medieval
MRD11377	14th century pottery sherds - 60 Broad Street, Reading	FINDSPOT	Medieval
MRD11378	Medieval skeleton and finds - Broad Street, Reading, Berkshire	BURIAL; FINDSPOT	Medieval
MRD11389	Post-medieval token - Chain Street/Broad Street, Reading	FINDSPOT	Post Medieval
MRD11398	Pilgrim bottle found at Corn Exchange, Reading, Berkshire	FINDSPOT	Medieval
MRD15462	The Boar's Head, Friar Street, Reading, Berkshire	PUBLIC HOUSE; BREWERY; CARRIERS PREMISES	Medieval to Modern
MRD15512	Phases of occupation from medieval to modern at 99-105 Friar Street, Reading, Berkshire	BURGAGE PLOT	Medieval to Modern
MRD15513	12th-13th century occupation at 99-105 Friar Street, Reading, Berkshire	BURGAGE PLOT	Medieval
MRD15514	12th-13th century post holes and a post pad at 99-105 Friar Street, Reading, Berkshire	POST HOLE	Medieval
MRD15515	12th -13th century pits at 99-105 Friar Street, Reading, Berkshire	PIT	Medieval
MRD15516	12th-13th century medieval floor layers at 99-105 Friar Street, Reading, Berkshire	FLOOR	Medieval
MRD15517	12th-13th century post holes at 99-105 Friar Street, Reading, Berkshire	POST HOLE	Medieval
MRD15518	12th-13th century pits at 99-105 Friar Street, Reading, Berkshire	PIT	Medieval
MRD15519	12th-13th century medieval hearth at 99-105 Friar Street, Reading, Berkshire	HEARTH	Medieval
MRD15520	12th - 13th century floor layers at 99-105 Friar Street, Reading, Berkshire	FLOOR	Medieval
MRD15521	12th - 13th century medieval wall at 99-105 Friar Street, Reading, Berkshire	WALL	Medieval
MRD15522	12th -13th century pits and post holes at 99-105 Friar Street, Reading, Berkshire	PIT; POST HOLE	Medieval
MRD15523	12th-13th century ditches at 99-105 Friar Street, Reading, Berkshire	DITCH; BOUNDARY DITCH?	Medieval
MRD15524	Medieval pits at 99-105 Friar Street, Reading, Berkshire	PIT	Medieval
MRD15525	12th -13th century quarry pits at 99-105 Friar Street, Reading, Berkshire	PIT	Medieval
MRD15526	12th-13th century pit at 99-105 Friar Street, Reading, Berkshire	PIT	Medieval
MRD15527	12th-13th century post hole at 99-105 Friar Street, Reading, Berkshire	POST HOLE	Medieval
MRD15528	12th-13th century pits at 99-105 Friar Street, Reading, Berkshire	PIT	Medieval
MRD15529	Mid 13th - 14th century occupation at 99-105 Friar Street, Reading, Berkshire	BURGAGE PLOT	Medieval
MRD15530	Mid 13th -14th century floor deposits at 99-105 Friar Street, Reading, Berkshire	FLOOR	Medieval

MRD15531	Mid 13th-14th century pits at 99-105 Friar Street, Reading, Berkshire	PIT	Medieval
MRD15532	Mid 13th - 14th century floor deposit at 99-105 Friar Street, Reading, Berkshire	FLOOR	Medieval
MRD15533	Mid 13th-14th century pits at 99-105 Friar Street, Reading, Berkshire	PIT	Medieval
MRD15534	14th - 15th century occupation at 99-105 Friar Street, Reading, Berkshire	BURGAGE PLOT	Medieval
MRD15535	14th-15th century floor deposits at 99-105 Friar Street, Reading, Berkshire	FLOOR	Medieval
MRD15536	Pits and scoops at 99-105 Friar Street, Reading, Berkshire	PIT	Unknown
MRD15537	14th-15th century post holes at 99-105 Friar Street, Reading, Berkshire	POST HOLE	Medieval
MRD15538	14th-15th century wall cuts at 99-105 Friar Street, Reading, Berkshire	FEATURE	Medieval
MRD15539	14th - 15th century hearths at 99-105 Friar Street, Reading, Berkshire	HEARTH	Medieval
MRD15540	14th-15th century post holes at 99-105 Friar Street, Reading, Berkshire	POST HOLE	Medieval
MRD15541	14th-15th century floor deposit at 99-105 Friar Street, Reading, Berkshire	FLOOR	Medieval
MRD15542	14th-15th century ditch at 99-105 Friar Street, Reading, Berkshire	DITCH	Medieval
MRD15543	14th-15th century pits at 99-105 Friar Street, Reading, Berkshire	PIT	Medieval
MRD15544	14th-15th century post holes at 99-105 Friar Street, Reading, Berkshire	POST HOLE	Medieval
MRD15545	A 15th-16th century pit and another pit at 99-105 Friar Street, Reading, Berkshire	PIT; PIT	Medieval to Post Medieval
MRD15546	16th-19th century occupation at 99-105 Friar Street, Reading, Berkshire	BURGAGE PLOT	Medieval to Post Medieval
MRD15547	16th-17th century tiled area and chalk/brickearth floor at 99-105 Friar Street, Reading, Berkshire	FLOOR	Medieval to Post Medieval
MRD15548	Post-medieval pits and a post hole at 99-105 Friar Street, Reading, Berkshire	PIT; POST HOLE	Post Medieval
MRD15549	Post-medieval pits at 99-105 Friar Street, Reading, Berkshire	PIT	Post Medieval
MRD15550	A post-medieval pit and post hole at 99-105 Friar Street, Reading, Berkshire	PIT; POST HOLE	Post Medieval
MRD15551	Post-medieval pits at 99-105 Friar Street, Reading, Berkshire	PIT	Post Medieval
MRD15634	Saxon Reading	TOWN	Saxon
MRD15703	Civil War Defences at Reading, Berkshire	DITCH	Post Medieval
MRD15744	Former Boots Building, Broad Street, Reading, Berkshire	BUILDING	Post Medieval to Modern
MRD15747	Late medieval pits at 90-93 Broad Street, Reading, Berkshire	PIT	Medieval
MRD3883	Romano-British settlement at Reading?	SETTLEMENT	Roman
MRD3917	Medieval Reading	TOWN	Medieval
MRD3918	Saxon mint at Reading	MINT	Saxon
MRD3928	Broad Street/King Street, Reading	ROAD	Medieval
MRD3931	New Street/Friar Street, Reading, Berkshire	ROAD	Medieval to Modern
MRD3933	Medieval wall - 7 Greyfriars Road, Reading, Berkshire	WALL	Medieval to Unknown
MRD3938	Greyfriars - Reading, Berkshire	FRANCISCAN FRIARY; GUILDHALL; PRISON	Medieval to Post Medieval
MRD3939	Greyfriars Church, Reading, Berkshire	CHURCH	Post Medieval
MRD3944	St Edmund's Chapel - Reading, Berkshire	CHAPEL	Medieval to Post Medieval
MRD3966	Flint lined well - St Mary's Butts, Reading, Berkshire	WELL	Unknown
MRD3972	Broad Street/King Street, Reading	ROAD	Post Medieval to Modern

MRD3978	Skeletons and finds - Friar Street, Reading, Berkshire	FINDSPOT	Post Medieval to Unknown
MRD3979	St Edmund's Chapel, Reading was used as a fort during the Civil War	FORT	Post Medieval
MRD4467	Graves at Greyfriars Vicarage, Reading, Berkshire	GRAVE	Unknown
MRD6024	Great Western Railway (GWR) - London to Reading Station	RAILWAY	Post Medieval
MRD6042	Reading Station to Tilehurst Station	RAILWAY	Post Medieval to Modern
MRD6048	Reading to Reading West Station	RAILWAY	Post Medieval to Modern
MRD6122	Reading to Mortimer Station, Berkshire	RAILWAY	Post Medieval to Modern
MRD6125	South Eastern and Chatham Railway - Reading line	RAILWAY	Post Medieval
MRD6624	Burials at United Reform Chapel, Broad Street, Reading, Berkshire	INHUMATION	Post Medieval
MRD7368	Victorian well at 5 Greyfriars Road, Reading, Berkshire	WELL	Post Medieval
MRD9047	Hand axe - Vachel Road, Reading, Berkshire	FINDSPOT	Lower Palaeolithic
MRD9048	Levalloisian flake - Caversham Road, Reading, Berkshire	FINDSPOT	Lower Palaeolithic
MRD9049	Hand axe at Station Road, Reading, Berkshire	FINDSPOT	Lower Palaeolithic
MRM16013	12th-14th century medieval activity at 25-26 Friar Street and Shoemsmiths Court, Reading, Berkshire	HEARTH; PIT; DITCH; POST HOLE	Medieval
MRM16014	14th -16th century medieval activity at 25-26 Friar Street and Shoemsmiths Court, Reading, Berkshire	PIT; CELLAR?; QUARRY?; DITCH?	Medieval to Post Medieval
MRM16015	Vastern Meadows, Reading, Berkshire	MEADOW	Medieval to Post Medieval
MRM16016	16th - 18th century post-medieval activity at 25-26 Friar Street and Shoemsmiths Court, Reading, Berkshire	DITCH; PIT	Post Medieval
MRM16017	Sherd of Saxon pottery at Shoemsmiths Court, Reading, Berkshire	FINDSPOT	Saxon
MRM16042	Possible Civil War defences ditch at 25-26 Friar Street Reading, Berkshire	DITCH	Unknown
MRM16548	Grave at Greyfriars, Friar Street, Reading, Berkshire	BURIAL	Unknown
MRM16549	Medieval pottery sherds and tile at Greyfriars, Friar Street, Reading, Berkshire	FINDSPOT	Medieval
MRM16550	Post-medieval activity at Greyfriars, Friar Street, Reading, Berkshire	WELL; FINDSPOT	Post Medieval
MRM16558	Medieval/early post-medieval feature - Station Hill, Reading, Berkshire	ARCHAEOLOGICAL FEATURE	Medieval to Post Medieval
MRM16715	Caversham Road Underbridge, Reading, Berkshire	RAILWAY BRIDGE	Post Medieval
MRM16784	Medieval deposits and artefacts - Friar Street, Reading, Berkshire	OCCUPATION LAYER; FINDSPOT	Medieval
MRM17581	Possible Medieval activity at land at Greyfriars Church, Reading, Berkshire	ARCHAEOLOGICAL FEATURE	Medieval
MRM17606	Former Ticket Office and Parcel Depot - Reading Station, Reading, Berkshire	BOOKING OFFICE; RAILWAY BUILDING	Post Medieval to Modern
MRM17607	Former western wing of station buildings - Reading Station, Reading, Berkshire	RAILWAY BUILDING	Post Medieval to Modern
MRM17664	17-27 Station Road, Reading - site of Baroque Art Nouveau and Flemish style office building	OFFICE	Modern
MRM18235	Undated linear feature at Station Hill, Reading, Berkshire	DITCH	Unknown
MRM18276	39 Friar Street, Reading, Berkshire	TOWN HOUSE; SHOP	Post Medieval to Modern
MRM18491	A small worked flint assemblage - Station Hill South, Plots E and F, Reading	FINDSPOT	Late Mesolithic to Late Iron Age

MRM18492	Medieval features - Station Hill South, Plots E and F, Reading	DRAINAGE DITCH; RUBBISH PIT; DITCH	Medieval
MRM18493	Possible palaeochannels - Station Hill South, Plots E and F, Reading	PALAEOCHANNEL	Palaeolithic
MRM18494	Earlier post-medieval buildings – Friar Street, Reading	FLOOR	Post Medieval
MRM18495	A small worked flint assemblage - Station Hill North, Plots A, B, C, D and G, Reading	FINDSPOT	Prehistoric
MRM18496	Possible palaeochannels - Station Hill North, Plots A, B, C, D and G, Reading	PALAEOCHANNEL	Palaeolithic
MRM18549	Possible medieval activity at Greyfriars Church, Reading, Berkshire	PIT; POST HOLE	Medieval

HER Events

EvUID	Name	RecordType
ERD110	The Lion Public House, Great Knollys Street, Reading	EVP
ERD116	Boars Head, 25 Friars Street, Reading	EVS
ERD33	99 - 105 Friar Street, Reading, Berkshire	EVT
ERD34	99 -105 Friar Street, Reading, Berkshire	EVT
ERD66	29-35 Station Road, Reading	EVP
ERD96	The Former Boots Building, Broad Street, Reading	EVS
ERD99	Tudor Road, Reading, Berkshire	EVT
ERM1058	25-26a Friar Street, Reading, Berkshire	EVP
ERM1267	The Greyfriars Day Nursery, 64 Friar Street, Reading	EVT
ERM1320	Station Hill and Friars Walk, Friar Street, Reading, Berkshire	EVT
ERM1322	Greyfriars Church, Friar Street, Reading, Berkshire	EVP
ERM1325	Land at Station Hill and Friars Walk, Reading	EVP
ERM1350	Bridewell House and Samuel House, Friar Street, Reading	EVP
ERM1401	Land at 5-21 Tudor Road, Reading, Berkshire	NVP
ERM1449	Friar Street road repair, Reading, Berkshire	EVT
ERM1648	Land at Greyfriars Church, Friar Street, Reading, Berkshire	EVT
ERM1703	Reading Station Southern Entrance, Borough of Reading	EVP
ERM1723	Reading Station Area Redevelopment, Reading, Berkshire	EVS
ERM1724	Reading Station Area Redevelopment Reading, Berkshire - Western Wing of Station Buildings	EVS
ERM1801	29-35 Station Road, Reading, Berkshire	EVP
ERM1807	Primark Reading Friar Street Reading	EVP
ERM1942	Archaeological Desk-Based Assessment 52-55 Friar Street & 12 Greyfriars Road, Reading	EVP
ERM1955	Station Hill and Friars Walk (Plots B & D), Friar Street, Reading	EVT
ERM2012	Archaeological Desk-based Assessment Weldale Street Reading	EVP
ERM226	29-35 Station Road, Reading	EVP
ERM2293	Bridewell House and Samuel House, Friar Street, Reading. Archaeological Watching Brief	NVP
ERM2315	Greyfriars Church, Reading, Berkshire. Archaeological Desk-Based Assessment	EVP
ERM2359	Station Hill, Reading. Historic Environment Desk-Based Assessment	EVP
ERM2387	Station Hill South, Plots E and F, Reading. Archaeological Watching Brief	EVT
ERM2388	Station Hill North, Plots A, B, C, D and G, Reading. Archaeological Watching Brief	EVT
ERM2397	Greyfriars Church, Reading, Berkshire (Phase 2). Archaeological Desk-Based Assessment	EVP
ERM2429	Station Hill South, Plots E and F, Reading. Archaeological Evaluation	EVT
ERM2443	Land at 45 Caversham Road, Reading	EVP

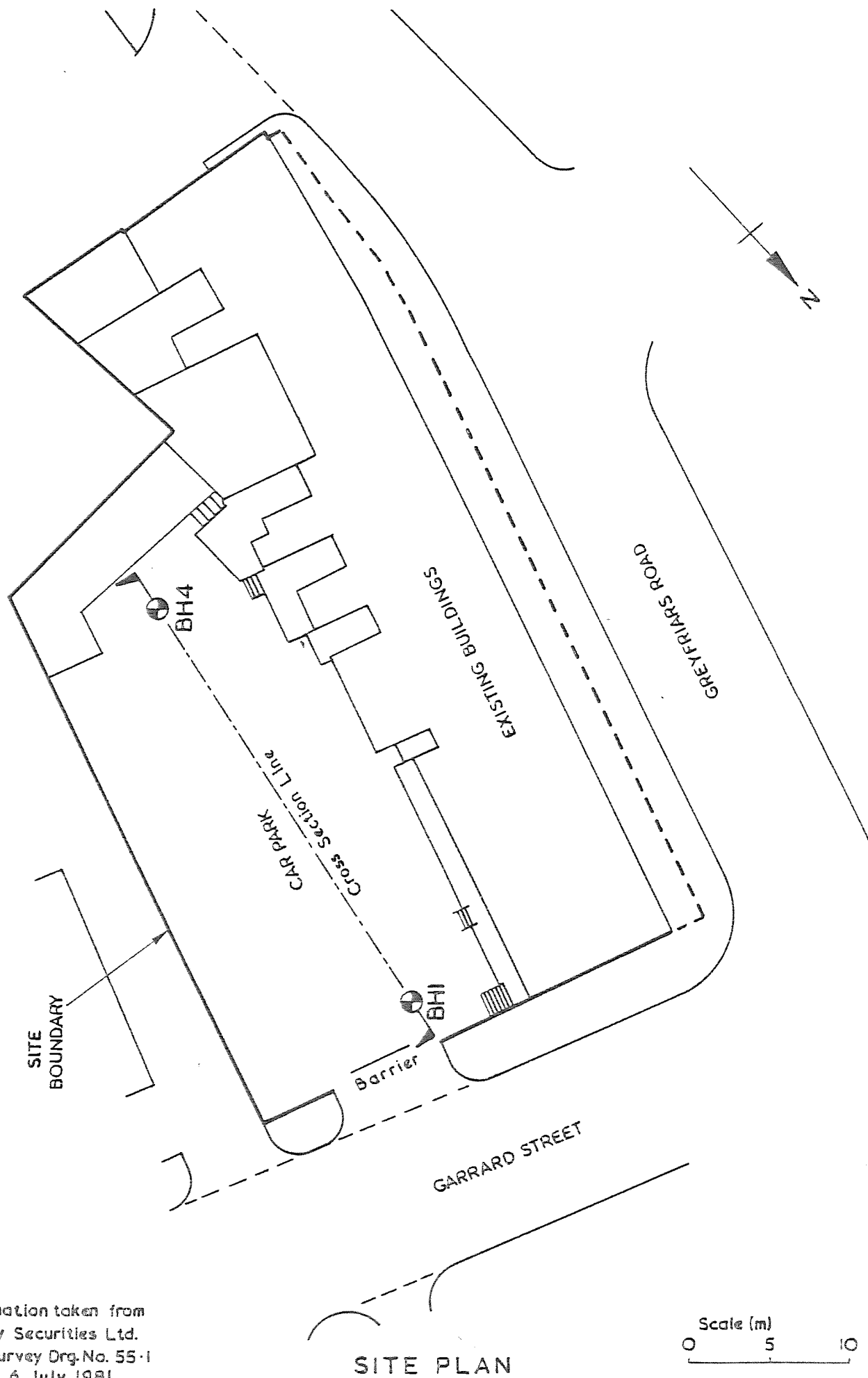
ERM2483	Queen Victoria Street & Friar Street, Reading - Desk-Based Assessment	EVP
ERM2566	Greyfriars Church, Reading, Berkshire - Archaeological evaluation	EVT
ERM2602	138-144 Friar Street (QVS2) Reading. Archaeological Desk Based Assessment	EVP
ERM2605	1-15 Queen Victoria Street and 145-148 Friar Street, Reading. Archaeological Desk-Based Assessment	EVP
ERM2606	35-39 Friar Street Reading. Archaeological Desk-Based Assessment	EVP
ERM2775	Archaeological evaluation at Weldale Street, Reading, Berkshire	EVT
ERM279	The United Reform Chapel, Broad Street, Reading	EVT
ERM333	Chatham Street, Reading	EVP
ERM449	5 Greyfriars Road, Reading, Berkshire	EVT
ERM483	25-26 Friar Street, Reading, Berkshire	EVT
ERM484	25-26 Friar Street and Shoemiths Court, Reading, Berkshire	EVP
ERM500	Land at Station Hill, Reading	EVP
ERM511	Chatham Street, Reading, Berkshire	NVP
ERM541	Shoemiths Court, Reading, Berkshire - Area 9	EVT
ERM643	The Vicarage, 64 Friar Street, Reading, Berkshire	NVP
ERM715	5-21 Tudor Road, Reading, Berkshire	EVP
ERM866	90-93 Broad Street, Reading, Berkshire	EVP

Appendix 2

Site investigation results (reproduced from Soil Mechanics Ltd. 1981)

Tested	Checked	Traced	Approved

NOTE
Information taken from
Mckay Securities Ltd.
site survey Drg.No. 55-1
dated 6 July 1981



SITE PLAN



**Soil
Mechanics**

Client Peter Brett Associates
Location GREYFRIARS ROAD, READING

Loc No
7959/06

Fig.

Equipment & Methods
Soft ground boring from GL to 15.15m

Location No. 7959/06

GREYFRIARS ROAD, READING

Carried out for
Peter Brett Associates

Ground Level
39.23m OD

Coordinates

Date
6.9.81

Description	Reduced Level	Legend	Depth & Thickness	Samples/Tests			Field Records
				Depth	Sample Type	Test No.	
TARMAC AND SUBBASE	38.83		GL (0.40) 0.40				
Brown slightly clayey sandy SILT with a little to some, generally subangular to subrounded, up to coarse gravel	37.23		(1.60) 2.00	1.00–1.70	B	1	
Orange brown slightly clayey silty, fine to medium SAND with a little subangular to subrounded, up to coarse gravel	36.23		(1.00) 3.00	2.20–2.80	B	2	
Medium dense, angular to subrounded, GRAVEL and COBBLES with some sand and silt grade matrix consisting of flint and chalk	34.23		(2.00) 3.00	3.00–3.45			C N = 14
			(2.00) 3.00	3.00–3.90	B	3	
			(2.00) 3.00	4.00–4.45			C N = 16
Structureless CHALK consisting of angular to subrounded gravel and cobble sized moderately strong, faintly weathered chalk fragments in a matrix of calcareous sand and silt: Frequent flint cobbles	33.23		5.00	5.00–5.45			C N = 9
			(1.00) 6.00	5.10–6.00	B	5	
			6.00	6.00	W	22	
				6.00–6.45	U	6	Blow count = 17
				6.50–6.95	D	7	S N = 14
				7.50–7.95	U	8	Blow count = 24
			(5.55) 7.95		D	9	
				8.00–8.45	D	10	S N = 13
				9.00–9.45	U	11	Blow count = 47
			(10.00) 9.50–9.95		D	12	S N = 20
Occasional gravel and cobble size flints surrounded by structureless chalk							

SPT Where full 0.3m penetration has not been achieved the number of blows for the quoted penetration is given (not N – value).

Depths: All depths and reduced levels in metres. Thicknesses given in brackets in depth column.

Water: Water level observations during boring are given on last sheet of log.

Sample/Test Key.

D Disturbed Sample
 B Bulk Sample
 W Water Sample
 P Piston (P) Tube (U) or core sample: Length to scale
 S Standard Penetration Test
 V Vane Test
 C Core recovery (%)
 r Rock Quality Designation (RQD – %)

Remarks C = Cone penetration test.

Logged by
CNE

Scale
1:50

Fig. 1

Equipment & Methods

As sheet 1

Location No. 7959/06

GREYFRIARS ROAD, READING

Carried out for

Peter Brett Associates

Ground Level

Coordinates

Date

As sheet 1

Description	Reduced Level	Legend	Depth & Thickness	Samples/Tests			Field Records			
				Depth	Sample			Test		
					Type	No.				
CHALK (As sheet 1)	27.68		10.00				No recovery Blow count = 80			
			(5.55)	10.50-10.95	U B	13				
				11.10-11.55	D	14		S N=17		
				11.55						
Weak to moderately weak, slightly weathered, white to cream CHALK: fractures are extremely closely to closely spaced with a trace of calcareous silt infill or occasionally up to 15mm of fragmented chalk infill				(1.45)	12.00-12.45	U D		15	Blow count = 38	
					12.45	D		16		
					12.50-12.95	D		17		S N=23
			26.23		13.00					
Moderately weak to moderately strong faintly weathered white CHALK: fractures extremely closely to closely spaced, tight and clean or with a trace of calcareous silt infill; occasional flint cobbles			24.08			13.50-13.95		U D	18	Blow count = 70
		13.95			D	19				
	(2.15 pen.)	14.00-14.45			D	20	S N=42			
		14.70-15.15			D	21	S N=37			
END OF BOREHOLE										
Water Level Observations During Boring										
Date	Time	Depth of Hole m	Depth of Casing m	Depth to Water m	Remarks					
6.9.81		4.00	4.00	0.50	Water added to assist boring.					
		5.00	5.00	0.70						
		5.90	5.90	1.00						
		7.40	7.40	1.90						
		8.90	8.90	2.50						
		10.40	10.40	3.50						
		11.10	11.10	3.00						
		11.90	11.90	4.50						
	13.40	13.40	4.00							
7.9.81		15.15	14.70	2.95	Overnight water level.					

SPT

Where full 0.3m penetration has not been achieved the number of blows for the quoted penetration is given (not N-value).

Depths: All depths and reduced levels in metres. Thicknesses given in brackets in depth column.

Water: Water level observations during boring are given on last sheet of log.

Sample/Test Key.

D Disturbed Sample
 B Bulk Sample
 W Water Sample
 I Piston (P) Tube (U) or core sample: Length to scale
 S Standard Penetration Test
 V Vane Test
 C Core recovery (%)
 r Rock Quality Designation (RQD-%)

Remarks

 Logged to
CNE

 Scale
1:50

Fig. 1

Equipment & Methods Soft ground boring from GL to 16.45m		Location No. 7959/06 GREYFRIARS ROAD, READING							
Carried out for Peter Brett Associates		Ground Level 39.77m OD		Coordinates		Date 2-5.9.81			
Description	Reduced Level	Legend	Depth & Thickness	Samples/Tests			Field Records		
				Depth	Sample			Test	
Type	No.								
TARMAC AND SUBBASE	39.62		GL 0.15						
Brown clayey fine to medium SAND with a little to a trace of angular fine to medium gravel of flint and chalk	38.82		(0.80) 0.95	0.60-0.95	B	1			
Medium dense angular to subrounded, fine to medium GRAVEL with a little slightly clayey sand	37.42		(1.40) 2.35	1.00-1.45	D	2	C N = 9		
Becoming less clayey with depth			1.30-1.95	B	3				
Structureless CHALK consisting of subangular to subrounded gravel and cobble size fragments of weak to moderately weak, weathered chalk in a matrix of calcareous silt and sand: Occasional flints present	30.77		(6.65)	2.00-2.45			C N = 19		
				2.35-3.00	B	4			
				3.00-3.45	D	5	S N = 13		
				4.00-4.45			S N = 4		
				4.55-5.90	B	6			
				5.00-5.45	D	7	S N = 7		
				6.00-6.45	D	8	S N = 9		
				6.45-7.95	B	9			
				7.00-7.45	D	10	S N = 13		
				7.95	W	12			
8.00-8.45	D	11	S N = 16						
CHALK (As sheet 2)	30.77		(10.00)	9.00-9.45		U	13	Blow count = 7	
				9.45		D	14		S
				9.50-9.95		D	15		N = 45

Blow count = 7

SPT Where full 0.3m penetration has not been achieved the number of blows for the quoted penetration is given (not N - value).

Depths: All depths and reduced levels in metres. Thicknesses given in brackets in depth column.

Water Water level observations during boring are given on last sheet of log.

Sample/Test Key.
 D Disturbed Sample
 B Bulk Sample
 W Water Sample
 I Piston (P) Tube (U) or core sample: Length to scale
 S Standard Penetration Test
 V Vane Test
 C Core recovery (%)
 r Rock Quality Designation (RQD - %)

Remarks C = Cone penetration test.

Logged b
CNE

Scale
1:50

Fig. 2

Soil Mechanics

Borehole No. 4

Sheet 2 of 2

Equipment & Methods

As sheet 1

Location No. 7959/06

GREYFRIARS ROAD, READING

Carried out for

Peter Brett Associates

Ground Level

Coordinates

As sheet 1

Date

Description

 Reduced
Level

Legend

 Depth
&
Thickness

Samples/Tests

Depth

Sample

Type No.

Test

 Field
Records

Weak to moderately weak, slightly to faintly weathered, white to cream CHALK: fractures extremely closely to closely spaced, generally with a trace of calcareous silt infill, but occasionally with up to 25mm of fragmented chalk infill, rarely clean. Occasional flints

Occasional cobble size flints surrounded by structureless chalk

Fractures generally with less infill with depth,

29.62

10.00

9.50-10.50

B

16

10.50-10.95

U

17

D

18

11.00-11.45

D

19

 S
N=51

11.50-12.50

B

20

U

U

21

D

22

 12.50-12.95
12.95

D

23

 S
N=67

13.00-13.45

D

24

13.00-14.05

B

25

14.10-14.55

U

26

14.55

D

27

 S
N=99

14.60-15.05

D

28

14.60-15.50

B

29

15.50-15.95

U

30

 S
N=77

16.00-16.45

D

30

23.32

16.45

END OF BOREHOLE

Water Level Observations During Boring

Date	Time	Depth of Hole m	Depth of Casing m	Depth to Water m	Remarks
2.9.81		2.00	2.00	0.70	
		3.00	3.00	0.60	
		4.00	4.00	2.10	
		5.00	5.00	2.60	
		6.00	6.00	3.00	
		7.00	7.00	4.70	
		8.00	8.00	5.60	
5.9.81		8.90	8.90	3.00	End of shift.
		10.40	10.40	3.20	
		11.90	11.90	3.50	Water being added to assist boring.
		12.40	12.40	3.70	
		13.90	13.90	4.00	
6.9.81		16.45	15.40	3.35	Overnight water level

Sample/Test Key.
 D Disturbed Sample
 B Bulk Sample
 W Water Sample
 P Piston (P) Tube (U) or core sample: Length to scale
 S Standard Penetration Test
 V Vane Test
 C Core recovery (%)
 R Rock Quality Designation

Remarks

 Logged
CNE

Scale

1:50

Fig. 2

Depths: All depths and reduced levels in metres. Thicknesses given in brackets in depth column.

Water: Water level observations during boring are given on last sheet of log.



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ELDER

GREYFRIARS HOUSE

20 - 30 GREYFRIARS ROAD , READING

