

27-32 MARKET PLACE, READING, BERKSHIRE

Archaeological Desk-Based Assessment

794-PLN-HER-01002
27-32 Market Place,
Reading, Berkshire
V2
February 2025

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
V1	Draft	Chris Clarke	Mick Rawlings	Mick Rawlings	26/09/24
V2	Draft	Chris Clarke	Mick Rawlings	Mick Rawlings	03/02/25

Approval for issue

Mick Rawlings

3 February 2025

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EXECUTIVE SUMMARY

The site of 27-32 Market Place, Reading, Berkshire has been reviewed for its archaeological potential.

Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork Scheduled Monument is located c100m to the east of the study site. The potential development impacts to this asset have been assessed and it is considered that there will be no impact to the setting or significance of the archaeological asset.

In terms of other relevant designated archaeological assets, no World Heritage Sites, Registered Historic Battlefields, or Protected Wreck Sites lie within the immediate proximity of the site.

Based on the results of the assessment, the study site is considered to have a high potential for below-ground structural and occupation remains dating to the Medieval and Post Medieval periods where not impacted by later development. There is a moderate potential for Prehistoric or Anglo-Saxon human remains. There is a low potential for Roman activity to be present within the study site. This assessment of potential excludes the areas of the study site which extend into the rear plot of 173-175 Friar Street where a programme of archaeological mitigation has previously taken place.

The development primarily consists of interior alterations to the existing buildings in association with the removal of some 20th century structures to the rear of 27-32 Market Place. The western arm of the development solely relate to the utilisation of existing access associated with 173-175 Friar Street. Below-ground intrusive works will be limited to: modification of levels within the rear courtyard, new footings to the rear extensions, and new drainage runs in the basement slabs.

Multiple phases of demolition and construction within the study site from the Medieval period onwards is considered likely to have had a moderate to severe, widespread, negative impact on below ground archaeological deposits. It is still likely though that areas of the study site that have not be subject to deep Post Medieval basementing, Modern construction, or previous archaeological investigation may allow sequences of archaeological deposits to survive intact.

Based on a review of existing yard and basement floor levels, the anticipated depth of archaeological horizons, and the limited extent of the proposed groundworks, the likely impact upon any archaeological deposits present is considered to be negligible. On this basis, it is recommended that no archaeological fieldwork be required.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by Chris Clarke of RPS Consulting on behalf of the Mountley Group.
- 1.2 The subject of this Assessment comprises the site of 27-32 Market Place, Reading, Berkshire (hereafter, 'the study site'). The study site is centred at SU 7167 7350 within the Borough of Reading (see Fig. 1). The study site is bound by Market Place to the east, Friar Street to the north, and residential/commercial properties to all remaining sides. Overall, the study site measures approximately 0.1ha in size.
- 1.3 The assessment of potential Built Heritage impacts is outside the scope of this document.
- 1.4 There is a single Scheduled Monuments located within the 200m radius study area. This is Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork. The Scheduled Monument consists of four separate Scheduled areas, the closest of which is located approximately 100m to the north of the study site.
- 1.5 In terms of other designated archaeological assets, no World Heritage Sites, Registered Historic Battlefields, or Protected Wreck Sites lie within the study site or the study area.
- 1.6 The Mountley Group have commissioned RPS to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified. This is in order to inform Condition 19 attached to planning consent (Ref: 220545) stating that:

No excavation below ground level shall take place until an archaeological desk-based assessment of the application site has been submitted to and approved in writing by the Local Planning Authority. In the event that the archaeological desk-based assessment identifies that the site has potential to contain archaeological remains then no excavation below ground level shall take place until the Applicant, or their Agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall also have been submitted to and approved in writing by the Local Planning Authority.
- 1.7 In accordance with relevant policy and guidance on heritage 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 study site.
- 1.8 This desk-based assessment comprises an examination of evidence deriving from multiple sources, including the Berkshire Historic Environment Record and the Royal Berkshire Archives online catalogue. The report also includes the results of a map regression exercise, and site walkover undertaken on 20th September 2024.
- 1.9 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the study 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

- 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.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 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.

National Planning Policy

- 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 that heritage makes to 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 207 states that planning decisions should be based on the significance of the heritage asset and that 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 positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance (for heritage policy)* 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* 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

- 2.14 A new Reading Borough Local Plan was adopted on 4th November 2019. This document sets out the planning policies for development in Reading up to 2036 and is the main consideration in deciding planning applications.
- 2.15 The Local Plan replaces all previous development plans – the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document – which no longer apply. The role of the Local Plan is to 'proactively conserve and enhance the historic environment and promote its enjoyment'.
- 2.16 The main policies that apply are as follows, but are abridged where not relevant to the study site:

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.....

2.17 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.

2.18 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....

- 2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site is shown by the British Geological Society (BGS 2024) as Seaford Chalk Formation and Newhaven Chalk Formation, overlain by superficial Taplow Gravel Member deposits.

Topography

- 3.2 The ground level within the exterior yard and basements within the study site lies at a height of approximately 44.8m Above Ordnance Datum (aOD).
- 3.3 The course of the River Kennet is located c200m to the south 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 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	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 general area, and, in accordance with the NPPF, considers the potential for any undiscovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 200m radius of the study site (Figs. 2a & 2b), 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 seventeenth century onwards until the present day.
- 4.3 There is a single Scheduled Monument located within the study area. This is Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork (1007932, SU 7171 7361). The Scheduled Monument consists of four separate Scheduled areas, the closest of which is located approximately 100m to the north of the study site.
- 4.4 In terms of other designated archaeological assets, no World Heritage Sites, Registered Historic Battlefields, or Protected Wreck Sites lie within the study site or the study area.
- 4.5 A review of the HER data indicates that there is a high frequency of records present within the 200m study area, the majority of which relate to Medieval and Post Medieval development of the town and adjacent Abbey. A smaller number of records related to isolated recovery of Prehistoric and Roman artefacts, in addition to peripheral Anglo-Saxon activity.
- 4.6 The map regression exercise and a review of documentary evidence and secondary sources demonstrates that the study site has been subject to development from the Medieval period onwards. By the early 17th century cartographic evidence confirms that such development consisted of tenements fronting onto Market Place and Friar Street with yards or gardens to the rear. The yards and gardens had also been subject to infill development by the early 19th century.

- 4.7 Chapter 5 subsequently considers the site conditions and whether the development will impact the archaeological potential identified below.

Previous Archaeological Work

- 4.8 This section will provide details of previously relevant archaeological work undertaken.
- 4.9 Within the study site an archaeological building survey was undertaken in 2007, with the survey indicating that elements of the basement walls may be Medieval in origin (ERM816, SU 71677 73494).
- 4.10 In 2008, following the production of a desk-based assessment (ERM623, SU 7165 7351) a programme of archaeological investigation was undertaken at 173-175 Friar Street, into which the western arms of the study site extend (Fig. 3). The initial stage of archaeological evaluation was undertaken in February and March consisting of eight trial trenches. The trenches identified the presence of archaeological remains across much of the development site, with features of archaeological interest being identified in all but one of trenches examined. Mitigation comprising the targeted excavation of areas to be impacted by proposed pile caps and ground beams was subsequently undertaken. Overall, the programme of archaeological work identified several phases of activity at the archaeological site, starting in the late 11th century. The evidence suggested the presence of five tenements fronting onto Friar Street. An inhumation burial was recovered from the development site – this comprised at least three skulls and a number of longbones and could potentially be of Prehistoric or Saxon date (RPS 2020).
- 4.11 The earliest features encountered during the excavation were a small number of pits dating to the late 11th century. The street plan and tenements in this area are likely to have been laid out in the 12th or early 13th century. An inhumation burial was located beneath an existing modern wall at the western extent of the site and are thought to pre-date the pits to either the Prehistoric or Anglo-Saxon period. Overlying such remains were features associated with five tenements dating to the 12th and 13th century. Such tenement properties and associated yard activity survived through into the Post Medieval period, albeit experiencing a degree of alteration to their associated boundaries. By the 17th and 18th century such rear yard areas were being the subject of development infill. Natural gravel was encountered at 0.8m below existing ground level (Oxford Archaeology 2008). The results of archaeological investigations at 173-175 Friar Street have yet to be fully published.
- 4.12 An archaeological evaluation was undertaken at 172 Friar Street c20m to the west of the study site in 1997. The evaluation comprised of two trenches and identified a well-stratified sequence of deposits whose earliest features comprised a hearth constructed of ceramic roof tile and a later pit or robber trench. Both features are likely to be Medieval, although the assemblage of pottery recovered was too small to date features with certainty. Trench 1 may have located the rear of one of the properties shown on Speed's 1610 map of Reading (Fig. 4) with a narrow frontage running at right angles to Friar Street. Trench 2 only revealed one Medieval deposit, a silty floor make-up. Natural gravel was identified at 0.80m below the present floor level (ERM831, SU 71641 73528). Archaeological investigations undertaken at 172 Friar Street recorded the Medieval occupation deposit at 44.46m aOD, a hearth at 44.36m aOD and a foundation wall at 44.50m aOD (Atherton 1999).
- 4.13 Both a programme of trial trenching and an archaeological watching brief have been undertaken at 7-8 Market Place, located immediately to the south of the study site. A horizon of buried soil, possibly of Anglo-Saxon date and only surviving in patches was overlain by a horizon of Medieval buried soil. Cutting the buried soil horizons were sequences of Medieval and Post Medieval rubbish pits, the latest of which were contemporary with a flint-lined cess pit and a flint-lined cellar. The watching brief showed some archaeological deposits from a depth of c1m below ground level down to the natural gravel. At a depth of c2m the deposits found included a flint and mortar wall showing that there were previous buildings on the site, but the activity cannot be dated any closer

than to the Medieval to Post Medieval period. The presence of at least two 19th century basements were also noted (RED156, SU 71644 73460; ERD78, SU 71624 73447).

Prehistoric

- 4.14 The earliest evidence for human activity within the study area relates to the isolated recovery of two Neolithic flint axe heads. One of the axe heads was found c75m to the north of the study site (MRD11209, SU 71690 73580), while the other was found c150m to the northeast of the study site (MRD11181, SU 71800 73600).
- 4.15 Residual Bronze Age artefacts were recorded during excavations on Friar Street in the late 1990s, c75m to the north of the study site (MRD15735, SU 71690 73580).
- 4.16 A single Iron Age coin was recovered at the site of the former Lloyds Bank on Market Place in 1927, c40m to the east of the study site (MRD11245, SU 71700 73460; MRD15751, SU 717 734). In addition, a brooch from the same period was discovered c200m to the northwest of the study site (MRD11254, SU 71500 73600).
- 4.17 A residual stone net sinker or loomweight, and a bone needle, dated to the Prehistoric period in general, were found c130m to the west of the study site (MRD11197, SU 71540 73480).
- 4.18 A possible Prehistoric (or Anglo-Saxon) burial was found during the 2008 excavations at 173-175 Friar Street (see paragraph 4.10-4.11).
- 4.19 Due to the identification of a possible Prehistoric burial within the excavations at 173-175 Friar Street, the potential for similar contemporary remains within the study site is considered to be moderate, where not impacted by later activity.

Roman

- 4.20 The only evidence for Roman activity within the 200m study area derives from the recovery of contemporary residual artefacts. Four sherds of Roman pottery were collected during excavations at Friar Street c75m to the north of the study site (MRD15735, SU 71690 73580), while brick and tile dating to the Roman period was found c140m to the southeast of the study site (MRD15664, SU 71822 73455).
- 4.21 No evidence for Roman activity has been found during archaeological investigations in close proximity to the study site (see paragraphs 4.9-4.13).
- 4.22 Due to the paucity of evidence relating to the Roman period within the study area, the potential for such remains within the study site is considered to be low.

Anglo-Saxon/Early Medieval

- 4.23 The proposal site lies on the northern edge of the likely Anglo-Saxon settlement at Reading. The Anglo-Saxon settlement appears to have been focused around Bridge Street, St Mary's Butts and St Mary's Church, its northern edge tentatively delineated by the current Broad Street (MRD15634, SU 71428 73366; Astill, 1978) c100m to the south of the study site.
- 4.24 During the first half of the 11th century Reading became a town with its own mint. Two coins minted in Reading show that a mint operated between c1044 and 1046 (MRD3918, SU 71500 73500).
- 4.25 The possible line of Danish Defences is thought to be located c60m to the east of the study site (MRD15633, SU 71646 73701).
- 4.26 Evidence for Anglo-Saxon activity in the form of pits, postholes and stake holes were recorded c125m to the east of the study site (MRD15662, SU 71812 73482).

- 4.27 A possible Anglo-Saxon (or Prehistoric) burial was found during the 2008 excavations at 173-175 Friar Street (see paragraph 4.10-4.11).
- 4.28 Due to the identification of a possible Anglo-Saxon burial within the excavations at 173-175 Friar Street, the potential for similar contemporary remains within the study site is considered to be moderate, where not impacted by later activity.

Medieval

- 4.29 By the time of the Domesday Survey of 1086 there were two manors at Reading, one manor of 43 hides held by the king in demesne, and the other (assessed at 8 hides in 1066, but only 3 in 1086) was held with the church by the Abbot of Battle. Domesday Book also records the existence of a small borough at Reading; the king and the Abbot of Battle held 29 properties each, and a single property was held by Henry de Ferrers (Open Domesday 2024).
- 4.30 The foundation of Reading Abbey to the northeast of the Anglo-Saxon core by Henry I in AD 1121 was a significant step in influencing development of contemporary urban activity. The Abbey precinct boundary was located approximately 50m to the east of the study site (occupying the majority of the eastern half of the study area), placing the study site within the growing settlement of Reading. It became one of the major religious foundations thanks to Royal patronage and other large endowments, overall covering an approximate 12ha area (MRD1374, SU 71909 73557). Surviving elements of Reading Abbey are now Scheduled (1007932, SU 7171 7361), the closest part of which is located approximately 100m to the north of the study site. One of the main elements within the Abbey precinct was a hospital founded by the Abbey in the 1190s located to the north of St Laurence's Church positioned c100m to the north of the study site (MRD1398, SU 71710 73599; MRD15563, SU 71714 73609). Archaeological investigations within the area covered by the precinct have recorded numerous contemporary features such as pits, ditches, walls, small structures, as well as revetments associated with the former brook adjacent to the precinct's southern boundary (MRD1383, SU 71820 73390; MRD4251, SU 71810 73420; MRD7108, SU 71840 73550; MRD7307, SU 71714 73671; MRD15619, SU 71849 73482; MRD15663, SU 71785 73530; MRD15667, SU 71766 73523; MRD15668, SU 71785 73476; MRD15669, SU 71816 73447; MRD15687, SU 71847 73477).
- 4.31 The Church of St Laurence stands immediately beside the west gate to the Abbey, c20m to the north of the study site on the opposite side of Market Place. The church was founded during the 12th century and was enlarged and extensively rebuilt in 1196 to cater for the needs of St John's Hospital which butted on to the north of the church. The north chapel and aisle were added in the 13th century (MRD15584, SU 71708 73550).
- 4.32 The foundation of Reading Abbey to the northeast of the Anglo-Saxon core by Henry I in AD 1121 appears to have influenced the development and layout of the medieval town with new streets (including those represented by the current Broad Street and Friar Street) and a market (on the site of the current Market Place) laid out in the 12th or early 13th century to the west of the abbey and north of the Anglo-Saxon core (MRD3917, SU 71500 73500; MRD3926, SU 71690 73440). The layout of the Medieval town is likely to have consisted of linear plots extending back from the main streets including Friar Street and Market Place. Buildings are likely to have occupied the plot's street frontage with yards, alleys, cultivation areas and other land use activities to the rear.
- 4.33 A previous building survey undertaken within the study site identified several walls within the basement which are likely to be Medieval in origin (MRM 16111, SU 71679 73498).
- 4.34 The adjacent excavations which were undertaken at 173-175 Friar Street in 2008 (see paragraph 4.10-4.11) recorded the earliest features as being a small number of pits dating to the late 11th century. Overlying such remains were features associated with five tenements dating to the 12th and 13th century. Such tenement properties and associated rear yard activity survived through into the Post Medieval period (Oxford Archaeology 2008).

- 4.35 The archaeological evaluation at 172 Friar Street (see paragraph 4.12), c20m to the west of the study site, recorded the presence of an occupation horizon dating to the 13th or 14th century, in association with several hearth deposits (MRD15493, SU 71643 73533; MRD15495, SU 71643 73533; MRD15497, SU 71645 73532; MRE15498, SU 71645 73530).
- 4.36 Within 50m to the south of the study site (see paragraph 4.13), archaeological investigations have recorded a 12th century pit (MRD15737, SU 71649 73465), several medieval walls (MRD3929, SU 71600 73450; MRD15623, SU 71639 73470), a well potentially dating to this period (MRD3971, SU 71660 73430), and a fragment of Medieval sculpture (MRD15568, SU 71637 73433).
- 4.37 Excavations at 1 Friar Street, c75m to the north of the study site (MRD15735, SU 71690 73580), recorded elements of a Medieval structure comprising walls, foundations, chalk floors and a drain. A Late Medieval school is thought to have been once been located on the site (ERD3943, SU 71690 73580).
- 4.38 Due to the intensity of Medieval occupation within the 200m study area, isolated features from this period such as pits, wells, ditches, and structural remains have been frequently recorded, along with the recovery of Medieval artefacts (MRD3922, SU 71590 73350; MRD3927, SU 71740 73450; MRD3930, SU 71540 73490; MRD3932, SU 71600 73520; MRD3946, SU 71730 73380; MRD11365, SU 71620 73650; MRD11369, SU 71530 73550; MRD11381, SU 71570 73420; MRM16784, SU 71494 73590).
- 4.39 A review of the available evidence indicates that the study site would have been located within the Medieval settlement associated with Reading from the 12th century onwards, containing tenements fronting onto Market Place and Friar Street. On this basis, the potential for below-ground remains associated with contemporary occupation, including building remains, boundaries, and pits is considered to be high, where not impacted by later activity.

Post Medieval & Modern (including map regression exercise)

- 4.40 By the late 15th century the study site would have remained at the heart of the growing Medieval town of Reading, principally fronting onto Market Place.
- 4.41 The adjacent excavations at 173-175 Friar Street (see paragraph 4.10-4.11) recorded that the Medieval tenements plots had continued in use through into the early Post Medieval period, along with associated rear yard activity. By the 17th and 18th century such rear yard areas were being the subject of development infill (Oxford Archaeology 2008).
- 4.42 A similar series of archaeological features (see paragraph 4.12) relating to structural remains, hearths, and pits dating to between the 15th and 19th century were found c20m to the west of the study site during the evaluation at 172 Friar Street (MRD15500, SU 71645 73529; MRD15501, SU 71643 73533; MRD15502, SU 71643 73532; MRD15503, SU 71643 73529; MRD15504, SU 71642 73530; MRD15505, SU 71644 73529; MRD15506, SU 71644 73530; MRD15507, SU 71645 73532).
- 4.43 Evidence for a 17th century cellar and cess pit were recorded c20m to the south of the study site (MRD15738, SU 71646 73465).
- 4.44 One of the earliest maps to depict the study site in a reasonable level of details is Speed's map of 1610 (Fig. 4), which indicates that the study site occupies an area opposite the Church of St Laurence located to the northeast, with buildings occupying the road frontage and yards/gardens to the rear. The general character of the study site remains unaltered in 1761 (Fig. 5).
- 4.45 Coates' map of 1802 (Fig. 6) indicates that by the early 19th century development of the former yard/garden areas has been significant, with the study site now almost full occupied by structures fronting onto either Friar Street or Market Place. Narrow alleys between the properties are shown.

- 4.46 The Reading St Laurence Altered Apportionment Tithe Map of 1848 shows the proposal site as part of a Plot 57 (Fig. 7), for which the tithe award lacked details on the plot's landowner, occupier or indication of land use.
- 4.47 The Ordnance Survey map of 1877 (Fig. 8) depicts the study site has retaining a similar layout to that shown on the Coates map of 1802 (Fig. 6), consisting of a high density of structures with only limited open yard areas remaining.
- 4.48 The Goad map of 1895 (Fig. 9) recorded that the properties fronting onto Market Place comprise a Wine and Crockery shop, in addition to a Stationers. The western arm of the study site leading to Friar Street is now associated with the access of a recently constructed shopping arcade. Most buildings within the study site are recorded as being of two to four storeys in height and constructed of wood and timber. With the exception of the modernisation of the shopping arcade within the western part of the study site, the layout of the study site remains relative unaltered up to the present (Figs. 10-15).
- 4.49 The study site is considered to have a high potential for below-ground structural remains and occupation activity dating to the Post Medieval period, where not impacted by modern development.

Assessment of Significance (Designated Assets)

- 4.50 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.
- 4.51 The Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork Scheduled Monument due to its designation, can be considered of national significance.
- 4.52 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric	Moderate, where not impacted by later activity – possible human remains	Low (Local)
Roman	Low	Low (Local)
Anglo-Saxon	Moderate, where not impacted by later activity – possible human remains	Low (Local)
Medieval	High, where not impacted by later activity – tenements and yard activity	Low (Local)
Post Medieval & Modern	High, where not impacted by Modern activity – tenements and yard activity	Low (Local)

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

Site Conditions

- 5.1 The study site is primarily occupied by the properties of 27-32 Market Place, which are all Grade II Listed buildings incorporating a limited area of open yard space (Plates 1 & 2; Fig. 15). The western arms of the study site extend into land associated with 173-175 Friar Street.
- 5.2 Multiple phases of demolition and construction within the study site from the Medieval period onwards are likely to have had a moderate to severe, widespread, negative impact on below ground archaeological deposits. It is still likely though that areas of the study site that have not be subject to deep Post Medieval basementing, Modern construction, or archaeological investigation may allow sequences of archaeological deposits to survive intact.

The Development

- 5.3 A programme of development within the study site has been consented under Planning Reference 220545. The development primarily consists of interior alterations to the existing buildings in association with the removal of some 20th century structures to the rear of 27-32 Market Place. The western arm of the development solely relates to the utilisation of existing access associated with 173-175 Friar Street. Below-ground intrusive works will be limited to: modification of levels within the rear courtyard, new footings to the rear extensions, and new drainage runs in the basement slabs (Fig. 16). No intrusive works would occur within the property boundary of 173-175 Friar Street.

Review of Potential Development Impacts on Archaeological Assets

- 5.4 Due to the distance, intervening urban environment, and the nature of the development proposals it is considered that the development will not have an impact on the setting or significance of the Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork Scheduled Monument.
- 5.5 Based on the results of the assessment the study site is considered to have a high potential for below-ground structural and occupation remains dating to the Medieval and Post Medieval periods were not impacted by later development. There is a moderate potential for Prehistoric or Anglo-Saxon human remains, depending on the dating attributed to the human remains recorded during the archaeological investigations at 173-175 Friar Street. There is a low potential for Roman activity to be present within the study site.
- 5.6 The existing yard surface within the study site is recorded at approximately 44.3m aOD to 44.8m aOD, while the basement floor levels are recorded between 40.9m aOD and 42.4m aOD. In terms of depth at which archaeological features were encountered at 172 Friar Street (the records related to the excavations at 173-175 Friar Street are not currently available) Medieval occupation deposits were encountered between 44.36m aOD and 44.50m aOD (see paragraph 4.12). Based on the assumption that archaeological horizons survive at a similar depth within the study site, a comparison of archaeological depths against existing floor levels indicates that there is a potential for archaeological deposits to survive (where not impacted by 20th century activity) beneath the current yard surface and association formation deposit. Due to the basement floors being approximately 2-3m lower than the Medieval occupation horizon previously encountered, deposits

of archaeological interest are not expected to survive beneath the basement floor surface. No intrusive works would occur within the property boundary of 173-175 Friar Street.

- 5.7 Proposed works to replace the existing yard floor are expected be built up from the level of the existing yard surface, or at worst, associated with ground reduction to a maximum depth of 300mm below the existing floor surface. The below-ground impact associated with the creation of new footings to the rear extensions would also be limited in depth to 300mm below the existing yard floor surface. It is expected that the shallow depth of intrusive works within the yard would be contained within existing modern formation deposits underlying the yard surface. On this basis, archaeological impacts associated with alteration of the yard surface level and creation of new footings to the rear extensions, are considered to have a negligible archaeological impact.
- 5.8 On the basis of the above information, due to the anticipated negligible impact to any archaeological deposits presents, it is recommended that no archaeological fieldwork be required.

6 SUMMARY AND CONCLUSIONS

- 6.1 The site of 27-32 Market Place, Reading, Berkshire has been reviewed for its archaeological potential.
- 6.2 In accordance with central and local government planning policy and guidance, a desk-based assessment has been undertaken to clarify the heritage potential of the study area.
- 6.3 Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork Scheduled Monument is located c100m to the east of the study site. The potential development impacts to this asset have been assessed and it is considered that there will be no impact to the setting or significance of the archaeological asset.
- 6.4 In terms of other relevant designated archaeological assets, no World Heritage Sites, Registered Historic Battlefields, or Protected Wreck Sites lie within the immediate proximity of the site.
- 6.5 Based on the results of the assessment the study site is considered to have a high potential for below-ground structural and occupation remains dating to the Medieval and Post Medieval periods where not impacted by later development. There is a moderate potential for Prehistoric or Anglo-Saxon human remains. There is a low potential for Roman activity to be present within the study site. This assessment of potential excludes the areas of the study site which extend into the rear plot of 173-175 Friar Street where a programme of archaeological mitigation has previously taken place.
- 6.6 The development primarily consists of interior alternations to the existing buildings in association with the removal of some 20th century structures to the rear of 27-32 Market Place. The western arms of the development solely relate to the utilisation of existing access associated with 173-175 Friar Street. Below-ground intrusive works will be limited to: modification of levels within the rear courtyard, new footings to the rear extensions, and new drainage runs in the basement slabs.
- 6.7 Multiple phases of demolition and construction within the study site from the Medieval period onwards are considered likely to have had a moderate to severe, widespread, negative impact on below ground archaeological deposits. It is still likely though that areas of the study site that have not be subject to deep Post Medieval basementing, Modern construction, or previous archaeological investigation may allow sequences of archaeological deposits to survive intact.
- 6.8 Based on a review of existing yard and basement floor levels, the anticipated depth of archaeological horizons, and the extent of the proposed groundworks, the likely impact upon any archaeological deposits present is considered to be negligible. On this basis, it is recommended that no archaeological fieldwork be required.

Sources Consulted

General

Berkshire Historic Environment Record

Royal Berkshire Archives

The National Archive

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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Domesday Online – <http://www.domesdaybook.co.uk/>

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RPS, 2020, *173-175 Friar Street and 27-32 Market Place, Reading. Archaeological Statement.*

Cartographic

1610 Speed

1761 Rocque

1802 Coates Map of Reading

1848 Parish of St Lawrence Tithe Map

1877 Ordnance Survey

1895 Goad

1900 Ordnance Survey

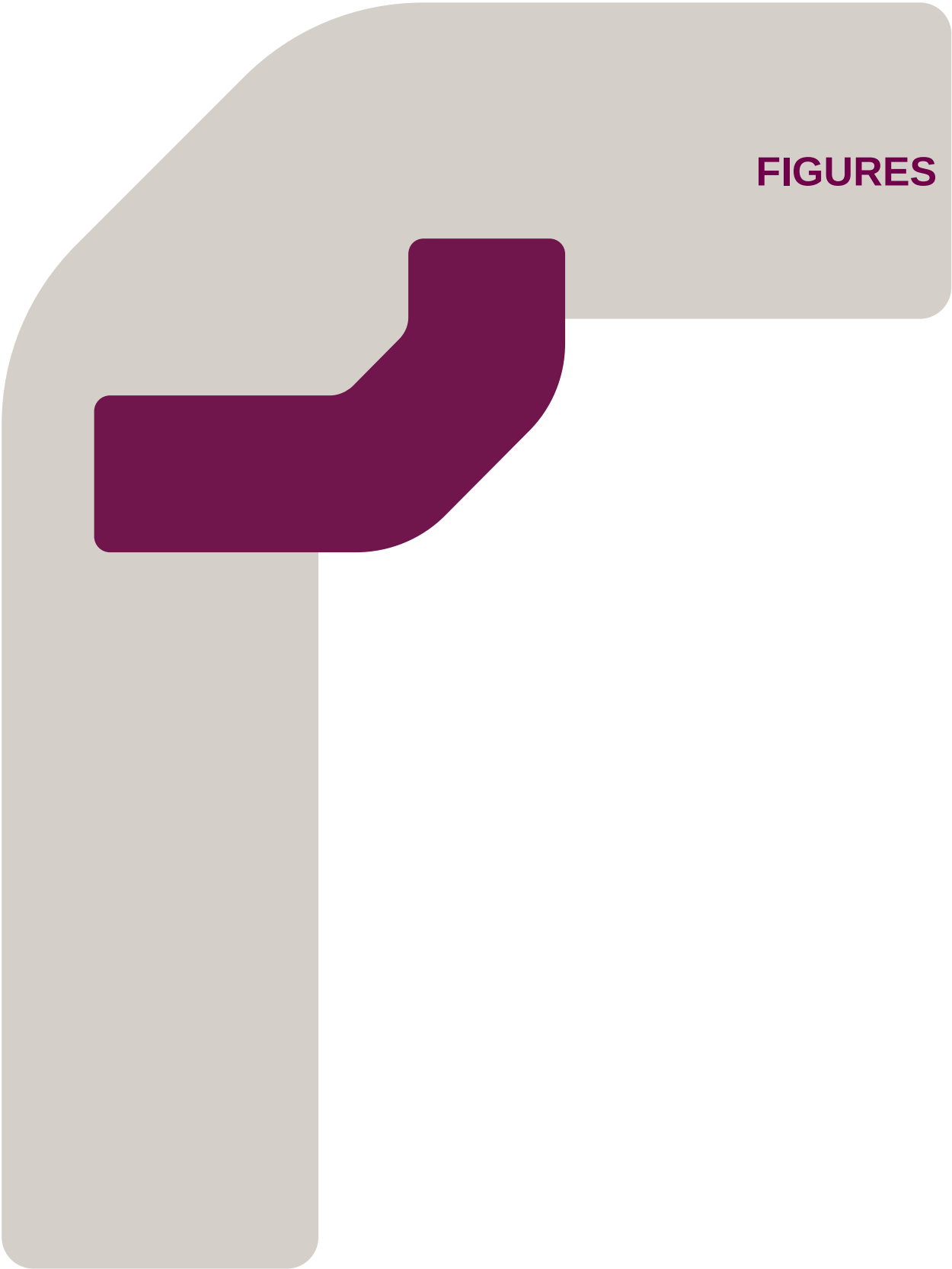
1912 Ordnance Survey

1931 Ordnance Survey

1961 Ordnance Survey

2003 Google Earth Image

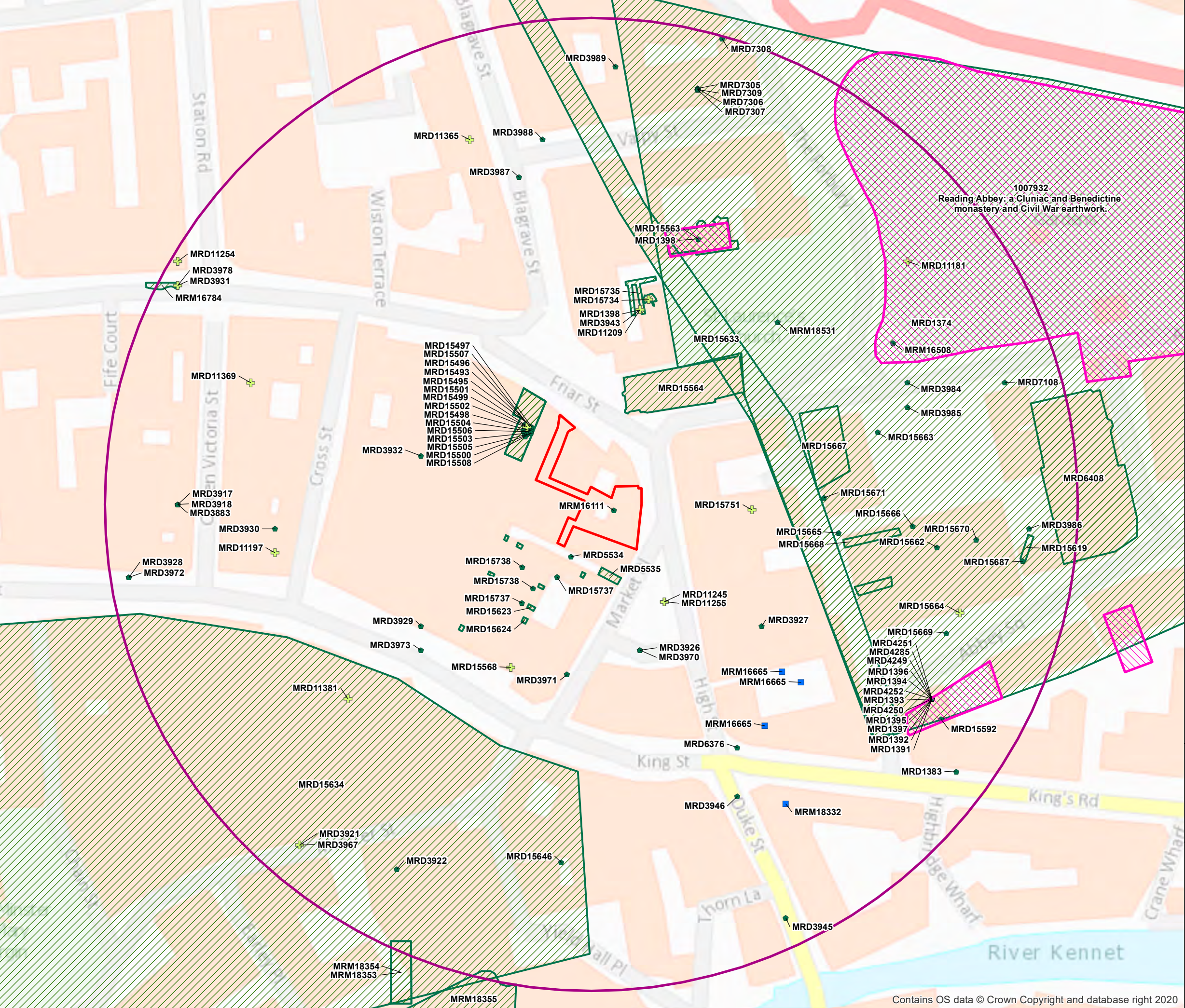
2023 Google Earth Image



FIGURES



Project Ref: N:\Glooucester Graphics\794-PLN-HER-01000-01999\01002 - 27-32 Market Place, Reading RG1 2DG\Figures\Mapping\GIS\Projects\HER plot.mxd



Legend

- Site Boundary
- 200m search radius

Designated Heritage Assets:

- Scheduled Monuments

Non-designated Heritage Assets:

HER Features Points

- Monuments
- Buildings
- Findspots

HER Features Polygons

- Monuments



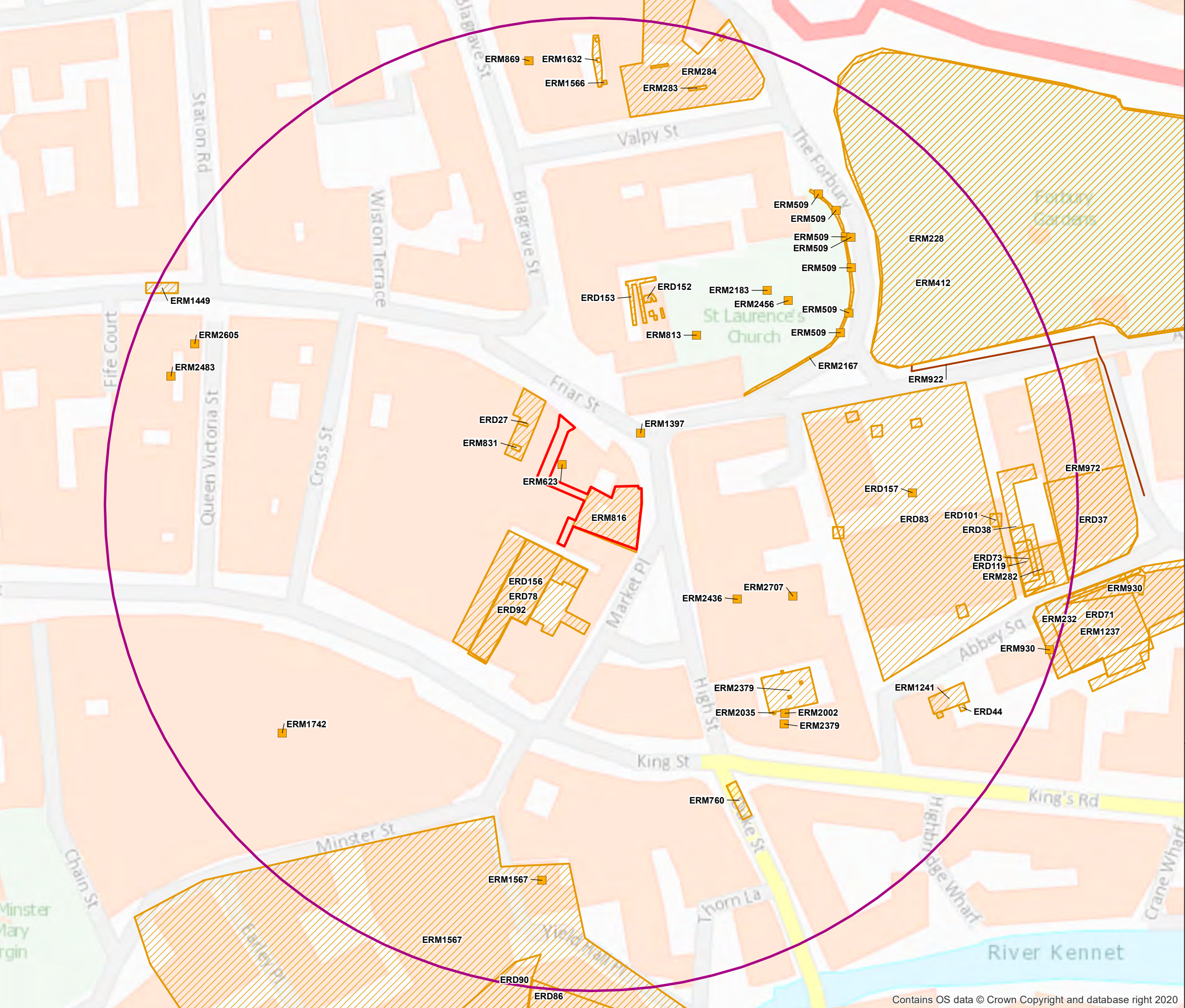
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Scale at A3: 1:1,500



Figure 2a

Summary of cultural heritage assets (Data from the Berkshire HER)

Project Ref: N:\Gloucester Graphics\794-PLN-HER-01000-01999\01002 - 27-32 Market Place, Reading RG1 2DG\Figures\Mapping\GIS\Projects\HER plot.mxd



Legend

- Site Boundary
- 200m search radius

Previous Archaeological Work:

- HER Events Points
- HER Events Lines
- HER Events Polygons



0 25 50m
Scale at A3: 1:1,500



Figure 2b

HER Events Plot (data from Berkshire HER)



Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 3
Study Site in Relation to
Archaeological Investigations at
173-175 Friars Street



Approximate site location



Not to Scale
Illustrative Only



Figure 4

1610 Speed



Approximate site location



Not to Scale
Illustrative Only



Figure 5

1761 Rocque



 Site Boundary

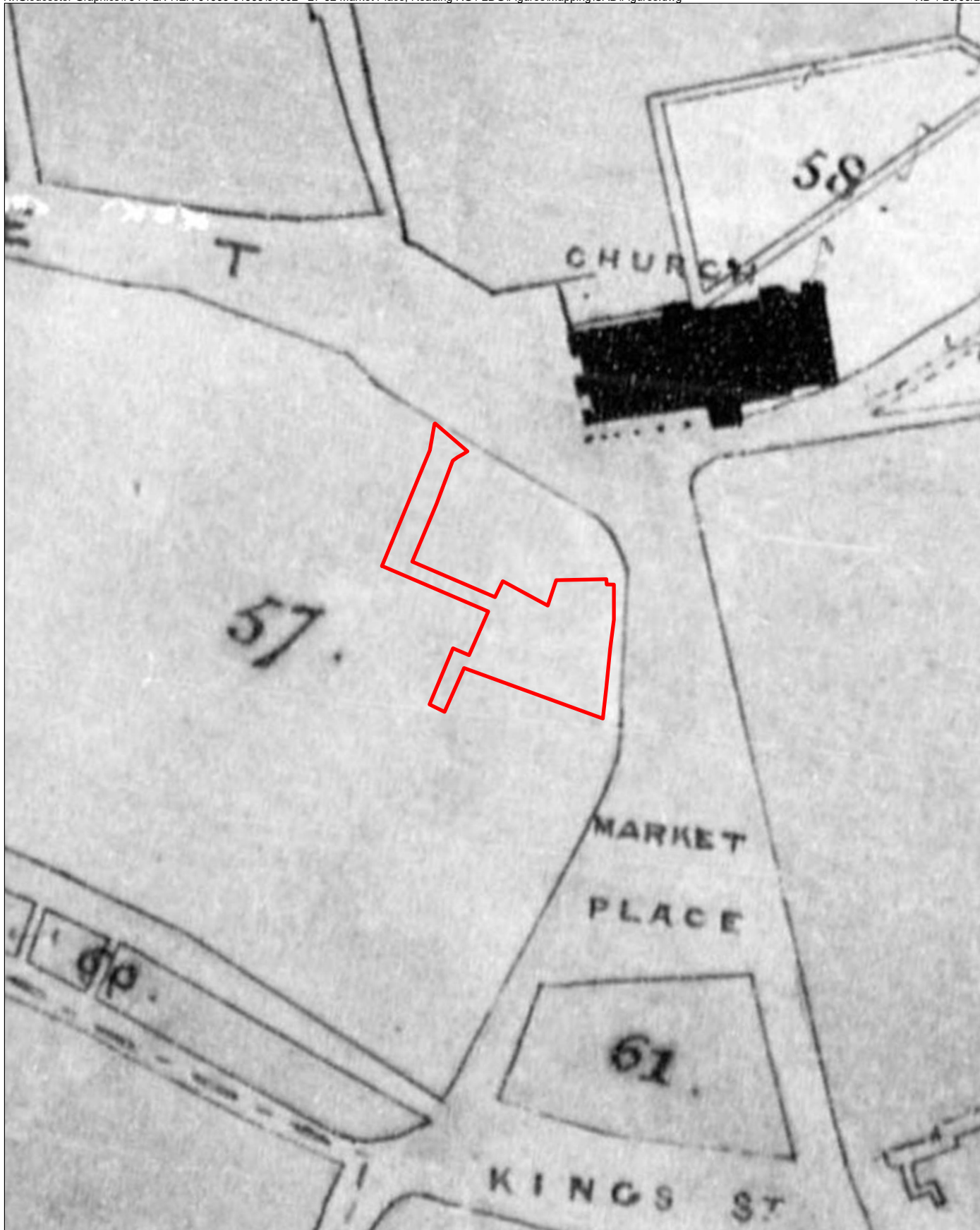


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rps
A TETRA TECH COMPANY

Figure 6

1802 Coates Map of Reading



 Site Boundary

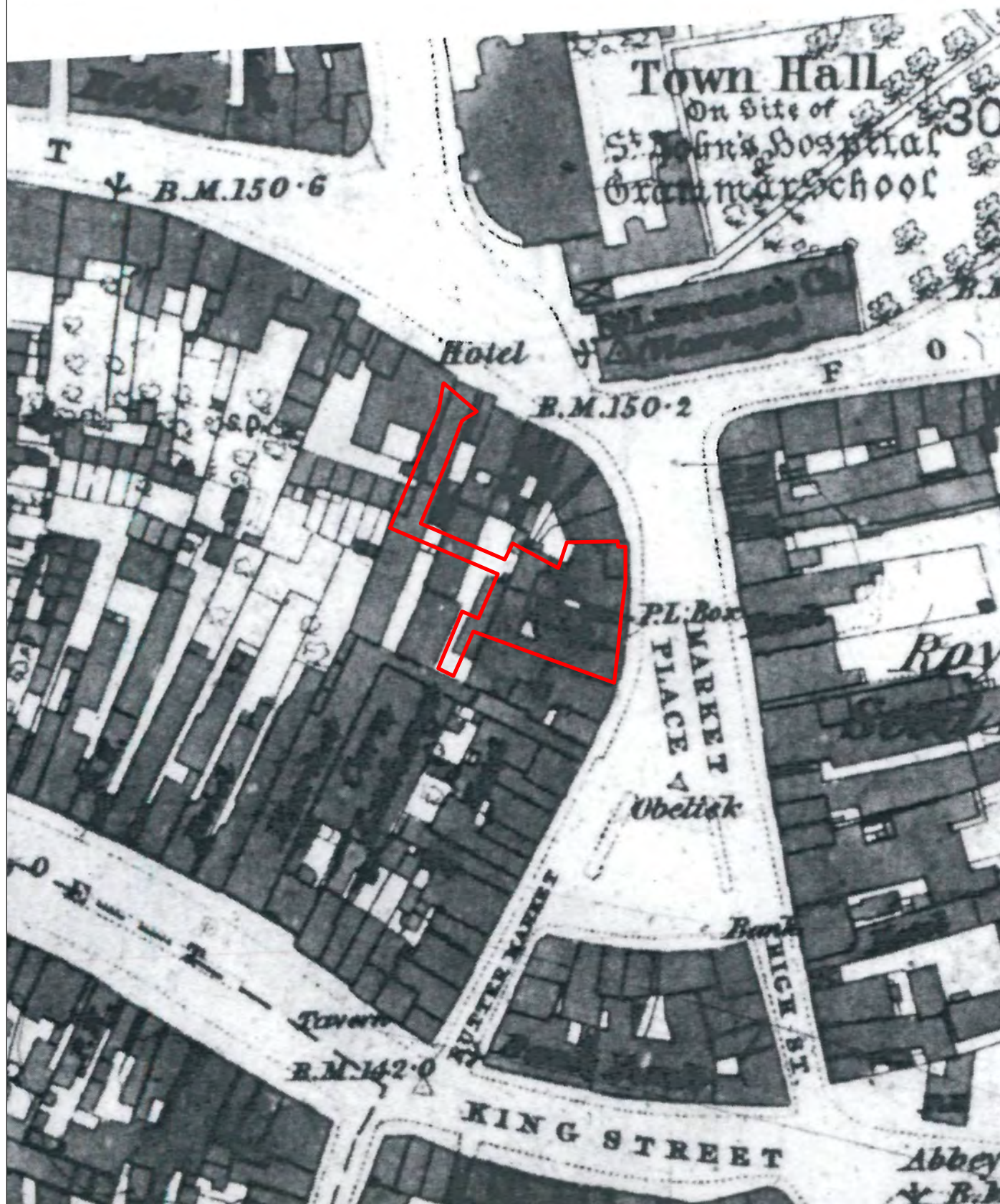


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Scale at A4: 1:1,000



Figure 7

1848 Parish of St Lawrence Tithe Map



 Site Boundary

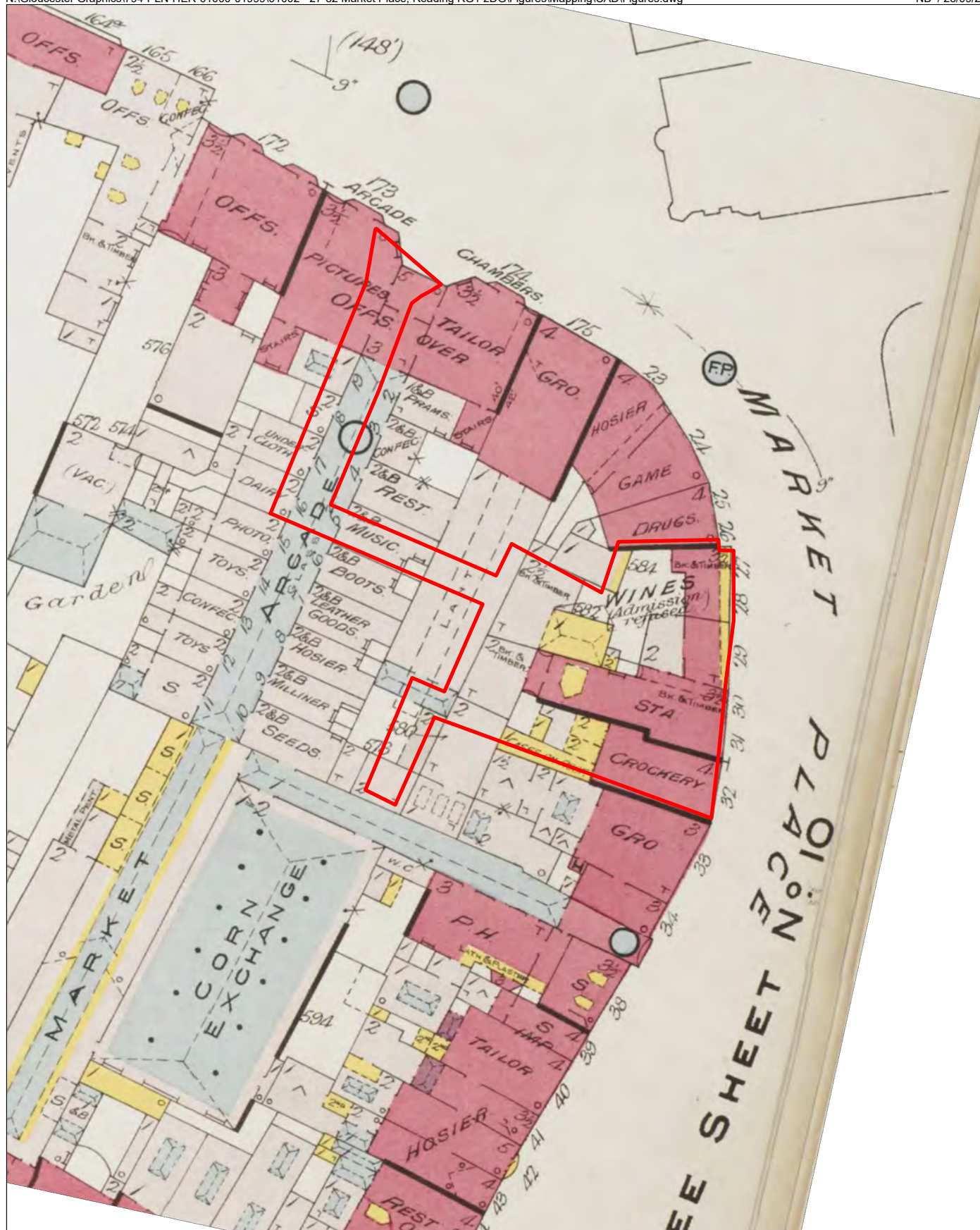


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Figure 8

1877 Ordnance Survey Map



 Site Boundary

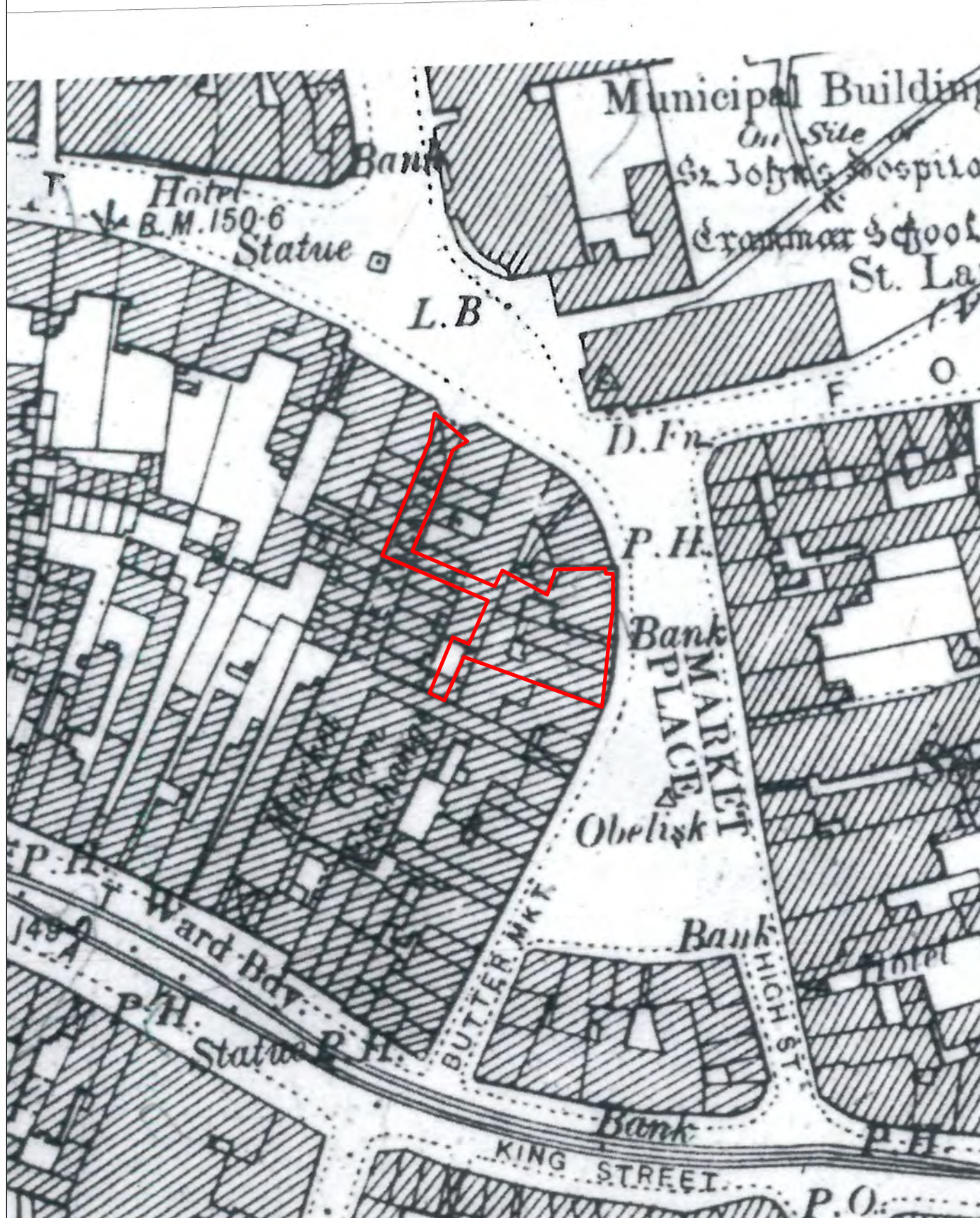


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Figure 9

1895 GOAD Map



 Site Boundary

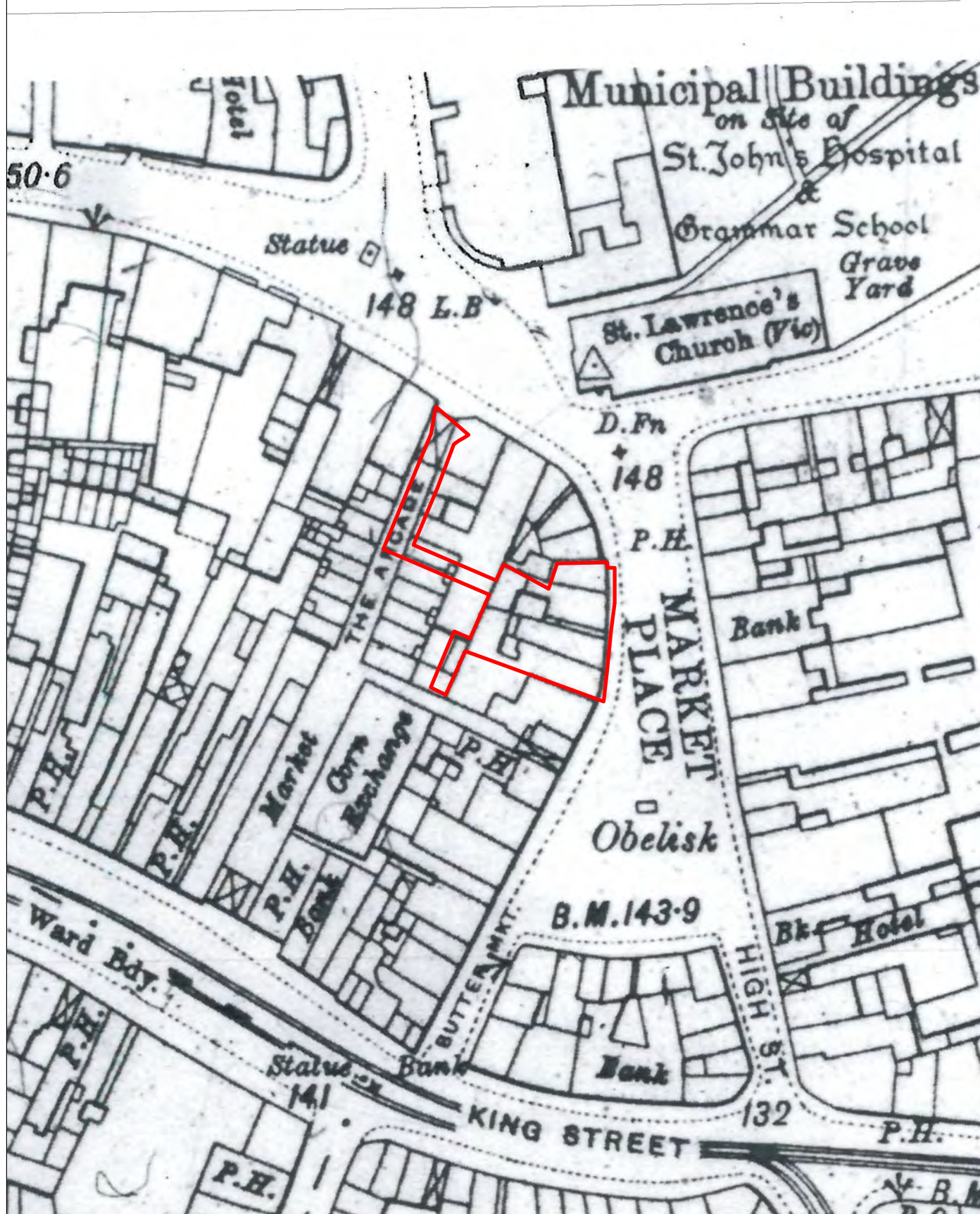


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Scale at A4: 1:1,000

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Figure 10

1900 Ordnance Survey Map



 Site Boundary

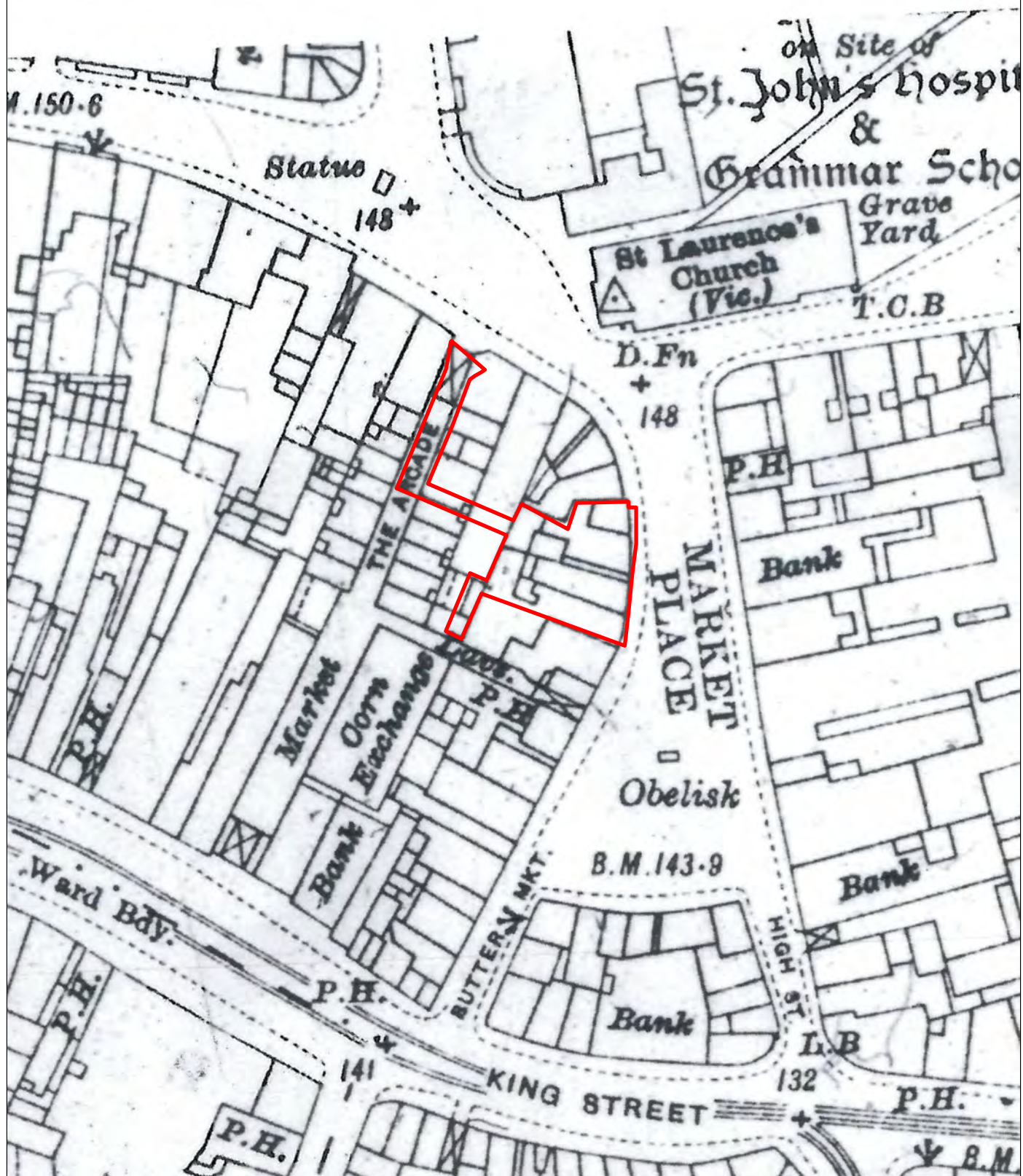


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Figure 11

1912 Ordnance Survey Map



 Site Boundary

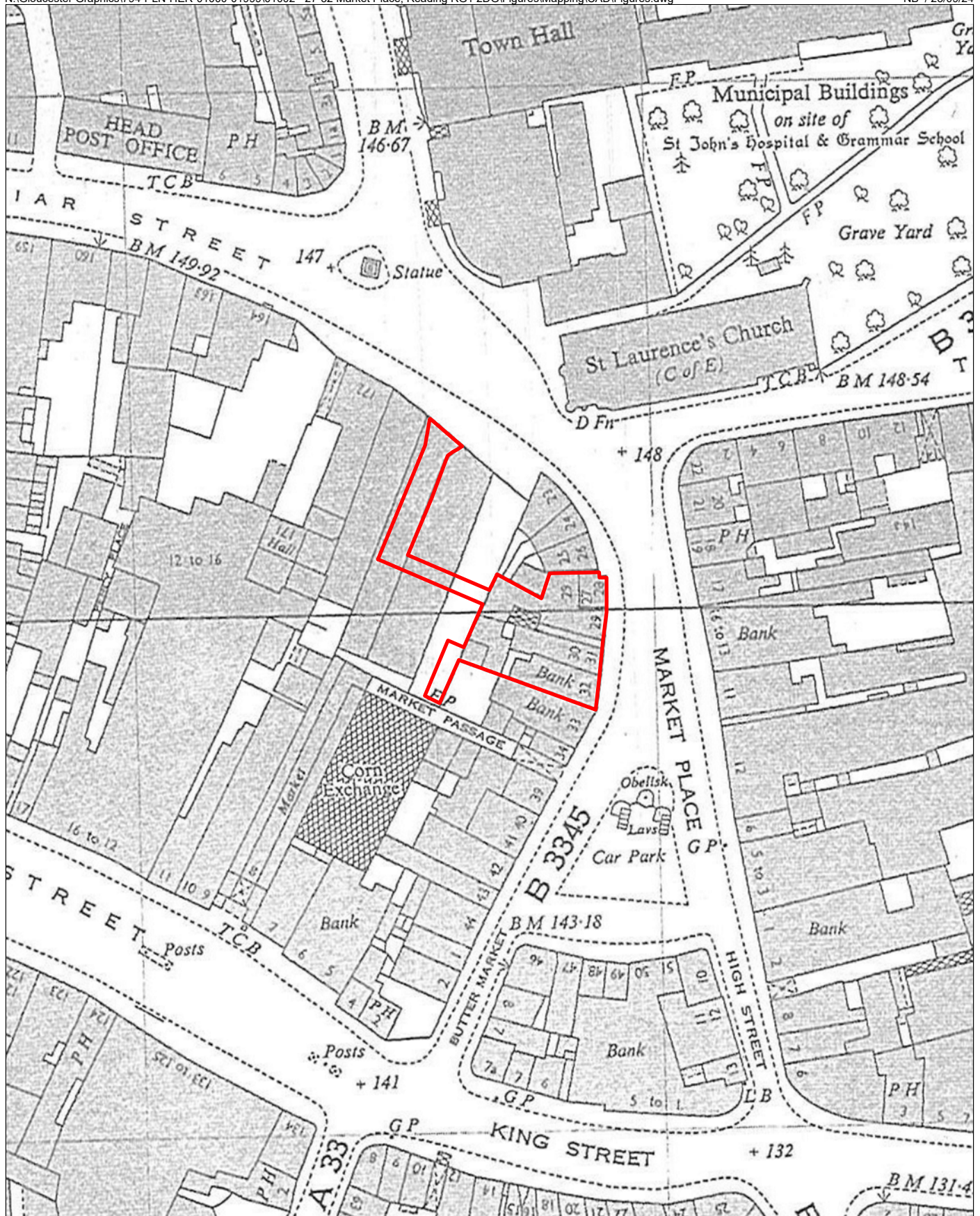


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Scale at A4: 1:1,000

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Figure 12

1931 Ordnance Survey Map



 Site Boundary

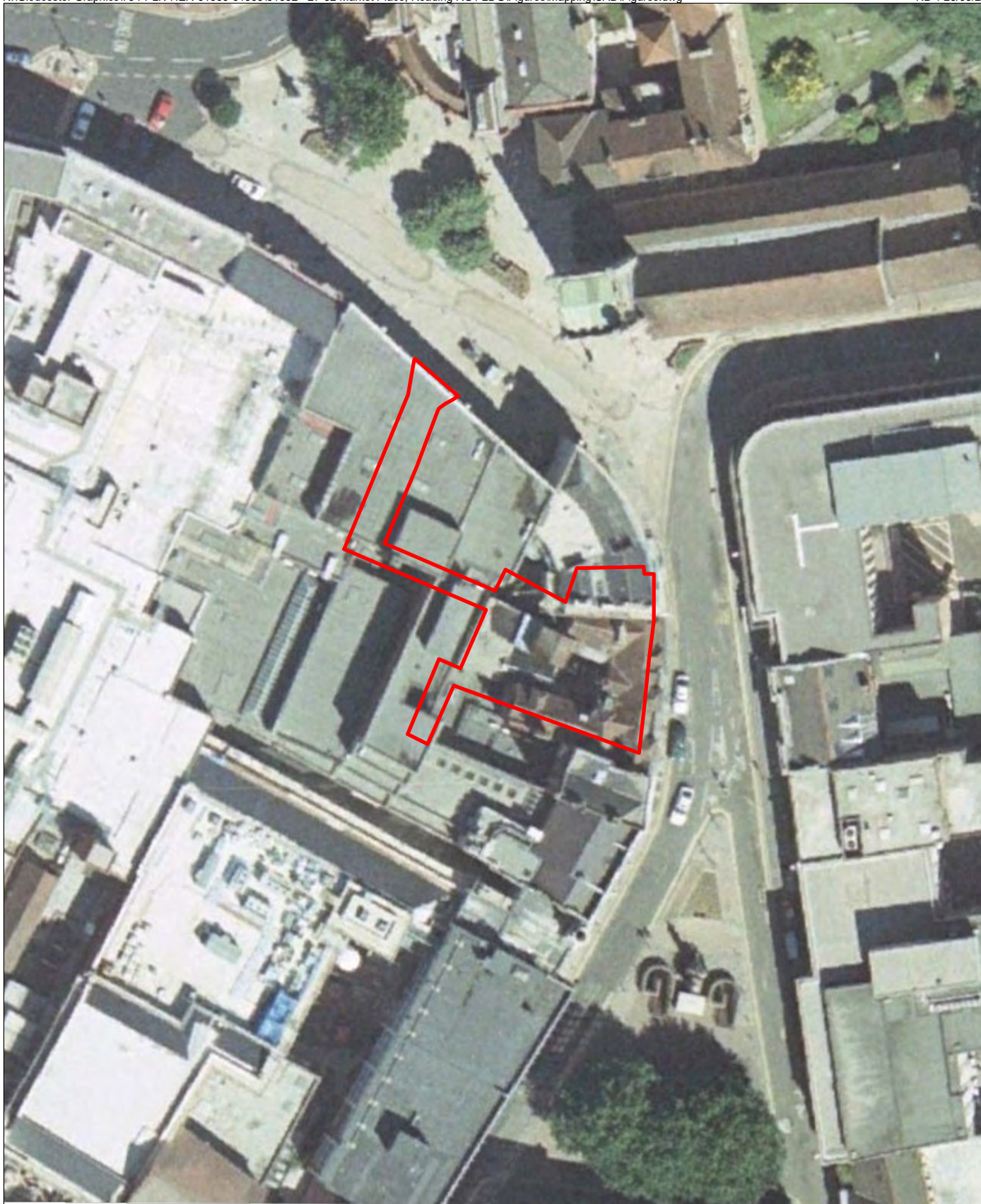


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Scale at A4: 1:1,000

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Figure 13

1961 Ordnance Survey Map



 Site Boundary

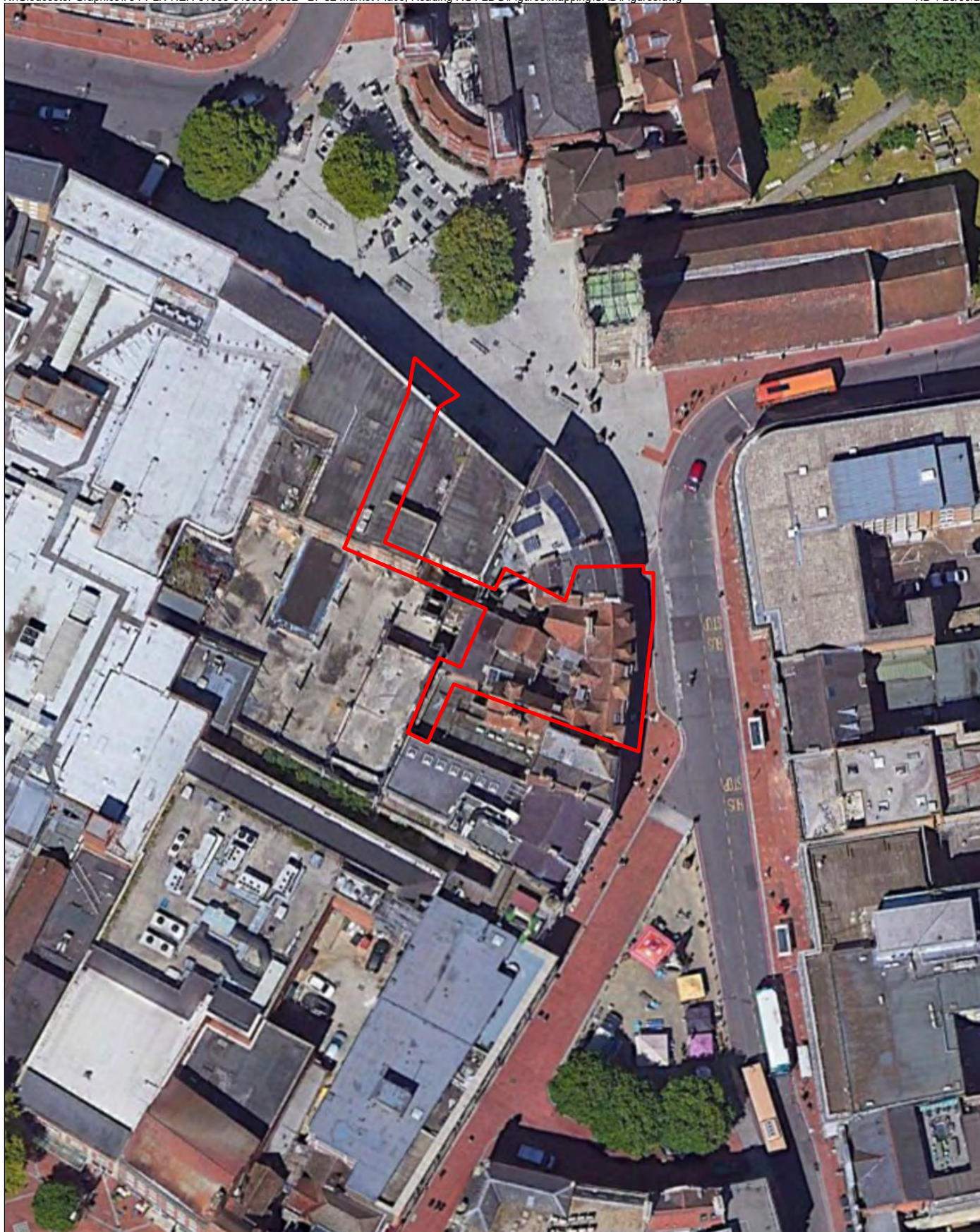


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Scale at A4: 1:750



Figure 14

2003 Google Earth Image



 Site Boundary



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Scale at A4: 1:750

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Figure 15

2022 Google Earth Image

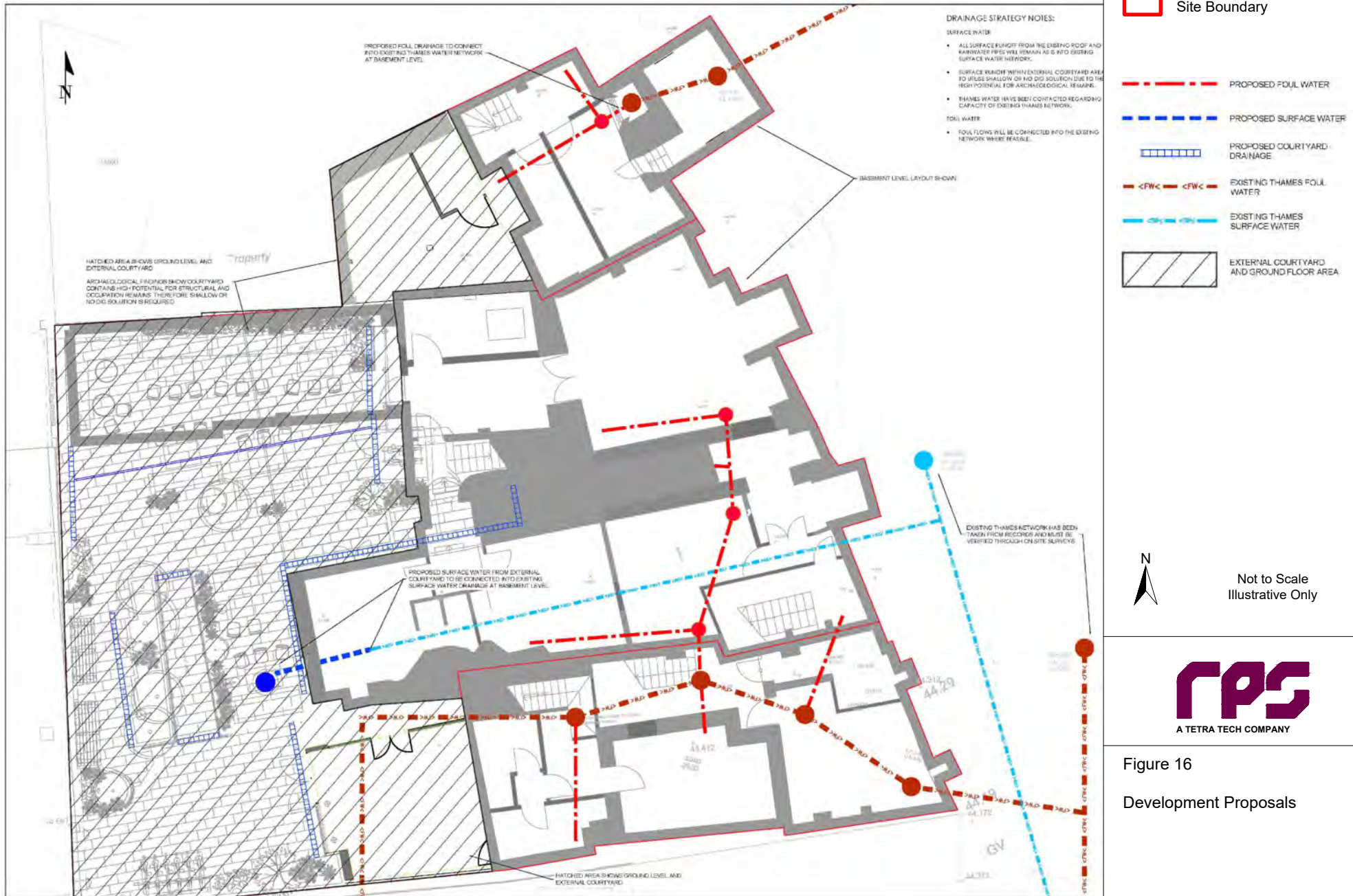
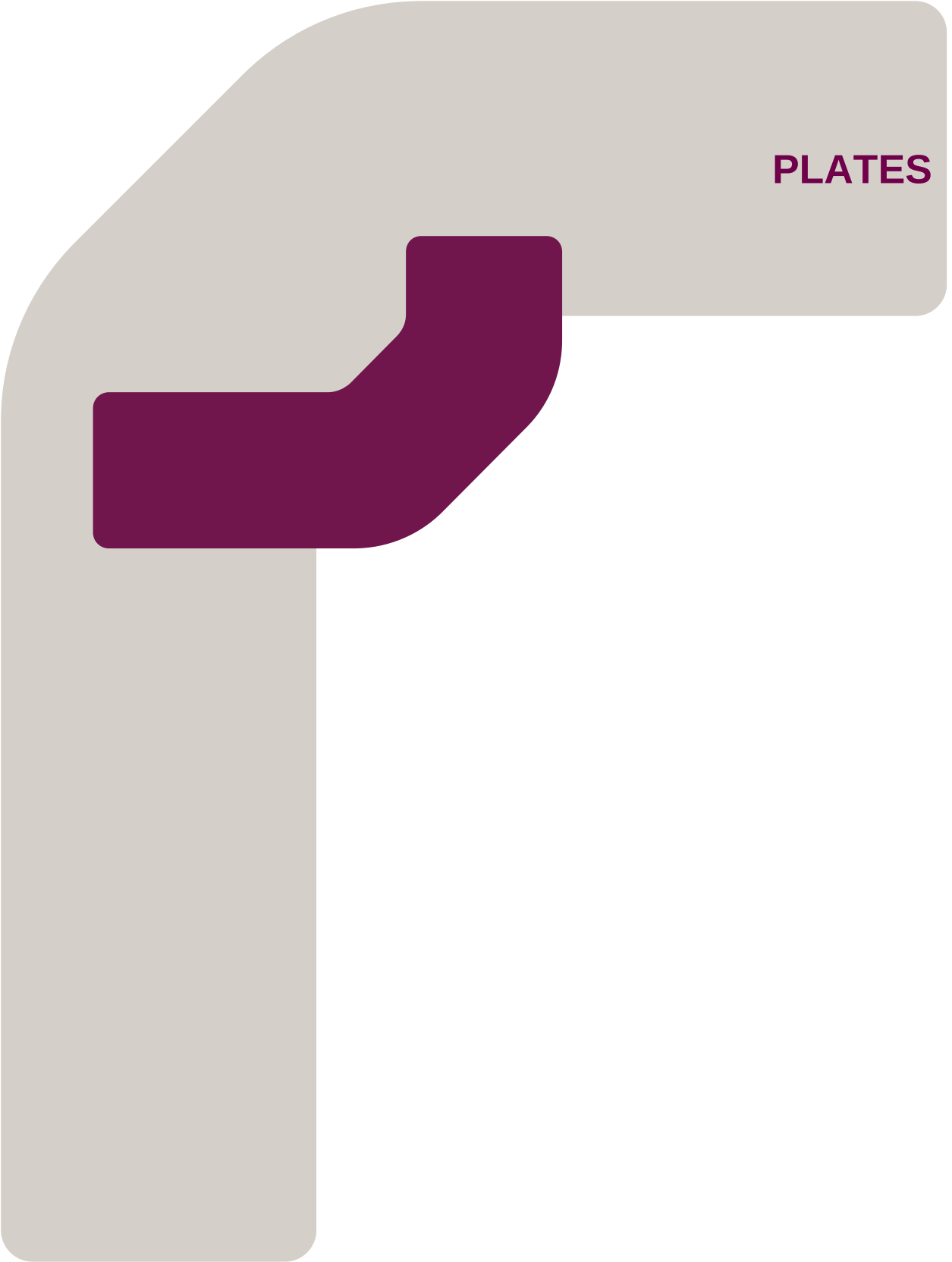


Figure 16
Development Proposals



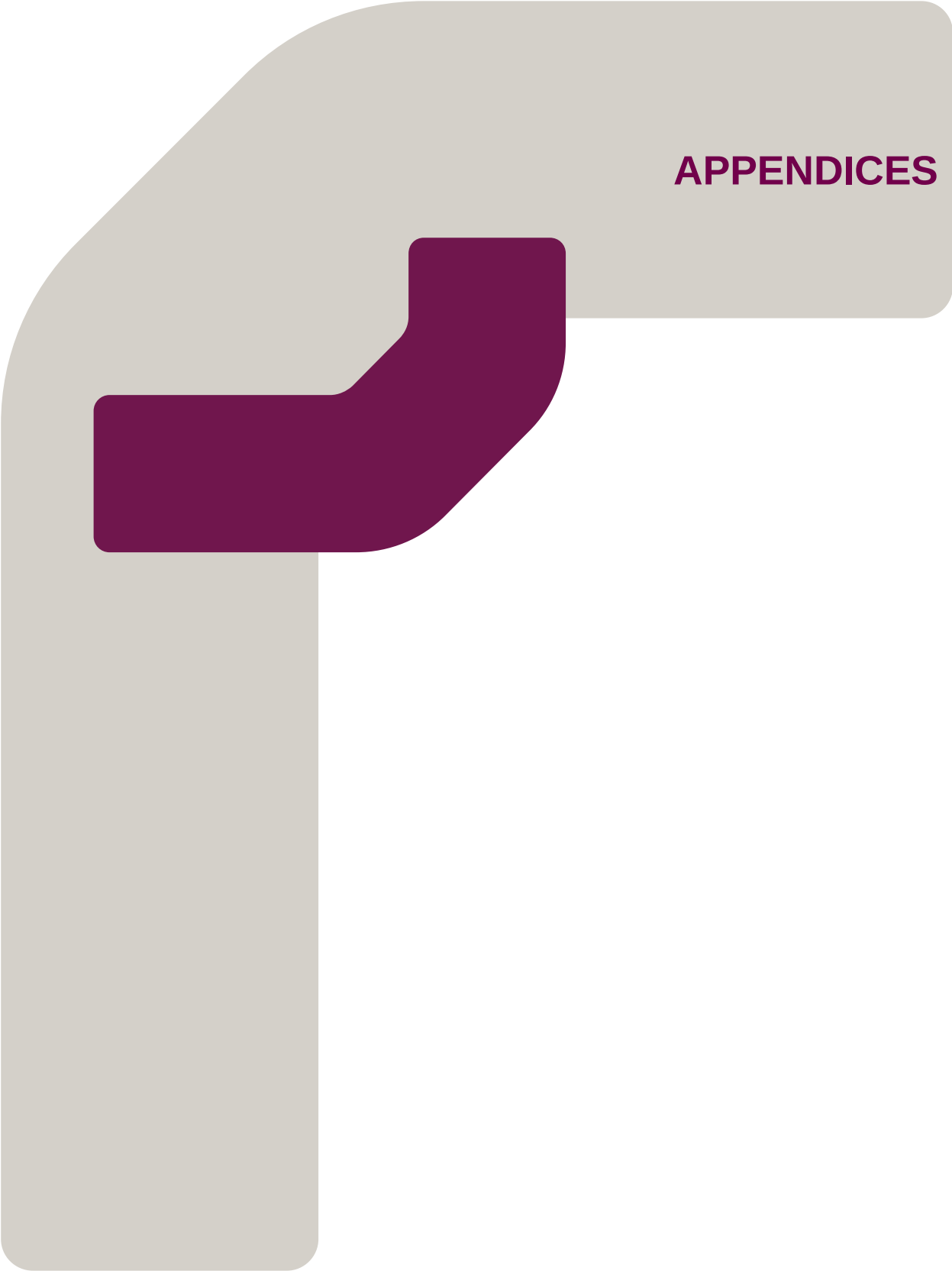
PLATES



Plate 1: View of the site from Market Place Looking West



Plate 2: View of Existing Internal Courtyard Area



APPENDICES

Appendix 1

Gazetteer of Historic Environment Record Data

HER Monuments

MonUID	Name	Period
MRM16665	Jackson's Department Store, 1-6 King's Road, Reading, Berkshire	Post Medieval to Modern
MRM16665	Jackson's Department Store, 1-6 King's Road, Reading, Berkshire	Post Medieval to Modern
MRM16665	Jackson's Department Store, 1-6 King's Road, Reading, Berkshire	Post Medieval to Modern
MRM18332	Site of former late 19th century building – 2 and 2B, Kings Road, Reading	Post Medieval to Modern
MRD11181	Neolithic axe - The Forbury, Reading, Berkshire	Early Neolithic to Late Neolithic
MRD11197	Prehistoric finds - Capital and Counties Bank, Cross Street, Reading, Berkshire	Prehistoric
MRD11209	Neolithic flint axe - St Laurence's Churchyard, Reading, Berkshire	Early Neolithic to Late Neolithic
MRD11245	Iron Age coin - Market Place, Reading, Berkshire	Iron Age
MRD11254	Iron Age brooch - Friar Street, Reading, Berkshire	Late Bronze Age to Early Iron Age
MRD11255	Roman sherds - Market Place, Reading, Berkshire	Roman
MRD11369	13th century pottery - 10 Queen Victoria Street, Reading, Berkshire	Medieval
MRD11381	Late Norman or early Medieval pot - Wellsteads, Broad Street, Reading	Medieval
MRD3967	Human cranium - back of Minster Street, Reading, Berkshire	Unknown
MRD3978	Skeletons and finds - Friar Street, Reading, Berkshire	Post Medieval to Unknown
MRD15499	Tile course - 172 Friar Street, Reading, Berkshire	Medieval
MRD15568	Sandstone head of a knight - 4 Broad Street, Reading, Berkshire	Medieval
MRD15664	Roman brick and tile - Forbury House, Reading, Berkshire	Roman
MRD11365	Medieval jug - Blagrove Street, Reading, Berkshire	Medieval
MRD15734	Medieval finds at rear of 1 Friar Street, Reading, Berkshire	Medieval to Post Medieval
MRD15751	Gold stater - site of Lloyds Bank, Market Place, Reading, Berkshire	Iron Age
MRD1383	Precinct Wall - Reading Abbey, Reading, Berkshire	Medieval
MRD1391	Building - Abbey Stables at Reading Library, Reading	Medieval to Post Medieval
MRD1392	Saxon-medieval plough soil - Abbey stables/Reading Library, Reading, Berkshire	Saxon to Medieval
MRD1393	Abbey Stables - Reading Abbey, Reading	Medieval
MRD1394	Stable floor - Abbey Stables, Reading Abbey, Berkshire	Medieval
MRD1395	Clay dump - Abbey Stables, Reading Abbey, Berkshire	Medieval
MRD1396	Stone post pads - Abbey Stables, Reading Abbey, Berkshire	Medieval
MRD1397	Abbey Stables - Reading Abbey, Reading, Berkshire	Medieval to Post Medieval
MRD1398	St Laurence's and hospitium - Reading, Berkshire	Medieval
MRD3883	Romano-British settlement at Reading?	Roman
MRD3917	Medieval Reading	Medieval
MRD3918	Saxon mint at Reading	Saxon
MRD3921	Minster Street/Gun Street, Reading	Saxon
MRD3922	Rubbish pit feature at 52-53 Minster Street, Reading, Berkshire	Medieval
MRD3926	Market Place, Reading	Medieval
MRD3927	Medieval pit or ditch - East side of Market Place, Reading, Berkshire	Medieval
MRD3928	Broad Street/King Street, Reading	Medieval
MRD3929	Flint and tile wall at Broad Street, Reading, Berkshire	Medieval
MRD3930	Well in Cross Street, Reading, Berkshire	Medieval
MRD3931	New Street/Friar Street, Reading, Berkshire	Medieval to Modern

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

MRD3932	Medieval cess pits at 160-163 Friar Street, Reading, Berkshire	Medieval
MRD3943	St Laurence's School, Reading, Berkshire	Medieval to Post Medieval
MRD3945	Road at Duke Street, Reading, Berkshire	Medieval
MRD3946	13th-15th century bridge over the Holybrook, Duke Street, Reading, Berkshire	Medieval
MRD3970	Market Place - Reading, Berkshire	Post Medieval to Modern
MRD3971	Flint lined well - Butter Market, Reading, Berkshire	Unknown
MRD3972	Broad Street/King Street, Reading	Post Medieval to Modern
MRD3973	Possible late/post-medieval brick footings - Broad Street, Reading, Berkshire	Post Medieval
MRD3984	The Forbury, Reading, Berkshire	Post Medieval to Modern
MRD3985	Post-medieval-modern well at 22 The Forbury, Reading, Berkshire	Post Medieval to Modern
MRD3986	Post medieval terracing - Old Shire Hall, Reading, Berkshire	Post Medieval
MRD3988	Former Victoria Buildings, Reading, Berkshire	Post Medieval to Modern
MRD4249	The Holy Brook - Abbey Stables, Reading Abbey	Medieval
MRD4250	Revetments of AD 1130 to 1150 date - Holy Brook, Reading Library site, Reading	Medieval
MRD4251	Revetments dating between AD 1170 and 1220 - Reading Library site, Reading	Medieval
MRD4252	Revetments on Holybrook dated from 1380 - 1420 at Reading Library site, Reading, Berkshire	Medieval
MRD4285	Holy Brook revetment - Reading Library site, Reading, Berkshire	Medieval to Post Medieval
MRD6376	Undated wall at Jacksons Corner, Reading	Unknown
MRD7108	Medieval wall - 26 The Forbury, Reading, Berkshire	Medieval
MRD15497	Medieval hearth - 172 Friar Street, Reading, Berkshire	Medieval
MRD15498	Fireplace support? - 172 Friar Street, Reading, Berkshire	Medieval
MRD15500	Late medieval/post-medieval pit - 172 Friar Street, Reading, Berkshire	Medieval to Post Medieval
MRD15501	C18th-C19th phase of activity - 172 Friar Street, Reading, Berkshire	Post Medieval
MRD15502	Post-medieval pit - 172 Friar Street, Reading, Berkshire	Post Medieval
MRD15503	Post-medieval wall foundations - 172 Friar Street, Reading, Berkshire	Post Medieval
MRD15504	Post-medieval wall remains - 172 Friar Street, Reading, Berkshire	Post Medieval
MRD15505	Possible tile hearth - 172 Friar Street, Reading, Berkshire	Post Medieval
MRD15506	Pre 1920's phase - 172 Friar Street, Reading, Berkshire	Post Medieval to Modern
MRD15507	Early 20th century floor - 172 Friar Street, Reading, Berkshire	Post Medieval to Modern
MRD15508	20th century wall - 172 Friar Street, Reading, Berkshire	Post Medieval to Modern
MRD5534	Hall of the Corn Exchange, Market Place, Reading	Post Medieval
MRD15563	Reading Abbey - Hospitium	Medieval
MRD15592	Reading Waterfront - Reading Library site	Medieval
MRD15646	Possible medieval building/revetment - Oracle site, Yield Hall Car Park, Reading, Berkshire	Medieval
MRD15663	Medieval pit - Forbury House, Reading, Berkshire	Medieval
MRD15665	Post-medieval stakehole and postholes at Forbury House, Reading, Berkshire	Post Medieval
MRD15666	Site of the Royal Berkshire Seed Establishment (Sutton's Seeds) - Reading, Berkshire	Post Medieval to Late 20th Century
MRD15662	Early medieval features and finds - Forbury Square, Reading, Berkshire	Saxon
MRD15669	Medieval pits and post hole - Forbury Square, Reading, Berkshire	Medieval
MRD15670	Post-medieval pits - Forbury Square, Reading, Berkshire	Post Medieval

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

MRD15671	Post-medieval cellar and well - Forbury Square, Reading, Berkshire	Post Medieval
MRD15687	Medieval chalk-lined cesspit - Abbey Square, 26 The Forbury, Reading, Berkshire	Medieval
MRD15737	Saxon-Medieval pits at 7-8 Market Way (Broad Street), Reading, Berkshire	Saxon to Medieval
MRD15737	Saxon-Medieval pits at 7-8 Market Way (Broad Street), Reading, Berkshire	Saxon to Medieval
MRD15738	Post-medieval cellar and cess pit - 7-8 Market Way (Broad Street), Reading, Berkshire	Post Medieval
MRD15738	Post-medieval cellar and cess pit - 7-8 Market Way (Broad Street), Reading, Berkshire	Post Medieval
MRM16111	Medieval flint and stone rubble walling - The Coopers Arms, Reading, Berkshire	Medieval
MRD3987	Blagrove Street, Reading, Berkshire	Post Medieval to Modern
MRM16508	First World War memorial - Forbury, Reading, Berkshire	Modern
MRM18531	Chest tombs at St Laurence's Churchyard, Reading	Post Medieval
MRD7305	Post-medieval features at 21-23 Valpy Street, Reading, Berkshire	Post Medieval
MRD7306	Robber trench at 21-23 Valpy Street, Reading, Berkshire	Post Medieval
MRD7307	Post hole at 21-23 Valpy Street, Reading, Berkshire	Medieval
MRD7309	Pit at 21-23 Valpy Street, Reading, Berkshire	Post Medieval
MRD3989	Well at Reading Chronicle Building, Valpy Street, Reading	Post Medieval
MRD7308	Pit at 21-23 Valpy Street, Reading, Berkshire	Post Medieval
MRD15493	Medieval hearth - 172 Friar Street, Reading, Berkshire	Medieval
MRD15496	Phases of occupation - 172 Friar Street, Reading, Berkshire	Medieval to Modern
MRD15495	Medieval occupation layer - 172 Friar Street, Reading, Berkshire	Medieval
MRD1398	St Laurence's and hospitium - Reading, Berkshire	Medieval
MRD5535	Campanile at Corn Exchange - Market Place, Reading	Post Medieval
MRD15564	St Laurence Church, Reading, Berkshire	Medieval
MRD6408	Post-medieval quarrying and land reclamation - Assize Courts, Reading, Berkshire	Post Medieval
MRD15619	Foundations at land off Abbey Square, Rear of 26 the Forbury, Reading, Berkshire	Medieval
MRD15624	19th century basements at 7/8 Broad St, Reading, Berkshire	Post Medieval
MRD15624	19th century basements at 7/8 Broad St, Reading, Berkshire	Post Medieval
MRD15624	19th century basements at 7/8 Broad St, Reading, Berkshire	Post Medieval
MRD15624	19th century basements at 7/8 Broad St, Reading, Berkshire	Post Medieval
MRD15667	Medieval gravel pit - Forbury Square, Reading, Berkshire	Medieval
MRD15735	Medieval features and multi-period finds - rear of 1 Friar Street, Reading, Berkshire	Early Bronze Age to Post Medieval
MRD15735	Medieval features and multi-period finds - rear of 1 Friar Street, Reading, Berkshire	Early Bronze Age to Post Medieval
MRD15668	Medieval ditches - Forbury Square, Reading, Berkshire	Medieval
MRD15668	Medieval ditches - Forbury Square, Reading, Berkshire	Medieval
MRD1374	Reading Abbey, Reading, Berkshire	Medieval
MRD15634	Saxon Reading	Saxon
MRD15623	A flint and mortar wall at 7-8 Broad Street, Reading, Berkshire	Medieval to Post Medieval
MRD15623	A flint and mortar wall at 7-8 Broad Street, Reading, Berkshire	Medieval to Post Medieval

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

MRD15623	A flint and mortar wall at 7-8 Broad Street, Reading, Berkshire	Medieval to Post Medieval
MRD15623	A flint and mortar wall at 7-8 Broad Street, Reading, Berkshire	Medieval to Post Medieval
MRD15633	Danish Defences? Reading, Berkshire	Saxon
MRM16784	Medieval deposits and artefacts - Friar Street, Reading, Berkshire	Medieval
MRM18353	The Minster Mill (Oracle Site 150) – Medieval activity	Medieval
MRM18354	The Minster Mill (Oracle Site 150) – Post-medieval activity	Post Medieval
MRM18355	Activity during the mid-12th to mid-13th century -The Yield Hall (Oracle Site 12)	Medieval

HER Events

EvUID	Name	Ref
ERM509	St Laurence's Church Yard, The Forbury, Reading, Berkshire	62060.01
ERM509	St Laurence's Church Yard, The Forbury, Reading, Berkshire	62060.01
ERM509	St Laurence's Church Yard, The Forbury, Reading, Berkshire	62060.01
ERM509	St Laurence's Church Yard, The Forbury, Reading, Berkshire	62060.01
ERM509	St Laurence's Church Yard, The Forbury, Reading, Berkshire	62060.01
ERM509	St Laurence's Church Yard, The Forbury, Reading, Berkshire	62060.01
ERM509	St Laurence's Church Yard, The Forbury, Reading, Berkshire	62060.01
ERM623	173-175 Friar Street, Reading, Berkshire	
ERM813	Tree Planting, Churchyards of St Mary's and St Laurence's, Reading, Berkshire	RTR07/168
ERM869	Aldwych House, Blagrove Street, Reading, Berkshire	
ERM930	Abbey Mill House and Forbury Vaults	BR-ABB02
ERD157	Forbury House, The Forbury, Reading, Berkshire	
ERM1397	Market Place/London Street Conservation Area Appraisal	
ERM1742	116-117 Broad Street Reading, Berkshire	CA Report 15204
ERM2002	Heritage Statement Jacksons Corner 1-9 Kings Road	2238
ERM1567	The Oracle Shopping Centre site	
ERM2183	Reading Abbey Ruins and Gateway, The Forbury, Reading - Archaeological Watching Brief	BR-ABY17
ERM2379	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire	SJKR17
ERM2436	6 - 8 Market Place, Reading. Archaeological Desk-Based Assessment	PN2706/DBA/1
ERM2456	St Laurence Churchyard, Reading - Chest Tombs Survey	E04993 A03G
ERM2483	Queen Victoria Street & Friar Street, Reading - Desk-Based Assessment	7871
ERM2605	1-15 Queen Victoria Street and 145-148 Friar Street, Reading. Archaeological Desk-Based Assessment	8150
ERM2707	Soane Point, Market Place, Reading - Archaeological Desk-based Assessment	654341
ERD37	Assize Courts	W176
ERD38	Old Shire Hall, Reading	W256
ERD71	Abbey Mill House & Forbury Vaults, Reading, Berkshire	
ERD73	Land off Abbey Square - 26 The Forbury	192
ERD78	7/8 Broad Street (Market Way), Reading, Berkshire	
ERD86	The Oracle Site	
ERD90	Oracle Site, Yield Hall Car Park (Site 12)	
ERD92	Market Way, Broad Street, Reading	

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

ERD83	Forbury House, Forbury Square, Reading	FRH 01
ERD119	Abbey Square, Reading	ASR01ex
ERD152	Rear of 1 Friar Street, Reading, Berkshire	RFS98/71
ERD156	7-8 Market Way, Broad Street, Reading	
ERM232	Abbey Mill House and Forbury Vaults, Abbey Square, Reading	BR-ABB02
ERM284	21-23 Valpy Street, Reading, Berkshire	
ERM412	Forbury Gardens Restoration Project, Reading, Berkshire	
ERM228	Forbury Gardens and Abbey Ruins, Reading, Berkshire	FGR 03/118
ERM760	Duke Street, Reading	
ERM816	The Coopers Arms Complex	
ERD27	172 Friar Street, Reading	REFMS97
ERM831	172 Friar Street, Reading	REFMS 97
ERM831	172 Friar Street, Reading	REFMS 97
ERM930	Abbey Mill House and Forbury Vaults	BR-ABB02
ERM930	Abbey Mill House and Forbury Vaults	BR-ABB02
ERM972	Reading Assize Courts, Berkshire	W632
ERM1237	Excavation at Reading Abbey - Abbey Mill	
ERD44	The Library Site, Kings Road	W60
ERM1241	Site of Reading Abbey Stables	
ERM282	Abbey Square, Land to rear of 26 The Forbury, Reading	Site code:ASR04
ERD153	Rear of 1 Friar Street, Reading, Berkshire	RFS98/71
ERD153	Rear of 1 Friar Street, Reading, Berkshire	RFS98/71
ERD153	Rear of 1 Friar Street, Reading, Berkshire	RFS98/71
ERM283	21-23 Valpy Street, Reading, Berkshire	W4022
ERM283	21-23 Valpy Street, Reading, Berkshire	W4022
ERM283	21-23 Valpy Street, Reading, Berkshire	W4022
ERM1449	Friar Street road repair, Reading, Berkshire	FSR13/42
ERM1566	Aldwych House, Blagrove Street, Reading, Berkshire	AHR13/214
ERM1566	Aldwych House, Blagrove Street, Reading, Berkshire	AHR13/214
ERM1566	Aldwych House, Blagrove Street, Reading, Berkshire	AHR13/214
ERM1567	The Oracle Shopping Centre site	
ERM1632	Aldwych House, Blagrove Street, Reading, Berkshire	AHR13/214
ERD101	Forbury House, Reading, Berkshire	
ERM2035	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire	
ERM2035	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire	
ERM2035	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire	
ERM2035	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire	
ERM2167	St Laurence's Churchyard, The Forbury, Reading - Archaeological Watching Brief	CA:770185
ERM2379	Jackson's Corner, 1-9 Kings Road, Reading, Berkshire	SJKR17
ERM922	New Power Cable Trench, The Forbury and Abbey Street, Reading, Berkshire	FCT 09/05

Scheduled Monuments

NHLE Reference	Name
1007932	Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork



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