

19th March 2025

Ref: jw1077/PL001

By Email

FAO Berkshire Archaeology CO Mr Matthew Burns
Reading Borough Council
Civic Offices, Level 1 North
Bridge Street
Reading
RG1 2LU

Dear Mr Burns

RE: 27-32 Market Place Reading, Archaeological Works Statement: Confirmation of No Ground Works Impacting Identified Archaeology.

As requested in your email from 26/02/2025 outlining Berkshire Archaeology's requirements/comments regarding 27-32 Market Place, please see the below statement regarding ground works impacting identified archaeology.

Based on the advice provided within RPS Group's Archaeological Desk-Based Assessment V2 February 2025 the client's design team consider that the proposed development at 27-32 Market Place would not include any ground works or associated activities that would have the potential to impact the identified archaeological features within the site.

This conclusion has been made on the following basis:

1. In regards to the basement areas, RPS Group's assessment states **'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..... 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.'** Based on this, it is considered that there is no impact on archaeological deposits at basement level.
2. In regards to the ground floor, RPS Group's assessment again states **'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.** While it is considered that there are potential archaeological deposits within the courtyard area, RPS Group's assessment continues by saying **'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. On this basis, it is considered that there is no impact on archaeological deposits in the courtyard.

In support of point 2 above, we enclose a copy of JDW Architects' Drawing jw1077-260 Archaeological Impacts Site Plan which identifies key works that might be considered to have an impact at ground level within the rear courtyard. This plan shows how they will be undertaken to mitigate any impact on archaeological deposits. This plan has been informed by comments from the project structural engineer and archaeologist at RPS Group.

We trust that this declaration satisfies the requirements outlined by Berkshire Archaeology. Should you require further information or clarification, please do not hesitate to contact us.

Yours Sincerely



James Crump BA(Hons) Dip-Arch ARB
Architect

For and on behalf of JDW Architects Ltd

Cc:
Mr H Schneck – Mountley Group
Mr C Clarke – RPS Group

