

136-137 Friar Street, Reading
Historic Environment Desk-Based Assessment
June 2023

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Report

Historic Environment Desk-Based Assessment

Site

136-137 Friar Street Reading

Clients

Arun Serviced Apartments Limited

Date

June 2023

Planning Authority

Reading Borough Council

Site Centred At

SU 71417 73582

Prepared By

Dr Charlotte Willis BA MSc ACIfA &
Robin Sheehan MSc &
Charles Walker BA MA

Approved By

Cathy Patrick BA DipArchaeol MPhil MCIfA

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at 136-137 Friar Street, Reading. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

This assessment is intended to support a planning application for conversion and extension of the existing building into 14 serviced apartments. The ground floor will be retained as retail space.

Archaeological Assets

The available evidence indicates that the site has been located within the historic settlement core of Reading since at least the post medieval period. There are no designated archaeological assets that are likely to be impacted by the proposed development. The site is considered to have a low potential to contain activity from the Prehistoric and Roman periods. The site is considered to have a moderate potential to contain occupation evidence from the Saxon period through to the post medieval and modern periods. The remains from these periods are likely to be of local-regional significance.

If archaeological remains are located within the developable land, the construction of the scheme will impact upon them.

Based on the available evidence, below ground heritage assets are unlikely to represent a design constraint to proposed development of the site. Given the potential of the site, whilst noting the potential truncation through past development and through the construction process, it is anticipated that a programme of archaeological evaluation will be required within the area of proposed building extension. It is anticipated that a requirement for any further works could be secured as a condition of planning consent should it be granted.

Built Heritage Assets

An assessment of the potential impacts of the proposed development on those designated and non-designated built heritage assets located in the vicinity of the site has concluded that they will have their significance and setting preserved by the proposals.

The assessment is based on condition that the colour palette of the facing materials used is muted in colour so as not to make the 5-storey block to the rear (south) of 136-137 Friar Street overly evident in views along Friar Street at roof level. Furthermore, although the existing façade of 136-137 Friar Street is of little value in heritage terms, the fenestration and facing materials of the upper storeys do contribute to the character of the street scene of Friar Street in this location and should be maintained.

1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land at 136-137 Friar Street, Reading (the 'site'). It has been researched and prepared by Orion Heritage on behalf of Arun Serviced Apartments Limited. The site is located at grid reference SU 71417 73582. This assessment is intended to support a planning application for conversion and extension of the existing building into 14 serviced apartments.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of archaeological heritage assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the site due to the presence of nearby heritage assets and provides an assessment of the potential impact development would have on the significance of heritage assets; it also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 300m radius from the centre of the site. This study area was agreed with the HER as appropriate due to the large number of entries in this area.

Location, Topography and Geology

- 1.5 The site is located at 136-137 Friar Street, Reading. The site comprises a building which fronts Friar Street to the north, and a yard to the rear of the building to the south. The site is bound to the north by Friar Street, and to the east, south and west by other buildings and yards.
- 1.6 The nearest watercourses are the River Kennet, located c. 400m to the south of the site at its nearest point, and the River Thames, located c. 600m to the north of the site at its nearest point.
- 1.7 The site lies c. 45m aOD (above Ordnance Datum).
- 1.8 The bedrock geology of the site comprises chalk in the Seaford Chalk Formation and Newhaven Chalk Formation. The site contains superficial

deposits of sand and gravel in the Taplow Gravel Member (British Geological Survey).

1.9 The site is shown in Plates 1 – 2.



Plate 1

North (principal) elevation of 136-137 Friar Street (arrowed).



Plate 2

View south from the first floor of 136-137 Friar Street, showing the rear yard area of the building that is to be developed as part of the proposals.

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the heritage desk-based assessment are to:

- Gain an understanding of the archaeological potential of the site;
- Identify any historic environment constraints to the development of the site; and to
- Assess the likely impact of the proposed development on the historic environment.

2.2 The results of the archaeological elements of this assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2021) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic

environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The following sources will be consulted for the whole study area:

- Berkshire Historic Environment Record (HER);
- National Heritage List for England held by Historic England;
- Historic mapping;
- Previous archaeological evaluation and excavation records relating to sites in and immediately adjacent to the study area;
- Such other published works, reports and other information relevant to the desk-based assessment;
- Online aerial photography including Google Earth and Bing Aerial;
- An assessment of any Lidar holdings held by the Environment Agency for the study area; and
- Portable Antiquities Scheme (PAS) data, available from the PAS website.

2.7 The urban nature of this site indicates that Lidar data will not be a useful tool in identifying potential for archaeological remains, therefore these data will not be utilised by this assessment.

3.0 Statutory and Planning Policy Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1** The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2** The *Planning (Listed Buildings and Conservation Areas) Act* 1990 sets out broad policies and obligations relevant to the listing of special buildings.

- 3.3** Section 66(1) of the Act states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.4** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 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 assets make to our knowledge and understanding of the past.
- 3.5** 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.
- 3.6** Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 3.7** Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.
- 3.8** Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.9** Annex 2 of the NPPF has the following heritage related definitions:
- **Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
 - **Heritage asset:** 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);
 - **Designated heritage asset:** 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.
 - **Significance (for heritage policy):** 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
 - **Setting of a heritage asset:** 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.
- 3.10** Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area are referred to as non-designated heritage assets.
- 3.11** The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
- “Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner*

that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.”

- 3.12** Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.13** Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 3.14** The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:
- “What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.”*
- 3.15** Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-203) apply.
- 3.16** Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 3.17** Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm

to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

3.18 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

3.19 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation."*

3.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

3.21 The site is located within the planning area for Reading Borough Council which is covered by the Reading Borough Local Plan (Adopted November 2019). The local plan contains the following policies relevant to heritage and archaeology:

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

- 3.22** *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.*
- 3.23** *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.*
- 3.24** *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.*
- 3.25** *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.*
- 3.26** *Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.*
- 3.27** *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.*
- 3.28** *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

- 3.29** *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.

- 3.30** *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.*
- 3.31** *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.*

EN3: ENHANCEMENT OF CONSERVATION AREAS

- 3.32** *The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include:*
- *Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture;*
 - *Restoring original building features;*
 - *Removing inappropriate additions or alterations to buildings;*
 - *Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area;*
 - *Improving signage and street furniture;*
 - *Restoring or re-establishing appropriate paving, railings or walls;*
 - *Sympathetic landscaping and planting;*
 - *Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area;*
 - *Signage that reveals and promotes the Conservation Area and its boundaries;*
 - *Interpretation panels to inform the public of the area's historical significance.*
- 3.33** *Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development.*

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

- 3.34** *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.*
- 3.35** *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.*

EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST

- 3.36** *New development should not harm and where possible should make a positive contribution to views of acknowledged historical significance.*
- 3.37** *The following views merit special protection:*
- a. View from Mclroy Park towards Chazey Barn Farm, the Thames Meadow and the Chilterns escarpment*
 - b. View northwards down Southampton St from Whitley St towards St Giles Church, St Mary's Church and Greyfriars Church*
 - c. View upstream from Caversham Bridge*
 - d. View northwards down Russell St towards the Church of the Holy Trinity*
 - e. View over Alexandra Road Conservation Area toward the Chilterns escarpment*
 - f. View southwards down St Annes Rd towards Downshire Square*
 - g. View of St Annes Church Tower from the west*
 - h. View towards Caversham Park House from the A329(M), railway and surrounding streets*
 - i. View southwards along tree-lined Coley Avenue*

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

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

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

CR3: PUBLIC REALM IN CENTRAL READING

3.39 *Proposals for new development will need to make a positive contribution towards the quality of the public realm of the central area and will be assessed against the following criteria:*

- v. *The public realm should conserve and enhance the historic environment of the centre and the significance of heritage assets therein and their setting, including through layout, materials, hard and soft landscaping. There may be opportunities for areas of public realm to provide improved access to and visibility for heritage assets.*

CR16: AREA TO THE NORTH OF FRIAR STREET AND EAST OF STATION ROAD

3.40 *The area east of Station Road and north of Friar Street, as shown on the Proposals Map, makes a positive contribution to the character of the town centre. The character of the retail units in the Harris Arcade and the overall Station Road and Friar Street frontages will be maintained and, where possible, enhanced. There is potential for some conversion of buildings and some development within the site that does not detrimentally affect its overall character. However, proposals for wholesale redevelopment that would detrimentally affect the overall character will not be supported.*

Guidance

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

3.41 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 3.42** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.43** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.44** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 3.45** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

- 4.1** The heritage assets under consideration have been identified by means of a review of a wide range of sources, in summary this includes:
- Berkshire Historic Environment Record (BHER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Pastscape;
 - Local studies and record office research; and
 - Review of historic mapping.
- 4.2** This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and will assess their significance.
- 4.3** The location of heritage assets mentioned in the text are shown on Figs. 2, 3 & 4.

Previous archaeological investigations

- 4.4** There have been no previous archaeological investigations within the site; the HER records numerous past investigations across the 300m study area (Figure 3, Appendix A). The previous investigations include desk-based assessments, watching briefs and excavations, those of particular relevance to the site are discussed below.
- 4.5** A desk-based assessment (DBA) was prepared for the adjacent buildings, 138-144 Friar Street, in 2022 which are proposed for partial demolition and redevelopment (ERM2602). The DBA concluded that whilst there will have been past impacts on earlier deposits through the construction and demolition of multiple phases of built form on the site, there remained a potential for Saxon, medieval and post medieval remains to be present within the site of local-regional significance. These conclusions were supported by the LPA's archaeological advisor who recommended a programme of archaeological works preceding construction of the proposed scheme.
- 4.6** An archaeological watching brief was maintained by Thames Valley Archaeological Services (TVAS) on the road surface of Friar Street close to the junction of Station Road (ERM1449). The excavations recorded the presence of medieval occupation debris including pottery, animal bone, leather and building materials. The leather was noted to be indicative of shoe making industry near to the excavation area.
- 4.7** An archaeological evaluation and excavation were completed by Foundations Archaeology in 2003 at 25-26 Friar Street (ERM483). The works identified truncation from previous development however noted that areas of archaeology had not been previously disturbed. The investigations recorded

medieval and post medieval activity in the form of pits and post holes, some of which showed evidence of recutting. The pits were found to contain pottery sherds alongside animal bone consistent with settlement activity.

- 4.8** A watching brief on geotechnical works was maintained by Oxford Archaeology at Station Hill between 2018 and 2019 c. 60m to the northwest of the site (ERM2387). The investigations undertaken at basement level showed some potential for archaeological remains. The finds assemblage from the works included pottery, building materials, worked flints and animal bone most of which have been attributed to post medieval activity whilst the flints are Prehistoric in date. It was noted that due to past impacts the archaeological resource had been significantly truncated.
- 4.9** An evaluation of 99-105 Friar Street was completed by TVAS in 1995 (ERD33). The three trenches identified medieval-post medieval activity in the form of pits, post holes and floor deposits. A subsequent excavation interpreted the site as having previously contained two buildings with associated garden plots (ERD34).
- 4.10** In summary, it is clear from the investigations discussed above and those within the wider vicinity of the site that Reading city centre is known to contain evidence of occupation activity from the Saxon, medieval and post medieval periods. In most cases subsequent development appears to have truncated archaeological remains however these past impacts have not generally removed all of the archaeological resource.

Undated

- 4.11** There are no undated finds or features recorded by the HER within the site.
- 4.12** The HER records a series of undated features within the 300m study area including:
- A linear feature at Station Hill (MRM18235)
 - A human cranium (MRD3967)
 - Two burials at Greyfriars Vicarage (MRD4467)
 - Pits and scoops at 99-105 Friar Street (MRD15536)
 - A flint wall at 90-93 Broad Street (MRD15659)
 - A burial at Greyfriars Day Nursery (MEM16548)
 - A wall at Blagrove Street (MRD3964)

Prehistoric

- 4.13** There are no Prehistoric finds or features recorded by the HER within the site. The HER records a series of findspots within the 300m study area ranging in date from the lower palaeolithic through to the Iron Age. These finds include hand axes, worked flints, coins and brooches.
- 4.14** The HER notes the presence of two possible paleochannels c. 125m to the northwest of the site at Station Hill South (MRN18493) and a further four

possible paleochannels c. 250m to the northwest at Station Hill North (MRM18496).

Roman

- 4.15** There are no Roman finds or features recorded by the HER within the site. The HER notes that the Victoria County Histories suggest a Roman settlement at Reading; however, there is limited evidence to support this from archaeological investigations (MRD3883).
- 4.16** The HER records a series of findspots across the 300m study area including:
- Roman pottery sherds (MRD11255)
 - Roman coarse pottery sherds (MRD11257)
 - Roman coins (MRD11258)
 - A Roman brass coin (MRD11262)

Saxon and early Medieval

- 4.17** Reading was first recorded as a settlement in 871 AD, the year in which invading Danes took the settlement and fortified the area between the River Kennet and River Thames, now the location of Reading's historic centre and including the site itself (MRD15634, MRD3906). The Danes burned Reading in 1006 and a possible line of defence is recorded by the HER based on early mapping. 235m to the east of the site (MRD15633).
- 4.18** The Domesday book (1086) records Reading as a pre-conquest settlement, land was divided between King Edward the Confessor, Shaftesbury Abbey, Godric the Sheriff and Reinbald, son of Bishop Peter. The HER notes that a Saxon mint was in operation at Reading between 1044-1046 (MRD3918). After the Norman conquest, Reading was acquired by King William I, who granted a portion of the manor to Battle Abbey. By 1086, Reading had a recorded population of 102 households.
- 4.19** The HER notes the historic core of activity to be focused on Old Market, St Mary's Butt, Minster Street and Gun Street (MRD3919, MED3921) c. 225m to the south of the site. An inhumation burial and a silver coin hoard were recorded at St Mary's in 1839 (MRD11341).
- 4.20** There are no Saxon or early medieval finds or features recorded by the HER within the site.
- 4.21** Excavations on Broad Street to the south of the site have identified occupational debris deposits including pits contains pottery and animal bone (MRD15737). Findspots within the 300m study area have included pottery sherds (MRD15745, MRM16017).

- 4.22 King Henry I founded Reading Abbey via royal charter in 1125, granting the new abbey lands previously held by Battle Abbey. Reading Abbey controlled the manor of Reading until the time of the Dissolution (MRD3917).
- 4.23 Friar Street itself is thought to date back to the early 12th century, laid out after the establishment of a marketplace to the east by monks at Reading Abbey.
- 4.24 There are no medieval finds or features recorded by the HER within the site.
- 4.25 The majority of medieval HER entries within the study area relate to medieval occupation and industrial activity within the historic core of settlement. Past investigation ahead of redevelopment have recorded pits, postholes, ditches, evidence of a cobblers, hearths, former brick structures and floor surfaces, wall foundations and wells. Alongside these features small finds include pottery, animal bone, leather, building materials, a copper alloy brooch, clay pipes, knives These finds and features are listed in full within the gazetteer (Appendix A) and their locations shown on Figure 2.
- 4.26 The HER notes human remains found within the 300m study area, these include skeletons at St Mary's Butts (MRD3920), juvenile remains on Broad Street (MRD11378) and burials at St Mary the Virgin church (MRD6695, MRD6696).

Post Medieval – Modern

- 4.27 After the Dissolution, King Edward VI granted Reading Manor to the Duke of Somerset. The manor reverted to the Crown soon thereafter, and successive Tudor monarchs granted several charters to the town of Reading. After the outbreak of civil war in the 17th century, Reading came under the control of Parliament. The manor reverted to the Crown upon the Restoration of King Charles II in 1660. The monarchy continued to grant charters to the town of Reading across subsequent centuries. Evidence of civil war activity within Reading is noted through earthworks and cartographic evidence (MRD15703, MRM16042).
- 4.28 The establishment of a railway and station in Reading to the north of Friar Street saw the core of settlement in Reading focused on the site throughout the 19th and early 20th centuries. The core of Reading has since shifted southwards closer to development the River Kennet, leading to the slight dilapidation of buildings along Friar Street which, as Pevsner notes, Friar 'falls off architecturally' to the west.
- 4.29 There are no post medieval finds or features recorded by the HER within the site. There are numerous references within the HER to built heritage which, where relevant, will be discussed in the built heritage section of this assessment.

- 4.30** The HER records the railway c. 125m to the north of the site which over time has been served by multiple providers (MRD6125, MRD6024, MRD6042, MRD6048, MRD6041, MRM17607). The HER entries relate to various routes, stations, buildings and service providers. The HER also records the A4, an important road linking London to Bristol; however, it is noted that the road is now replaced in importance by the M4 (MRD5909).
- 4.31** The majority of post medieval HER entries within the study area relate to post medieval occupation activity which has been recorded by archaeological investigations preceding redevelopment of the city centre. These investigations have recorded former brick structures and floor surfaces, wall foundations, cess pits, wells, heaths, pits, postholes, and cellars. Alongside the structural features small finds include clay pipes, tiles, pottery, animal bone, nails and building material. These features are listed in full within the gazetteer (Appendix A) and their locations shown on Figure 2.
- 4.32** Excavations c. 300m to the southeast of the site have recorded evidence of the 16th-17th century Minster Mill (MRM18354, MRM18353). The excavations have noted the route of the mill stream alongside construction and preserved wood remains. The Mill remained in use into the 19th century and the HER notes evidence of numerous repairs to the mill before the site was fully cleared by the 1940s.
- 4.33** The HER notes human remains found within the 300m study area, these include 18th-19th century burials at the United Reformed Chapel on Broad Street (MRD6624), fragmented remains recovered from the Minster of St Mary-the-Virgin (MRM16314) and c. six skeletons from the eastern end of Friar Street (MRD3978).

Designated Archaeological Assets

- 4.34** The scheduled ancient monument of 'Reading Abbey: a Cluniac and Benedictine Monastery and Civil War earthwork' (NHLE 1007932, MRD1374, MRD15563) is partially located within the 300m study area. The historic building located within the study area is now in use as a nursery. The site is located within the wider urban setting of the scheduled monument; however, the site is not considered to make a direct contribution to the scheduled monuments significance. Therefore the significance of the scheduled monument will not be harmed and no further assessment is considered necessary.

Historic Maps

- 4.35** The 1610 Speed map (Figure 5) shows settlement at Reading between the River Thames and River Kennet.
- 4.36** The area of the site is featured in plot 56 of the 1847 tithe survey for the parish of St Laurence (Figure 6), which is listed as follows:

Plot No.	Plot Name	Owner	Occupier	Cultivation
56	Block bounded by Friar Street, Union Street, Cross Street and Broad Street	Thames Commissioners	-	-

- 4.37** The 1879 1:2,500 OS map (Figure 7) shows the site – 136-137 Friar Street – as comprised of two plots and buildings that front Friar Street to the north, and two yards to the rear of each building. The site is situated to the east of development that flank the eastern side of Union Street. Numbers 136 & 137 Friar Street are bound to the south by a shared yard. The site is surrounded by buildings and their associated yards.
- 4.38** The 1895 Historic Building Plan (Figure 8) clearly labels 136 & 137 Friar Street and shows the footprint of each building. 136 Friar Street is labelled as a shop and 137 Friar Street is labelled as a public house. A wall is marked along the southern site boundary, separating the yards within the site from the shared garden that is marked to the immediate south.
- 4.39** The 1912 1:2,500 OS map (Figure 9) shows an extension to the immediate south of 136 & 137 Friar Street.
- 4.40** The 1953 Historic Building Plan (Figure 10) – a resurvey of the 1895 Historic Building Plan – shows that the formerly separate 136 & 137 Friar Street have merged into a single property that is labelled as a public house. The property has been expanded to the south, with a separate outbuilding marked within the yard to the south of the property. Several buildings have been erected on the former garden to the immediate south of the site.
- 4.41** It is likely that the extant building dates to the period between the 1912 and 1953 mapping having either been completely re-built or having had a new roof, chimneys and façade added to an earlier building. At the time of the site visit no parts of an earlier building were evident internally or externally and the building is considered to have limited to no value in heritage terms.
- 4.42** The site appears similar in context on the 1968-1971 1:2,500 OS map (Figure 11) and the 1993 1:2,500 OS map (Figure 12). The 2022 1:10,000 OS map (Figure 13) shows the site in its current context within the centre of Reading.

Online Aerial Imagery

- 4.43** Google Earth holds imagery which covers the site for the period 1985-2022. The 1985 image is of poor quality and so has not been assessed. The site is visible as a structure with two areas of extensions to the south of the main building with an open yard area to the south on the 2003 image. The site remains under a similar appearance until the 2022 image when a pergola is present over the majority of the rear yard.

4.44 Undated imagery available at Bing Aerial shows the site in a similar condition to later Google Earth images prior to the construction of the pergola.

4.45 The site is located within an area covered by the Historic England National Mapping Programme (NMP). The Thames Valley NMP covers the full site and was completed between 1993 and 1994. The NMP did not identify any features of archaeological features within the site or its immediate environs.

4.46 Lidar data has not been assessed for this project; due to the urban nature of the site it is considered that Lidar would not prove a useful source for the identification of archaeological remains.

Historic Landscape Characterisation

4.47 The Historic Landscape Characterisation (HLC) project places the site within the Reading Historic Settlement Core area, noting that this area is likely to have been the first settled part of the city (HRM5643).

Portable Antiquities Scheme

4.48 The Portable Antiquities Scheme (PAS) encourages the recording of archaeological objects found by members of the public in England and Wales. A search of the online PAS database is appended to this report.

4.49 The PAS data is not available to download with spatial data however rough spatial information can be viewed, but not reproduced, using the PAS KML download in Google Earth.

4.50 The Portable Antiquities Scheme records no findspots within the 300m study area.

Site Walkover

4.51 A site visit was undertaken on the 17th May 2023 to gain a greater understanding of existing land use and the potential for archaeological constraints within the site. Access to all areas of the building and rear yard was possible. No features of archaeological interest were observed within the site.

4.52 It was noted that construction of the building and the paved yard to the rear may have impacted upon earlier deposits.

4.53 Observations relating to built heritage are presented elsewhere in this assessment.

- 4.54** The available evidence has been assessed in an attempt to determine the nature and extent of previous impacts upon any potential below ground archaeological deposits which may survive within the bounds of the proposed development site. It is noted that the construction of the building presently on the site and its subsequent extensions is likely to have had below ground impacts which will have truncated or removed earlier deposits. The evidence within the HER indicates that there is a potential for pockets of undisturbed archaeological activity to be present within the site despite its past development.
- 4.55** A historic map regression exercise has identified that the site appears to have contained two and more recently one building fronting onto Friar Street with associated yard space to the south.
- 4.56** There are no Prehistoric finds or features recorded by the HER within the site and evidence of Prehistoric activity within the 300m study area is limited to findspots ranging from the Palaeolithic period through to the Iron Age. Excavations across the city centre have not identified evidence of Prehistoric activity. The presence of findspots within the study area attest to a low level of movement across the landscape in the Prehistoric periods however there is limited evidence of significant Prehistoric activity. Therefore, based on the available evidence, the site is considered to have a low potential to contain finds and features from the Prehistoric periods.
- 4.57** There are no Roman finds or features recorded by the HER within the site. The HER notes that the Victoria County Histories suggest a Roman settlement at Reading however there is limited evidence to support this from archaeological investigations. The remaining HER data for the study area relates to findspots of pottery and coins. The presence of findspots within the study area attests to a low level of movement across the landscape in the Roman period however there is limited evidence of significant Roman activity. Therefore, based on the available evidence, the site is considered to have a low potential to contain finds and features from the Roman period.
- 4.58** Reading was first recorded as a settlement in 871 AD, the year in which invading Danes took the settlement and fortified the area between the River Kennet and River Thames, now the location of Reading's historic centre and the site itself. The site is not located within the core of settlement activity, however there is some potential for Saxon and early medieval settlement evidence within the site. Excavations within the city centre have yielded evidence of Saxon and early medieval settlement and defences which may extend into the site. Therefore, based on the available evidence, the site is considered to have a moderate potential to contain finds and features from the Saxon and early medieval periods.

- 4.59** The focus of medieval Reading was around the Abbey, founded by Royal Charter in 1125. Friar Street itself is thought to date back to the early 12th century, laid out after the establishment of a marketplace to the east by monks at Reading Abbey. Excavations within the study area have noted evidence of medieval settlement and industrial activity, given the sites location there is considered a moderate potential for the site to contain medieval finds and features.
- 4.60** The site has remained within the core of settlement into the post medieval and modern periods. Excavations within the area have noted post medieval and modern settlement activity and it is likely that such activity extends into the site. Based on the sites location there is considered a moderate potential for the site to contain medieval finds and features.
- 4.61** The scheduled ancient monument of 'Reading Abbey: a Cluniac and Benedictine Monastery and Civil War earthwork' is partially located within the 300m study area. The historic building located within the study area is now in use as a nursery. The site is located within the wider urban setting to the scheduled monument; however, the site is not considered to make a direct contribution to the scheduled monuments significance. Therefore, no harm to the significance of the scheduled monument is anticipated and no further assessment is considered necessary.
- 4.62** In summary, the available evidence indicates that the site has been located within the historic settlement core of Reading since at least the post medieval period. There are no designated archaeological assets that are likely to be impacted by the proposed development. The site is considered to have a low potential to contain activity from the Prehistoric and Roman periods. The site is considered to have a moderate potential to contain occupation evidence from the Saxon period through to the post medieval and modern periods. The remains from these periods are likely to be of local-regional significance.

5.0 Built Heritage

- 5.1** This section will consider the potential effects of development within the site on the significance of built heritage assets, including impacts on their settings. This includes heritage assets within the immediate environs of the site, whose settings may be affected. The site contains no designated or non-designated heritage assets, as such the assessment will consider only heritage assets whose settings may be affected.
- 5.2** Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the Local Planning Authority (LPA) on conservation areas and locally listed or other non-designated heritage assets identified by the LPA.
- 5.3** Stage 1 of Historic England's five-stage settings assessment (HistE 2017) requires the assessor to "Identify which heritage assets and their settings are affected" (HistE 2017). There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the Proposed Development. A radius of 1 km from the boundary of the application sites has been used for assessing indirect effects on all listed buildings and non-designated heritage assets.
- 5.4** The site does not contain any listed buildings. Within a 300 metre radius of the site there are 60 listed buildings. These are shown in Figure 2. Owing to the limited intervisibility through the local topography of the area, intervening built form and the lack of historic relationships, only those assets most proximate to the site, with historic ownership connections to the site, or with a higher listing denoting their increased sensitivity to change within their environs, require separate assessment. Those assessed are as follows:
- Grade I listed Greyfriars Church (NHLE 1321952) and Grade II listed Quadrant Walls and Railings to Former No. 64 (Greyfriars Vicarage) (NHLE 1113487), located c. 205 metres west of the site boundary.
 - Grade II listed 147 Friar Street (NHLE 1113488), located c. 55 metres east of the site boundary.
 - Grade II listed No. 15 Friar Street and Numbers 1 and 26 Harris Arcade (NHLE 1113486), No. 14 Friar Street (NHLE 1113485), No. 13 Friar Street (NHLE 1321950), No. 12 Friar Street (NHLE 1113484), No. 11 Friar Street (NHLE 1321949), located c. 125 metres east of the site boundary.

Conservation Areas

- 5.5** The site is not located within a conservation area. Within a 300 metre radius of the site there two conservation areas namely, St. Mary's Butts and Castle Street Conservation Area located c. 150 metres south of the site boundary and Market Place and London Street Conservation Area located c. 175 metres east of the site boundary.
- 5.6** Although the site forms part of the wider urban context of St. Mary's Butts and Castle Street Conservation Area and Market Place and London Street Conservation Area, it is considered to be beyond their immediate setting. Furthermore, due to the distance of the site from designation's boundaries, the curvature of Friar Street and the intervening built form, the site does not share a visual connection with the conservation areas or those designated and non-designated assets contained within them.
- 5.7** For the above reasons, it is not considered that the proposals will impact on the special character and appearance of the conservation areas, or the significance of those designated and non-designated assets contained within them. As such, further assessment is not required.

Non-Designated Built Heritage Assets

- 5.8** Reading Borough Council maintains a List of Locally Important Buildings which although not considered to warrant a national designation are considered to contribute to the heritage of the local area. The site does not contain any Locally Important Buildings, however there are several in the vicinity of the site. Those most proximate to the site with the potential to be impacted by the development proposal are:
- The Bugle, 144 Friar Street including linked buildings to the rear (HER DRM2924), located c. 25 metres east of the site.
 - King Edward Buildings, 1 Station Road/22 Friar Street (HER DRM2861), located c. 65 metres north-east of the site.

Designated Built Heritage Assets

- 5.9** The Grade I listed Greyfriars Church (NHLE 1321952) and Grade II listed Quadrant Walls and Railings to Former No. 64 (Greyfriars Vicarage) (NHLE 1113487) are located c. 205 metres west of the site boundary. Due the close proximity of these assets and their historic functional relationship, they will be assessed collectively. Their listing descriptions are as follows:

Greyfriars Church (NHLE 1321952)

Formerly a friary church for the Franciscan order, who were given this site by Reading Abbey in 1285. The building served as the guildhall for Reading and

then a hospital and gaol from the C16 to the mid-C19 and was then converted back to a church from 1862 by the borough surveyor, William Woodman.

MATERIALS: flint walling with stone dressings and a plain tile roof.

PLAN: a nave of five bays with side aisles and two C19 transepts, each of two bays, with a C21 reception area at the western end with curved western walling.

EXTERIOR: window and door surrounds across the building are all of C19 date but appear to follow the original patterns. The south wall, facing Friar Street, has walling of squared flints with stone quoins. A plinth with chamfered ashlar top skirts the building. A doorway at the left has double plank doors and a surround with a series of hollow chamfers and hood mould with foliate end stops. To right there are two windows of three lights with traceried heads with reticulated tracery and segmental heads. The roof slope above has a series of five, small triangular lights with wooden tracery panels. The southern transept to the right of this has a central window to its gabled end of four lights with intersecting tracery to the head. The flanks of the transept have three-light windows with intersecting tracery to their heads.

The eastern end has the intended chancel arch at its centre, bricked up with red bricks which have been colour-washed. Around this arch, the walling is of red bricks, laid in header bond with flint walling beyond. In the gable is a circular window with stone surround, enclosing three quatrefoils and to the apex is the gabled bellcote with three cusped openings for the bells. At either side are pairs of three-light windows to light the transepts, set in flint walling and with interlacing tracery to their heads, as before.

The northern is similar to the southern side, but the walling is of knapped and not squared flints. C20 extensions have been placed against the lower walling and block the lower lights of the windows along this side which conform to the same pattern as those on the south of the building. The whole of this eastern wall was built in 1862, partially replacing earlier fabric at the centre which had become unsafe.

The western side has a central window of five lights with reticulated tracery to its head. This contains some original elements but, as with much of the tracery across the building, is of C19 date, but following the patterns seen in C18 and C19 prints of the building. At either side are buttresses with offsets. To the front of this side is a projecting, single-storey extension of 2021, housing a reception area with coffee and bookshops. This has plate glass windows of full height and at the centre is a portal with angled surround.

INTERIOR: the nave is flanked by aisle arcades of five bays of which the easternmost bay is shorter than the others. These have attached, semi-circular columns to each side with sharply-angled fillets set between. The bases have

water-holding mouldings and bell capitals support a series of hollow-chamfered arches. Two columns still show evidence of the initials inscribed by inmates when the building was used as a prison. The roof structures of the nave and aisles are C19 and have ashlar posts, cusped wind braces and, to the nave and transepts, tie beams and king posts with arched braces.

C19 furnishings include the pulpit and font of Caen stone, the series of wall monuments and the elaborate wrought iron brackets of the late-C19 gasoliers which were converted to electroliers in 1930 and fitted with new suspended lights in the early C21. The reredos was designed by William Ravenscroft (see Sources: SM Gold). The organ in the north transept is a replacement fitted in 1888 with a case of 1894.

The area below the western window has been remodelled to accommodate a pair of double doors. The floor was raised in 2000 and is now of white ceramic tiles. At the eastern end beneath a raised platform is an immersion font of cruciform shape. Medieval floor tiles, which were found on site as the building was reinstated as a church, are displayed in a case on the northern wall and show images of hares, stags, dogs and geometrical patterns.

Quadrant Walls and Railings to Former No. 64 (Greyfriars Vicarage) (NHLE 1113487)

FRIAR STREET 1. 5128 (North Side) Quadrant walls and railings to former No 64 (Greyfriars Vicarage) SU 7173 12/121 22.3.57. II 2. Circa 1796 or circa 1808. Probably designed by Soane (as was the now demolished Vicarage). Flanking garden walls, quadrant shaped, red brick; garden doors on street front with heads set in semi-circular arches with plastered tympana. These walls linked by cast iron spearhead rails with fluted columns standards capped by urns. Central steps to doorway with footscaper to left.

- 5.10** The significance of these heritage asset derives principally from their date of construction and in the case of the church its historic interest relating to its previous incarnations as a gaol and hospital. Although the church was extended to the west in the 21st century, the intactness of the more historic built fabric of the assets further contributes to their historic and architectural special interest. The various sequence of building phases of the church in particular can be clearly interpreted, and the high-quality craftsmanship and materiality of the building is evident. The church derives a level of communal (illustrative) value from its historic and present-day function with the walls and railings providing illustrative and architectural value in relation to depicting the historic plot of the church land. Owing to the church's location on relatively low ground and its relatively diminutive bell tower, its landmark status in terms of impact on the wider environs, is not as pronounced as perhaps would be expected of a building of this nature.
- 5.11** The church, wall and railings have their frontage onto Friar Street and the plot extends east and west in a sub rectangular shape. To the south of the assets

are two Grade II listed buildings, namely W I Palmer Memorial Hall (NHLE 1113613) and The Former Mitre Inn (NHLE 1157216) which endow the setting of the assets with a level of architectural value when approaching from the south along West Street. The wider environs of the assets comprise urban development, including the site to the east. The site does not form part of any historic ownership ties with the assets and makes no contribution to the setting of the assets in terms of the provision of historic context. The intervening built form between the assets and the site is such that there is limited to no intervisibility with the site. In its present state the site is considered to make no contribution to the assets immediate setting or significance.



Plate 3

View east along Friar Street towards the site which is located between the two higher buildings to its east and west (arrowed) illustrating the lack of visual connection between the Grade I listed Greyfriars Church and Grade II listed Quadrant Walls and Railings to Former No. 64 (Greyfriars Vicarage).

- 5.12** The Grade II listed 147 Friar Street (NHLE 1113488) is located c. 55 metres east of the site boundary. It is described in its listing description as follows:

Circa 1880s. 3½ storey commercial frontage. Painted brick with stone voussoirs and dressings. Cornice and parapet. 3 high segmental headed dormers with ramped moulded coping between and modillion cornices, centre 2-light. These and 3 pairs of windows on 2nd floor are plate glass sashes. 4 depressed arches on 1st floor under cornice and fascia with outer pilasters and dividing fluted columns with Corinthian caps. Cornice and fascia over ground floor shop front of similar pattern with recessed entrance. The 2

storey shop front is the main interest of this building and it is included for that reason.

- 5.13** The significance of this asset derives principally from its date of construction and the intactness of its principal (north) elevation, which generates its special historic and architectural interest. The retention of its principal elevation with its moulded copings, modillion cornices, depressed arches, outer pilasters and dividing fluted columns with Corinthian caps make the asset a distinctive building within the streetscene in this location.
- 5.14** The assets' principal elevations flank the southern side of Friar Street forming an integral part of the streetscene in this location as you approach along the street from the east and west. The asset is principally experienced when approaching from these directions. The site, which is located c. 55 metres to the west of the asset is considered to form part of its wider urban context. The site and the asset share a level of co-visibility when travelling along Friar Street, but due to the orientation of the asset and the site and their location on the southern flank of Friar Street, they do not share any intervisibility (Plate 4). In its present state the site is considered to make no contribution to the assets' immediate setting and no contribution to its significance.



Plate 4

View west along Friar Street towards the site (right arrow), illustrating the limited co-visibility that the Grade II listed 147 Friar Street (left arrow) and the site share. Note the Locally Important Building King Edward Buildings, 1 Station Road/22 Friar Street on the right of the image.

- 5.15** The Grade II listed No. 15 Friar Street and Numbers 1 and 26 Harris Arcade (NHLE 1113486), No. 14 Friar Street (NHLE 1113485), No. 13 Friar Street (NHLE 1321950), No. 12 Friar Street (NHLE 1113484), No. 11 Friar Street (NHLE 1321949)

are located c. 125 metres east of the site boundary. Due to the close proximity of the assets, their similar age of construction and their architectural detailing, these assets will be assessed collectively. Their listing descriptions are as follows:

No. 15 Friar Street and Numbers 1 and 26 Harris Arcade (NHLE 1113486)

A shopping arcade dating from 1929-1931 built for John Harris and incorporating an earlier street frontage of a motor showroom which dates from before 1922.

MATERIALS AND PLAN: the street front to Friar Street has a stone surround with carved decoration and plate glass shop windows with bronzed metal surrounds at ground-floor level. The walling of the two storeys above this is of red brick laid in Flemish bond with stone dressings. Flooring of the arcade is of terrazzo and the skylights are of wood and metal with stained and clear glass panels. The arcade is of an irregular L shape with a shorter range leading east from Station Road and a longer range running north-south to connect with Friar Street. The portion of the arcade which includes 15 Friar Street and 1 and 26 Harris Arcade is at the far southern end of the arcade.

EXTERIOR: the street front to Friar Street has three principal bays at ground-floor level, the central one of which forms the southern entrance to the arcade. The shop windows to either side of this are of bowed plate-glass. At left is a doorway leading to the upper floors. To either side of the frontage are wide, panelled pilasters with projecting classical motifs. The entablature above the front has a frieze with a central projecting panel that carries stainless steel lettering reading 'HARRIS ARCADE'. The deep cornice above has regularly-spaced square blocks (mutules).

The floors above this, which were formerly part of an C18 town house, have four bays with horned sash windows of three by four panes at first-floor level and three by three panes to the second floor, all with splayed heads of gauged brick. To the top of the wall is a bracketed cornice and above this is a low brick parapet.

The arcade pavement is of terrazzo with inlaid black borders. Shop fronts have granite stall risers and plate glass windows, divided by panelled pilasters. The window surrounds are a combination of base metal and timber, all painted in a consistent imitation of bronze. Above the shop windows is a deep transom light which includes regularly-placed pivoting windows to supply ventilation. Decorative motifs cast into the metal and carved into the wood include guilloche and anthemion mouldings and paterae. The plaster ceiling of the arcade at its southern end is panelled. A plaque recording 15 Friar Street as the birthplace of Professor Goldwin Smith (1823-1910) is attached to the entrance front.

INTERIOR: the interiors of all of the shops appear to have been remodelled and contain few original fittings, although suspended ceilings may mask original features. The upper floors were not inspected.

No. 14 Friar Street (NHLE 1113485)

FRIAR STREET 1. 5128 (North Side) No 14 SU 7173 NE 1/490 II GV 2. Possibly rebuilt, Early-mid C18 style. 3 storeys, 2 windows. Silver grey brick with red brick dressings. Cambered arches to windows, which are modern casements. High parapet. Pilaster strip to left hand side.

No. 13 Friar Street (NHLE 1321950)

FRIAR STREET 1. 5128 (North Side) No 13 SU 7173 3E 1/116 II GV 2. About mid C18. 3 storeys. 2 narrow bays. Silver grey brick headers and red brick dressings in about equal proportion. Small brick block cornice and parapet. Band at 2nd floor level. Tiled roof, modern shopfront, 1st floor windows have segmental heads and have been shortened. 2nd floor window sashes in flush moulded surrounds (upper sashes with glazing bars). Included for group value.

No. 12 Friar Street (NHLE 1113484)

FRIAR STREET 1. 5128 (North Side) No 12 SU 7173 NE 1/115 22.3.57. II GV 2. Early-mid C19 forms a pair to No 11, 3½ storeys. Silver grey headers with red brick dressings and moulded brick cornice and parapet. Projecting string at 2nd floor. 2 modern shop fronts on ground floor, 4 ranges of modern glazing bar sash windows in flush framed surrounds. Old tile roof. Attic modernised with 2 large dormers.

No. 11 Friar Street (NHLE 1321949)

FRIAR STREET 1. 5128 (North Side) No 11 SU 7173 NE 1/114 22.3.57. II GV 2. Early-mid C18. 3 1/2 storeys. Silver grey brick headers with red brick dressings and moulded brick cornice and parapet. Projecting string at 2nd floor level. Mansarded tile roof with two 3-light dormers. 4 ranges of glazing bar sash windows. Modern ground floor shop front. Only the cornice retained of previous (also C20) shop front.

- 5.16** The significance of these assets derives principally from their date of construction and the relative intactness of their built fabric which generates their special historic and architectural interest. The retention of the historic planform of the buildings and their brick structures are key in terms of understanding the vernacular character of the buildings. Their historic usage patterns will be less legible now following the conversion of their ground floor spaces to retail outlets. The retention of some historic fixtures and fittings further contributes to their aesthetic merits. A level of group value is generated due to their proximity to each other and as key frontages within the streetscene.

- 5.17** The assets' principal elevations flank the northern side of Friar Street forming an integral part of the streetscene in this location as you approach along the street from the east and west. The assets are principally experienced when approaching from these directions. The site, which is located c. 125 metres to the west of the assets is considered to form part of their wider urban context. However, the site and the assets share no co-visibility or intervisibility with the site due to the curvature of the road and the intervening built form and street furniture (Plate 5). In its present state the site is considered to make no contribution to the assets' immediate setting and no contribution to their significance.



Plate 5

View west along Friar Street towards the site which is located beyond the curvature of the road. The principal elevations of the Grade II listed 15 – 11 Friar Street are located on the right of the image (arrowed).

Non-Designated Built Heritage Assets

- 5.18** The Locally Important Building, The Bugle, 144 Friar Street including linked buildings to the rear (HER DRM2924) is located c. 25 metres east of the site. It is described on Reading Borough Council's list of Locally Important Building's as follows:

The Bugle at 144 Friar Street is a former public house dating from the mid-19th century. Until its 2021 closure, it had been in use for the sale of beer since at least 1841 and represents the last traditional public house in the western part of Friar Street. It sits within Fife Court, which is one of the last examples of small courts in central Reading, with many other examples having already been lost.

The building was initially classed as a beerhouse, operated by Daniel David according to the 1841 Census, of which there were a number in Reading, under the simplified licensing system of the 1830 Beer Act. Despite changes to the licensing regime in 1869 that resulted in the closure of many of Reading's beerhouses, the Bugle retained its license. It received a wine licence in 1952 and a full publican's licence in 1955.

The name of The Bugle dates from at least 1866, and the current pub sign is from the 66th (Berkshire) Regiment at the Battle of Maiwand (1880), which is also commemorated by the Maiwand Lion monument in Forbury Gardens. There is likely to have been an association between the pub and regiment, with the owner in 1850 being William Winkworth, a Captain and adjutant in the Berkshire Royal Militia, which took part in the Crimean War and was amalgamated into the regiment in 1881. The name prior to 1866 may have been The Sir John Barleycorn.

The building was in the Winkworth family ownership until being auctioned in 1882 along with the Fife Court cottages. In 1903, the freehold owner was the brewery H & G Simonds, which operated from Bridge Street until 1978, and which was an important part of Reading's 19th Century industries.

Whilst there have been changes made to the building over the years, the overall size, scale, massing and contribution to the Friar Street environment remain, as well as the flat clay tiles, single central timber framed window facing Friar Steet, and angled corner. Alterations include a rearrangement of the bars in 1920 and changes to the smoke room in 1925.

- 5.19** The significance of this asset relates to its date of construction sometime in the mid-19th century and its position within the street scene which is accentuated by its prominent chimney stack. A level of historic interest is provided by its connections to the 66th (Berkshire) Regiment in which a former landlord served. This military connection is likely where the pub derives its name from. Although the pub closed in 2021, a level of communal value is generated from its function as an Inn serving the local community.
- 5.20** The principal (north) elevation of the asset flanks the southern side of Friar Street forming an integral part of the street scene in this location as you approach along the street from the east and west. However, being quite a diminutive building compared to surrounding built form, it is principally experienced from immediately opposite the building looking south. The site, which is located c. 25 metres to the west of the asset is considered to form part of its wider urban context. The site and asset do share some co-visibility when travelling along Friar Street from the east (Plate 6) and a limited amount from the west. Due to the orientation of both the asset and the site and their location on the southern flank of Friar Street, they do not share any intervisibility. In its present state the site is considered to make a limited

contribution to the assets' immediate setting and no contribution to its significance.



Plate 6

View west along Friar Street towards the site (right arrow) illustrating the limited co-visibility with The Locally Important Building, The Bugle, 144 Friar Street (right arrow).

- 5.21** The Locally Important Building King Edward Buildings, 1 Station Road/22 Friar Street (HER DRM2861) are located c. 65 metres north-east of the site. They are described on Reading Borough Council's list of Locally Important Building's as follows:

Originally built as a Government building (the Inland Revenue). A handsome Edwardian building of 1902. The building is of 3½ storeys, with dormer windows at attic level. Built in red brick with Ashlar stone detailing forming the quoins of a canted bay at the junction of Station Road and Friar Street, and forming the gauged arch over the door into the canted bay. The door has a niche with stone surround above it above and a decorative stone relief. The main canted bay, corner elevation at the junction of Station Road and Friar Street is relatively unaltered and the historic form at first and second forms is clearly identifiable. Three bays on Friar Street and an impressive 11 bays on Station Road with a former main entrance with stone surround at ground floor level (now lost) emphasised by a segmental pediment at roof level with a decorative stone relief. Five impressive brick chimneys survive. Parapet with hipped slate roof behind with dormer windows with pitched roofs. Windows: 9 over 9 sashes survive at first and second floor levels with gauged brick arched heads with keystones. Interior and ground floor shopfronts largely altered.

Architects were E B Hoare and M Wheeler of Portman Square, London and Reading. The building is considered to be an early example of the Neo-Classical Style in Reading.

- 5.22** The significance of this asset, although with a relatively late date of construction of 1902, derives its significance from its architectural interest as an early example Edwardian neo-classical building design in Reading and is a prominent landmark building within the street scene being located on the corner of Friar Street and Station Road. The retention of much of the original fabric of the building on those elevation fronting Friar Street and Station Road which includes the gauged brickwork, stone quoins and keystones above the classically laid out windows further adds to its interest.
- 5.23** Located on the corner of Friar Street and Station Road, combined with its height, the asset is a prominent building within the street scene. It is principally experienced when approaching from the east along Friar Street and to a lesser extent when travelling from the north along Station Road and from the south along Queen Victoria Street. It shares very limited co-visibility with the site when viewed from the west along Friar Street and a limited amount when viewed from the east along Friar Street (Plate 4). The site and the asset do share a limited amount of intervisibility. Although forming part of the assets wider urban setting, the site and asset share a limited visual connection and no historic links. For these reasons, the site is not considered to contribute to the significance of the asset and makes a neutral contribution to its setting.

6.0 Proposed Development and Potential Impact on Designated and Non-Designated Heritage Assets

Site Conditions

- 6.1** The site is currently 136-137 Friar Street, Reading. The ground floor is under retail use whilst the upper floors are currently not in use. To the rear is a paved yard surface underneath a pergola with plastic sheeting.

The Proposed Development

- 6.2** A planning application is proposed for conversion and extension of the existing building into 14 serviced apartments. The ground floor will be retained as retail space.
- 6.3** The extension of the building will include development within the rear courtyard and the addition of two storeys with a mansard roof.

Potential Archaeological Impacts and Mitigation Measures

- 6.4** The available evidence indicates that the site has been located within the historic settlement core of Reading since at least the post medieval period. There are no designated archaeological assets that are likely to be impacted by the proposed development. The site is considered to have a low potential to contain activity from the Prehistoric and Roman periods. The site is considered to have a moderate potential to contain occupation evidence from the Saxon period through to the post medieval and modern periods. The remains from these periods are likely to be of local-regional significance.
- 6.5** If archaeological remains are located within the developable land, the construction of the scheme will impact upon them.
- 6.6** Based on the available evidence, below ground heritage assets are unlikely to represent a design constraint to proposed development of the site. Given the potential of the site, whilst noting the potential truncation through past development and through the construction process, it is anticipated that a programme of archaeological evaluation will be required within the area of proposed building extension. It is anticipated that a requirement for any further works could be secured as a condition of planning consent should it be granted.

Potential Built Heritage Impacts and Mitigation Measures

Grade I listed Greyfriars Church (NHLE 1321952) and Grade II listed Quadrant Walls and Railings to Former No. 64 (Greyfriars Vicarage) (NHLE 1113487), located c. 205 metres west of the site boundary.

- 6.7** Due to the intervening built form, the assets and the site currently share limited to no visual connection. In its present state the site is considered to make no contribution to the assets immediate setting or significance. The proposed development will include the construction of a five-storey block to the rear (south) of 136-137 Friar Street.

- 6.8** Being set back from Friar Street and clad in materials with a muted colour palette, the proposed 5-storey block will not be overly evident in views along Friar Street and not within key views of the assets from the south along West Street. Furthermore, the height of the proposed block will continue the undulating roof line along the southern flank of Friar Street and will be lower than the ridgeline of the building to the immediate east of 136-137 Friar Street.

Grade II listed 147 Friar Street (NHLE 1113488), located c. 55 metres east of the site boundary.

- 6.9** The site, which is located c. 55 metres to the west of the asset is considered to form part of its wider urban context and share a level of co-visibility when travelling along Friar Street. However, due to the orientation of the asset and the site and their location on the southern flank of Friar Street, they do not share any intervisibility. In its present state the site is considered to make no contribution to the assets' immediate setting and no contribution to its significance.
- 6.10** Due to the proposed 5 -storey block being set back from Friar Street and clad in materials with a muted colour palette, it will not be overly evident in views along Friar Street from the east where the asset and site share co-visibility. Furthermore, the existing building to the immediate east of the site will largely conceal the new block at roof level. The proposals look to retain the existing façade of 136-137 Friar Street which will maintain the existing co-visibility with the asset and the site at ground level.

Grade II listed No. 15 Friar Street and Numbers 1 and 26 Harris Arcade (NHLE 1113486), No. 14 Friar Street (NHLE 1113485), No. 13 Friar Street (NHLE 1321950), No. 12 Friar Street (NHLE 1113484), No. 11 Friar Street (NHLE 1321949), located c. 125 metres east of the site boundary.

- 6.11** The site and the assets share no co-visibility or intervisibility with due to the curvature of the road and the intervening built form and street furniture. In its present state the site is considered to make no contribution to the assets' immediate setting and no contribution to their significance. Due to the intervening built form and the setback nature of the proposed 5-storey block to the rear (south) of the site, the proposals will not be evident in views of the assets when viewing them from the east or west along Friar Street.

The Locally Important Building The Bugle, 144 Friar Street including linked buildings to the rear (HER DRM2924), located c. 25 metres east of the site.

- 6.12** Being quite a diminutive building compared to surrounding built form, the asset is principally experienced from immediately opposite the building looking south. The site and asset do share some co-visibility when travelling along Friar Street from the east and a limited amount from the west. Due to the orientation of both the asset and the site and their location on the

southern flank of Friar Street, they do not share any intervisibility. The site is considered to make a limited contribution to the assets' immediate setting and no contribution to its significance.

- 6.13** With the proposed 5-storey block being set back from Friar Street and clad in materials with a muted colour palette, it will not be overly evident in views along Friar Street where it shares limited co-visibility with the asset. The existing building to the immediate east of the site will also largely conceal the new block at roof level and the proposals look to retain the existing façade of 136-137 Friar Street thereby maintaining the existing co-visibility they share at ground level.

The Locally Important Building King Edward Buildings, 1 Station Road/22 Friar Street (HER DRM2861), located c. 65 metres north-east of the site.

- 6.14** The asset is principally experienced when approaching from the east along Friar Street and to a lesser extent when travelling from the north along Station Road and from the south along Queen Victoria Street. It shares very limited co-visibility with the site when viewed from the west along Friar Street and a limited amount when viewed from the east along Friar Street. The site and the asset do share a limited amount of intervisibility. The site and asset share a limited visual connection and no historic links. It is considered that the site does not contribute to the significance of the asset and makes a neutral contribution to its setting.
- 6.15** Due to the proposed 5 -storey block being set back from Friar Street and clad in materials with a muted colour palette, it will not be overly evident in views along Friar Street from the east where the asset and site share a limited amount of co-visibility. The existing building to the immediate east of the site will also largely conceal the new block at roof level. The proposals look to retain the existing façade of 136-137 Friar Street which will maintain the existing co-visibility with the asset and the site at ground level.

7.0 Summary and Conclusions

- 7.1** This assessment considers 136-137, Friar Street, Reading which is proposed for the conversion and extension of the existing building into 14 serviced apartments. The ground floor will be retained as retail space.

Archaeological Assets

- 7.2** The available evidence indicates that the site has been located within the historic settlement core of Reading since at least the post medieval period. There are no designated archaeological assets that are likely to be impacted by the proposed development. The site is considered to have a low potential to contain activity from the Prehistoric and Roman periods. The site is considered to have a moderate potential to contain occupation evidence from the Saxon period through to the post medieval and modern periods. The remains from these periods are likely to be of local-regional significance.
- 7.3** If archaeological remains are located within the developable land, the construction of the scheme will impact upon them.
- 7.4** Based on the available evidence, below ground heritage assets are unlikely to represent a design constraint to proposed development of the site. Given the potential of the site, whilst noting the potential truncation through past development and through the construction process, it is anticipated that a programme of archaeological evaluation will be required within the area of proposed building extension. It is anticipated that a requirement for any further works could be secured as a condition of planning consent should it be granted.

Built Heritage Assets

- 7.5** An assessment of the potential impacts of the proposed development on those designated and non-designated built heritage assets located in the vicinity of the site has concluded that they will have their significance and setting preserved by the proposals.
- 7.6** The above assessment is based on the condition that the colour palette of the facing materials used is muted in colour so as not to make the 5-storey block to the rear (south) of 136-137 Friar Street overly evident in views along Friar Street at roof level. Furthermore, although the existing façade of 136-137 Friar Street is of little value in heritage terms, the fenestration and facing materials of the upper storeys do contribute to the character of the street scene of Friar Street in this location and should be maintained.

Sources

General

British Library

The National Archives

Berkshire HER

Cartographic

1610 Speed Map

1847 Parish of St Laurence Tithe Map

1879 1:2,500 Ordnance Survey Map

1895 Historic Building Plan

1912 1:2,500 Ordnance Survey Map

1953 Historic Building Plan, Resurvey of 1895 plan

1968-1971 1:2,500 Ordnance Survey Map

1993 1:2,500 Ordnance Survey Map

2022 1:10,000 Ordnance Survey Map

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APPENDIX A – GAZETTEERS

GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 300m radius of the site was adopted. The following gazetteer represents all of the entries from the Berkshire HER.

Abbreviations:

BHER: Berkshire Historic Environment Record

MonUID: BHER monument identification reference number

MonUID	NAME	PERIOD
MRM18235	Undated linear feature at Station Hill, Reading, Berkshire	Unknown
MRM16042	Possible Civil War defences ditch at 25-26 Friar Street Reading, Berkshire	Unknown
MRD3966	Flint lined well - St Mary's Butts, Reading, Berkshire	Unknown
MRD3967	Human cranium - back of Minster Street, Reading, Berkshire	Unknown
MRD3971	Flint lined well - Butter Market, Reading, Berkshire	Unknown
MRD4467	Graves at Greyfriars Vicarage, Reading, Berkshire	Unknown
MRD15536	Pits and scoops at 99-105 Friar Street, Reading, Berkshire	Unknown
MRD15659	Flint wall - 90-93 Broad Street, Reading, Berkshire	Unknown
MRM16548	Grave at Greyfriars, Friar Street, Reading, Berkshire	Unknown
MRD3964	Wall at Blagrove Street, Reading, Berkshire	Unknown
MRD9049	Hand axe at Station Road, Reading, Berkshire	Lower Palaeolithic
MRD9047	Hand axe - Vachel Road, Reading, Berkshire	Lower Palaeolithic
MRM18493	Possible palaeochannels - Station Hill South, Plots E and F, Reading	Palaeolithic
MRM18496	Possible palaeochannels - Station Hill North, Plots A, B, C, D and G, Reading	Palaeolithic
MRM18491	A small worked flint assemblage - Station Hill South, Plots E and F, Reading	Late Mesolithic to Late Iron Age
MRD11209	Neolithic flint axe - St Laurence's Churchyard, Reading, Berkshire	Early Neolithic to Late Neolithic
MRD15735	Medieval features and multi-period finds - rear of 1 Friar Street, Reading, Berkshire	Early Bronze Age to Post Medieval
MRD11254	Iron Age brooch - Friar Street, Reading, Berkshire	Late Bronze Age to Early Iron Age
MRD11245	Iron Age coin - Market Place, Reading, Berkshire	Iron Age
MRD11197	Prehistoric finds - Capital and Counties Bank, Cross Street, Reading, Berkshire	Prehistoric

MonUID	NAME	PERIOD
MRD11400	Struck flint - Vicarage Site, St Mary's Church, Reading, Berkshire	Prehistoric
MRM18495	A small worked flint assemblage - Station Hill North, Plots A, B, C, D and G, Reading	Prehistoric
MRD11255	Roman sherds - Market Place, Reading, Berkshire	Roman
MRD11257	Romano-British sherds-Friar Street, Reading, Berkshire	Roman
MRD11258	Roman coins - Vaudeville Theatre, Broad Street, Reading, Berkshire	Roman
MRD3883	Romano-British settlement at Reading?	Roman
MRD11262	Roman coin - Greyfriars Road, Reading	Roman
MRD15634	Saxon Reading	Saxon
MRD15633	Danish Defences? Reading, Berkshire	Saxon
MRD11341	Early medieval coffin and coin hoard - St Mary's Churchyard, Reading, Berkshire	Saxon
MRD3906	Saxon royal vill at Reading?	Saxon
MRD3918	Saxon mint at Reading	Saxon
MRD3919	Old Market/ St Mary's Butts, Reading, Berkshire	Saxon
MRD3921	Minster Street/Gun Street, Reading	Saxon
MRD15745	Saxon findspot - 90-93 Broad St, Reading, Berkshire	Saxon
MRM16017	Sherd of Saxon pottery at Shoemiths Court, Reading, Berkshire	Saxon
MRD15737	Saxon-Medieval pits at 7-8 Market Way (Broad Street), Reading, Berkshire	Saxon to Medieval
MRM16013	12th-14th century medieval activity at 25-26 Friar Street and Shoemiths Court, Reading, Berkshire	Medieval
MRD1374	Reading Abbey, Reading, Berkshire	Medieval
MRM16505	Medieval features at 56-56 St Mary's Butts, Reading, Berkshire	Medieval
MRM16784	Medieval deposits and artefacts - Friar Street, Reading, Berkshire	Medieval
MRM18353	The Minster Mill (Oracle Site 150) – Medieval activity	Medieval
MRD15493	Medieval hearth - 172 Friar Street, Reading, Berkshire	Medieval
MRD15495	Medieval occupation layer - 172 Friar Street, Reading, Berkshire	Medieval
MRD1398	St Laurence's and hospitium - Reading, Berkshire	Medieval
MRD15513	12th-13th century occupation at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15529	Mid 13th - 14th century occupation at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15534	14th - 15th century occupation at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15564	St Laurence Church, Reading, Berkshire	Medieval
MRD11369	13th century pottery - 10 Queen Victoria Street, Reading, Berkshire	Medieval

MonUID	NAME	PERIOD
MRD11370	Medieval pottery at Wiston Terrace, Reading, Berkshire	Medieval
MRD11375	14th century pottery sherds - The Vicarage, St Mary's, Reading, Berkshire	Medieval
MRD11377	14th century pottery sherds - 60 Broad Street, Reading	Medieval
MRD11381	Late Norman or early Medieval pot - Wellsteads, Broad Street, Reading	Medieval
MRD3917	Medieval Reading	Medieval
MRD3920	Possible medieval burials - St Mary's Butts, Reading, Berkshire	Medieval
MRD3922	Rubbish pit feature at 52-53 Minster Street, Reading, Berkshire	Medieval
MRD3926	Market Place, Reading	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
MRD3932	Medieval cess pits at 160-163 Friar Street, Reading, Berkshire	Medieval
MRD15497	Medieval hearth - 172 Friar Street, Reading, Berkshire	Medieval
MRD15498	Fireplace support? - 172 Friar Street, Reading, Berkshire	Medieval
MRD15499	Tile course - 172 Friar Street, Reading, Berkshire	Medieval
MRD15514	12th-13th century post holes and a post pad at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15515	12th -13th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15516	12th-13th century medieval floor layers at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15517	12th-13th century post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15518	12th-13th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15519	12th-13th century medieval hearth at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15520	12th - 13th century floor layers at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15521	12th - 13th century medieval wall at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15522	12th -13th century pits and post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15523	12th-13th century ditches at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15524	Medieval pits at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15525	12th -13th century quarry pits at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15526	12th-13th century pit at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15527	12th-13th century post hole at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15528	12th-13th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval

MonUID	NAME	PERIOD
MRD15530	Mid 13th -14th century floor deposits at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15531	Mid 13th-14th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15532	Mid 13th - 14th century floor deposit at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15533	Mid 13th-14th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15535	14th-15th century floor deposits at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15537	14th-15th century post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15538	14th-15th century wall cuts at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15539	14th - 15th century hearths at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15540	14th-15th century post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15541	14th-15th century floor deposit at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15542	14th-15th century ditch at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15543	14th-15th century pits at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15544	14th-15th century post holes at 99-105 Friar Street, Reading, Berkshire	Medieval
MRD15563	Reading Abbey - Hospitium	Medieval
MRD15568	Sandstone head of a knight - 4 Broad Street, Reading, Berkshire	Medieval
MRD11365	Medieval jug - Blagrove Street, Reading, Berkshire	Medieval
MRD15746	Medieval features - 90-93 Broad St, Reading, Berkshire	Medieval
MRD15747	Late medieval pits at 90-93 Broad Street, Reading, Berkshire	Medieval
MRD7307	Post hole at 21-23 Valpy Street, Reading, Berkshire	Medieval
MRM16111	Medieval flint and stone rubble walling - The Coopers Arms, Reading, Berkshire	Medieval
MRM16392	Medieval pottery sherds - Vicarage Site, St Mary's Church, Reading, Berkshire	Medieval
MRM16549	Medieval pottery sherds and tile at Greyfriars, Friar Street, Reading, Berkshire	Medieval
MRD11378	Medieval skeleton and finds - Broad Street, Reading, Berkshire	Medieval
MRM17581	Possible Medieval activity at land at Greyfriars Church, Reading, Berkshire	Medieval
MRM18492	Medieval features - Station Hill South, Plots E and F, Reading	Medieval
MRM18549	Possible medieval activity at Greyfriars Church, Reading, Berkshire	Medieval
MRD11367	Medieval coin - Great Western Hotel, Reading, Berkshire	Medieval
MRD11371	Medieval sherds - New garage near railway station, Reading, Berkshire	Medieval
MRM16014	14th -16th century medieval activity at 25-26 Friar Street and Shoemiths Court, Reading, Berkshire	Medieval to Post Medieval

MonUID	NAME	PERIOD
MRM16503	Medieval activity at rear of 10-11 Gun Street, Reading, Berkshire	Medieval to Post Medieval
MRD15623	A flint and mortar wall at 7-8 Broad Street, Reading, Berkshire	Medieval to Post Medieval
MRM16558	Medieval/early post-medieval feature - Station Hill, Reading, Berkshire	Medieval to Post Medieval
MRD3938	Greyfriars - Reading, Berkshire	Medieval to Post Medieval
MRD15546	16th-19th century occupation at 99-105 Friar Street, Reading, Berkshire	Medieval to Post Medieval
MRD3943	St Laurence's School, Reading, Berkshire	Medieval to Post Medieval
MRD6695	Burials - St Mary the Virgin Church, Reading, Berkshire	Medieval to Post Medieval
MRD6696	Human inhumations - St Mary the Virgin Church, Reading, Berkshire	Medieval to Post Medieval
MRD15500	Late medieval/post-medieval pit - 172 Friar Street, Reading, Berkshire	Medieval to Post Medieval
MRD15545	A 15th-16th century pit and another pit at 99-105 Friar Street, Reading, Berkshire	Medieval to Post Medieval
MRD15547	16th-17th century tiled area and chalk/brickearth floor at 99-105 Friar Street, Reading, Berkshire	Medieval to Post Medieval
MRD15643	Medieval and post-medieval structures - The Oracle Site, Reading, Berkshire	Medieval to Post Medieval
MRD15644	Medieval buildings and deposits - The Oracle Site, Reading, Berkshire	Medieval to Post Medieval
MRD15688	Greyfriars Church, Friar Street, Reading, Berkshire	Medieval to Post Medieval
MRD15734	Medieval finds at rear of 1 Friar Street, Reading, Berkshire	Medieval to Post Medieval
MRD15748	Post-medieval features - 90-93 Broad St, Reading, Berkshire	Medieval to Post Medieval
MRD6970	Post-medieval wall and sherd of medieval pottery - 15 Gun Street, Reading, Berkshire	Medieval to Post Medieval
MRD3935	Church of St Mary, Reading, Berkshire	Medieval to Post Medieval
MRD3936	St Laurence Church, Reading, Berkshire	Medieval to Post Medieval
MRM16015	Vastern Meadows, Reading, Berkshire	Medieval to Post Medieval
MRD15496	Phases of occupation - 172 Friar Street, Reading, Berkshire	Medieval to Modern

MonUID	NAME	PERIOD
MRD15512	Phases of occupation from medieval to modern at 99-105 Friar Street, Reading, Berkshire	Medieval to Modern
MRD15462	The Boar's Head, Friar Street, Reading, Berkshire	Medieval to Modern
MRD3931	New Street/Friar Street, Reading, Berkshire	Medieval to Modern
MRD3933	Medieval wall - 7 Greyfriars Road, Reading, Berkshire	Medieval to Unknown
MRD6125	South Eastern and Chatham Railway - Reading line	Post Medieval
MRM18354	The Minster Mill (Oracle Site 150) – Post-medieval activity	Post Medieval
MRM18462	Post-medieval brick structures – 18-20 Hosier Street, Reading	Post Medieval
MRD6024	Great Western Railway (GWR) - London to Reading Station	Post Medieval
MRD5535	Campanile at Corn Exchange - Market Place, Reading	Post Medieval
MRD5533	The Corn Exchange arcade entrance - Market Place, Reading, Berkshire	Post Medieval
MRD15624	19th century basements at 7/8 Broad St, Reading, Berkshire	Post Medieval
MRD15703	Civil War Defences at Reading, Berkshire	Post Medieval
MRD11389	Post-medieval token - Chain Street/Broad Street, Reading	Post Medieval
MRD3973	Possible late/post-medieval brick footings - Broad Street, Reading, Berkshire	Post Medieval
MRD6624	Burials at United Reform Chapel, Broad Street, Reading, Berkshire	Post Medieval
MRD7368	Victorian well at 5 Greyfriars Road, Reading, Berkshire	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
MRD5534	Hall of the Corn Exchange, Market Place, Reading	Post Medieval
MRD15548	Post-medieval pits and a post hole at 99-105 Friar Street, Reading, Berkshire	Post Medieval
MRD15549	Post-medieval pits at 99-105 Friar Street, Reading, Berkshire	Post Medieval
MRD15550	A post-medieval pit and post hole at 99-105 Friar Street, Reading, Berkshire	Post Medieval
MRD15551	Post-medieval pits at 99-105 Friar Street, Reading, Berkshire	Post Medieval
MRD15738	Post-medieval cellar and cess pit - 7-8 Market Way (Broad Street), Reading, Berkshire	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
MRD7309	Pit at 21-23 Valpy Street, Reading, Berkshire	Post Medieval

MonUID	NAME	PERIOD
MRM16016	16th - 18th century post-medieval activity at 25-26 Friar Street and Shoemsmiths Court, Reading, Berkshire	Post Medieval
MRM16062	32 Market Place, Reading, Berkshire	Post Medieval
MRM16064	27 and 28 Market Place, Reading, Berkshire	Post Medieval
MRM16314	Human remains (pre 16th century), Minster of St Mary-the-Virgin, Reading, Berkshire	Post Medieval
MRD7021	15 Gun Street, Reading, Berkshire	Post Medieval
MRM16550	Post-medieval activity at Greyfriars, Friar Street, Reading, Berkshire	Post Medieval
MRD3939	Greyfriars Church, Reading, Berkshire	Post Medieval
MRM18494	Earlier post-medieval buildings – Friar Street, Reading	Post Medieval
MRD3989	Well at Reading Chronicle Building, Valpy Street, Reading	Post Medieval
MRM16504	Post -medieval features and finds at rear of 10-11 Gun Street, Reading, Berkshire	Post Medieval to Modern
MRD6042	Reading Station to Tilehurst Station	Post Medieval to Modern
MRD6048	Reading to Reading West Station	Post Medieval to Modern
MRD3965	Old market/St. Mary's Butts, Reading	Post Medieval to Modern
MRD3970	Market Place - Reading, Berkshire	Post Medieval to Modern
MRD3972	Broad Street/King Street, Reading	Post Medieval to Modern
MRD3988	Former Victoria Buildings, Reading, Berkshire	Post Medieval to Modern
MRD5909	A4 Bath Road through Reading	Post Medieval to Modern
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
MRD15744	Former Boots Building, Broad Street, Reading, Berkshire	Post Medieval to Modern
MRM16066	The Coopers Public House, Market Place, Reading, Berkshire	Post Medieval to Modern
MRD3987	Blagrove Street, Reading, Berkshire	Post Medieval to Modern
MRM18276	39 Friar Street, Reading, Berkshire	Post Medieval to Modern
MRD6041	Reading Railway Station, Reading	Post Medieval to Modern
MRM17607	Former western wing of station buildings - Reading Station, Reading, Berkshire	Post Medieval to Modern
MRD3978	Skeletons and finds - Friar Street, Reading, Berkshire	Post Medieval to Unknown
MRD5503	St Marys Butts stall - St Marys Butts, Reading, Berkshire	Modern
MRM17664	17-27 Station Road, Reading - site of Baroque Art Nouveau and Flemish style office building	Modern

GAZETTEER OF PREVIOUS EVENTS

The following gazetteer represents all events recorded by the BHER within the 300m study area.

Abbreviations:

Event No.: BHER event identification reference number

EVENT NO.	NAME
ERD116	Boars Head, 25 Friars Street, Reading
ERD152	Rear of 1 Friar Street, Reading, Berkshire
ERD153	Rear of 1 Friar Street, Reading, Berkshire
ERD156	7-8 Market Way, Broad Street, Reading
ERD164	90-93 Broad Street, Reading
ERD27	172 Friar Street, Reading
ERD33	99 - 105 Friar Street, Reading, Berkshire
ERD34	99 -105 Friar Street, Reading, Berkshire
ERD66	29-35 Station Road, Reading
ERD78	7/8 Broad Street (Market Way), Reading, Berkshire
ERD89	The Oracle Site (Site 29)
ERD92	Market Way, Broad Street, Reading
ERD94	90-93 Broad Street, Reading
ERD96	The Former Boots Building, Broad Street, Reading
ERM1025	Replacement of Drainage Channel Minster of St Mary-the Virgin, Reading, Berkshire
ERM1041	Minster of St Mary-the Virgin, Reading, Berkshire
ERM1058	25-26a Friar Street, Reading, Berkshire
ERM1065	15 Gun Street, Reading, Berkshire
ERM1072	Garages to the Rear of 55-56 St Mary's Butts, Reading, Berkshire
ERM1112	The Vicarage Site, St Mary's Butts, Reading
ERM1135	55-56 St Mary's Butts, Reading, Berkshire

EVENT NO.	NAME
ERM1173	Rear of 10-11 Gun Street, Reading, Berkshire
ERM1224	Water Pressure Manager, St Mary's Butts, Reading, Berkshire
ERM1267	The Greyfriars Day Nursery, 64 Friar Street, Reading
ERM1320	Station Hill and Friars Walk, Friar Street, Reading, Berkshire
ERM1322	Greyfriars Church, Friar Street, Reading, Berkshire
ERM1325	Land at Station Hill and Friars Walk, Reading
ERM1350	Bridewell House and Samuel House, Friar Street, Reading
ERM1397	Market Place/London Street Conservation Area Appraisal
ERM1449	Friar Street road repair, Reading, Berkshire
ERM1566	Aldwych House, Blagrove Street, Reading, Berkshire
ERM1567	The Oracle Shopping Centre site
ERM1630	Rear of 7-9 Gun Street, Reading, Berkshire
ERM1632	Aldwych House, Blagrove Street, Reading, Berkshire
ERM1648	Land at Greyfriars Church, Friar Street, Reading, Berkshire
ERM1703	Reading Station Southern Entrance, Borough of Reading
ERM1704	Reading Station Area Re-development
ERM1724	Reading Station Area Redevelopment Reading, Berkshire - Western Wing of Station Buildings
ERM1742	116-117 Broad Street Reading, Berkshire
ERM1801	29-35 Station Road, Reading, Berkshire
ERM1807	Primark Reading Friar Street Reading
ERM1942	Archaeological Desk-Based Assessment 52-55 Friar Street & 12 Greyfriars Road, Reading
ERM1955	Station Hill and Friars Walk (Plots B & D), Friar Street, Reading
ERM2167	St Laurence's Churchyard, The Forbury, Reading - Archaeological Watching Brief
ERM226	29-35 Station Road, Reading
ERM2293	Bridewell House and Samuel House, Friar Street, Reading. Archaeological Watching Brief

EVENT NO.	NAME
ERM2297	18-20 Hosier Street, Reading. Historic environment assessment
ERM2315	Greyfriars Church, Reading, Berkshire. Archaeological Desk-Based Assessment
ERM2359	Station Hill, Reading. Historic Environment Desk-Based Assessment
ERM2360	18-20 Hosier Street, Reading - Test Pit Survey
ERM2387	Station Hill South, Plots E and F, Reading. Archaeological Watching Brief
ERM2388	Station Hill North, Plots A, B, C, D and G, Reading. Archaeological Watching Brief
ERM2397	Greyfriars Church, Reading, Berkshire (Phase 2). Archaeological Desk-Based Assessment
ERM2429	Station Hill South, Plots E and F, Reading. Archaeological Evaluation
ERM2483	Queen Victoria Street & Friar Street, Reading - Desk-Based Assessment
ERM2566	Greyfriars Church, Reading, Berkshire - Archaeological evaluation
ERM2602	138-144 Friar Street (QVS2) Reading. Archaeological Desk Based Assessment
ERM2605	1-15 Queen Victoria Street and 145-148 Friar Street, Reading. Archaeological Desk-Based Assessment
ERM2606	35-39 Friar Street Reading. Archaeological Desk-Based Assessment
ERM279	The United Reform Chapel, Broad Street, Reading
ERM283	21-23 Valpy Street, Reading, Berkshire
ERM284	21-23 Valpy Street, Reading, Berkshire
ERM333	Chatham Street, Reading
ERM449	5 Greyfriars Road, Reading, Berkshire
ERM483	25-26 Friar Street, Reading, Berkshire
ERM484	25-26 Friar Street and Shoesmiths Court, Reading, Berkshire
ERM500	Land at Station Hill, Reading
ERM541	Shoesmiths Court, Reading, Berkshire - Area 9
ERM575	St Mary the Virgin Church, Reading, Berkshire
ERM623	173-175 Friar Street, Reading, Berkshire
ERM643	The Vicarage, 64 Friar Street, Reading, Berkshire

EVENT NO.	NAME
ERM650	Minster of St Mary the Virgin, Reading, Berkshire
ERM754	Reading Civic Headquarters and Hosier Street Masterplan
ERM813	Tree Planting, Churchyards of St Mary's and St Laurence's, Reading, Berkshire
ERM816	The Coopers Arms Complex
ERM831	172 Friar Street, Reading
ERM866	90-93 Broad Street, Reading, Berkshire
ERM869	Aldwych House, Blagrove Street, Reading, Berkshire

GAZETTEER OF DESIGNATED HERITAGE ASSETS

The following gazetteer represents all known designated heritage assets within the 300m study area.

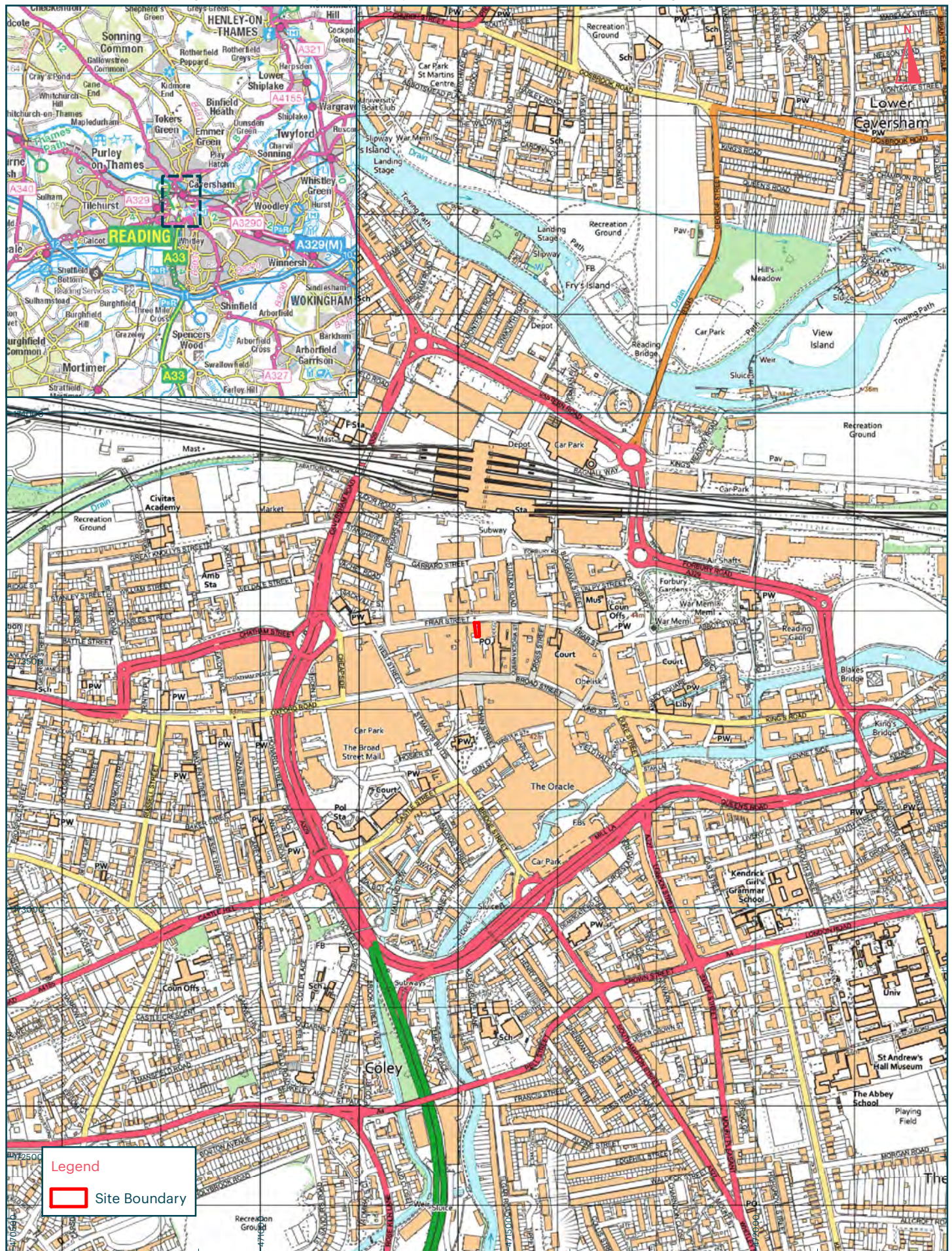
Abbreviations:

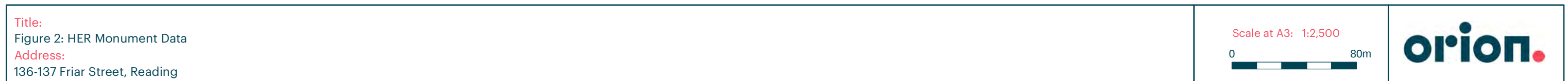
NHLE: National Heritage List for England

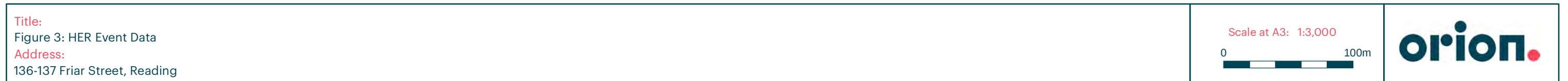
NHLE REFERENCE	NAME	DESIGNATION
1007932	Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork.	Scheduled Monument
1321952	GREYFRIARS CHURCH	I
1113573	Church of St Mary	I
1113532	Church of St Laurence	I
1113400	TOWN COUNCIL CHAMBER AND OFFICES WITH CLOCK TOWER	II*
1113534	THE SIMEON MONUMENT	II*
1113488	147, FRIAR STREET	II
1113564	1-31, QUEEN VICTORIA STREET (See details for further address information)	II
1113590	13 AND 15, STATION ROAD	II
1113489	154, FRIAR STREET	II
1303154	155, FRIAR STREET	II
1113406	95, BROAD STREET	II
1113486	15 Friar Street and Numbers 1 and 26 Harris Arcade, Reading	II
1113485	14, FRIAR STREET	II
1473816	Numbers 8-10 Station Road and 2-25 Harris Arcade, Reading	II
1321950	13, FRIAR STREET	II
1113405	67 AND 68, BROAD STREET	II
1113407	SAXONE	II
1113484	12, FRIAR STREET	II
1321954	CONGREGATIONAL CHURCH AND NUMBERS 89 AND 89A	II
1321949	11, FRIAR STREET	II
1113591	GREAT WESTERN HOUSE	II
1156954	CHURCH HOUSE	II
1321887	BUILDING TO WEST OF CHURCH HOUSE	II

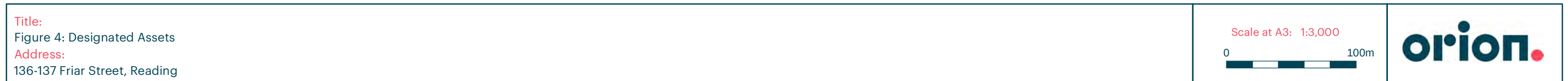
NHLE REFERENCE	NAME	DESIGNATION
1113589	THE STATUE OF KING EDWARD VII	II
1113487	QUADRANT WALLS AND RAILINGS TO FORMER NO 64 (GREYFRIARS VICARAGE)	II
1156950	GROUP OF 4 CHURCHYARD TOMBS NORTH OF ST MARY'S CHURCH	II
1113483	QUEEN VICTORIA JUBILEE STATUE	II
1113613	W I Palmer Memorial Hall	II
1157216	The former Mitre Inn	II
1156940	THE ALLIED ARMS INN	II
1113572	55 AND 55A, ST MARY'S BUTTS	II
1321886	GROUP OF 4 CHURCHYARD TOMBS, EAST OF ST MARY'S CHURCH	II
1321990	Reading Museum	II
1113401	The Concert Hall	II
1154597	2 AND 3 AND 3A, BROAD STREET	II
1302939	TELEPHONE EXCHANGE	II
1113536	23-26, MARKET PLACE	II
1156250	DRINKING FOUNTAIN ON SOUTH SIDE OF ST LAURENCE'S TOWER	II
1113538	TRUSTEE SAVINGS BANK	II
1113537	THE COOPERS PUBLIC HOUSE	II
1156271	32, MARKET PLACE	II
1302967	27 AND 28, MARKET PLACE	II
1321989	SMALL TOWN HALL	II
1113539	Corn Exchange Arcade Entrance	II
1321892	MAIN BUILDING OF READING GENERAL STATION	II
1113600	Former School of Art	II
1113571	Queen Victoria Jubilee Fountain	II
1113574	JUBILEE CROSS	II
1113492	LA CORBIERE RESTAURANT	II
1321919	13 AND 14, GUN STREET	II
1248738	WALTER PARSONS CORN STORES	II
1303142	11 AND 12, GUN STREET	II

NHLE REFERENCE	NAME	DESIGNATION
1321918	10, GUN STREET	II
1113402	Municipal Buildings	II
1156281	48 AND 49, MARKET PLACE	II
1155899	9, GUN STREET	II
1113491	8, GUN STREET	II
1155931	THE GEORGE HOTEL	II
1321917	7, GUN STREET	II
1113535	NATIONAL WESTMINSTER BANK	II
1113540	50 AND 51, MARKET PLACE	II
1113497	Former Barclays Bank	II











Legend



Approximate Site Location



Title:
Figure 5: 1610 Speed Map
Address:
136-137 Friar Street, Reading

Not to Scale:
Illustrative Only





Title:
Figure 6: 1847 Parish of St Laurence Tithe Map
Address:
136-137 Friar Street, Reading

Scale at A4: 1:5,000

0 125m

orion.



Title:
Figure 7: 1879 1:2,500 Ordnance Survey Map
Address:
136-137 Friar Street, Reading

Scale at A4: 1:2,500

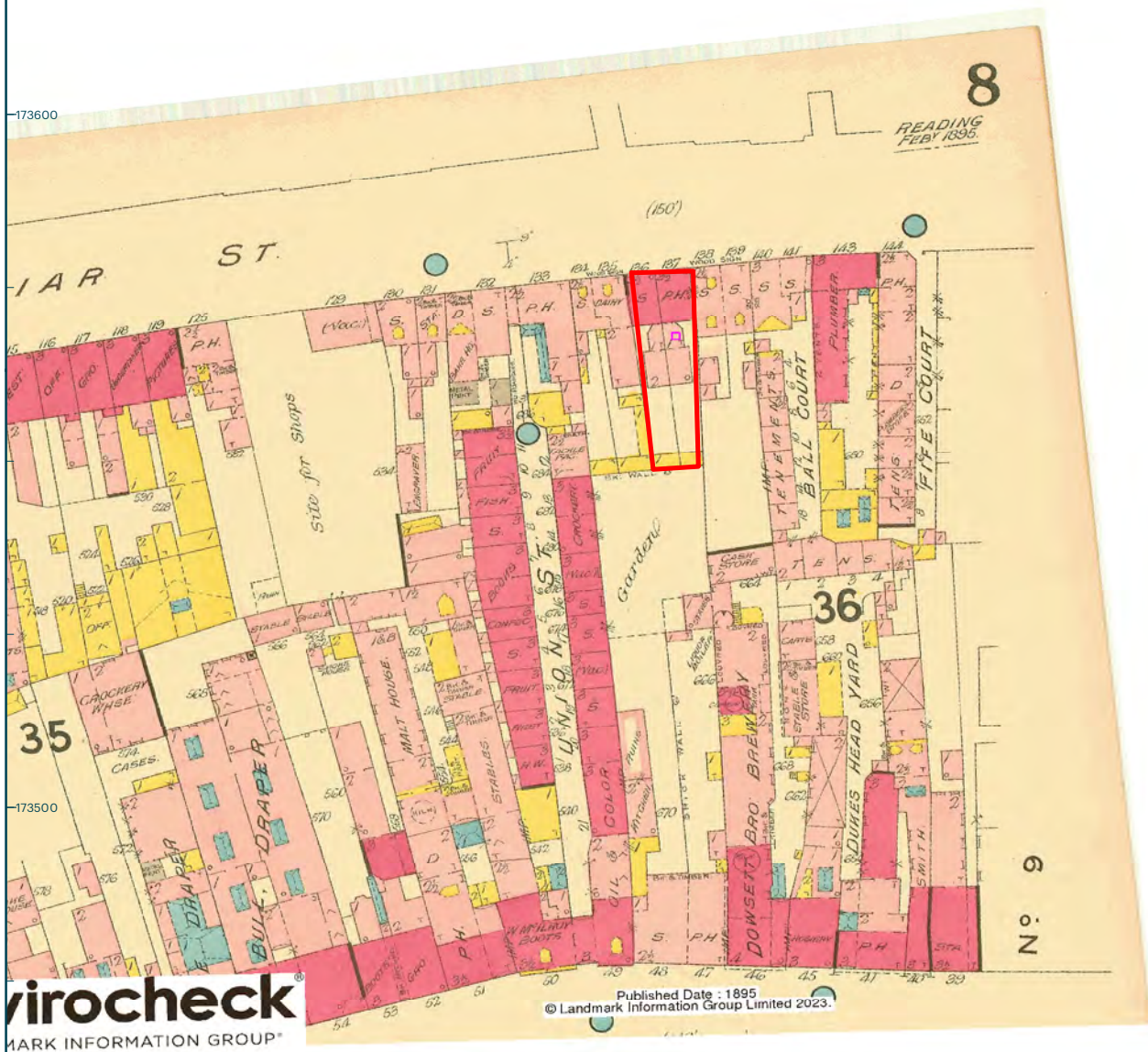
0 75m

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Legend

Site Boundary

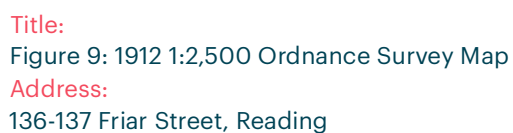


Title:
Figure 8: 1895 Historic Building Plan
Address:
136-137 Friar Street, Reading

Scale at A4: 1:1,000



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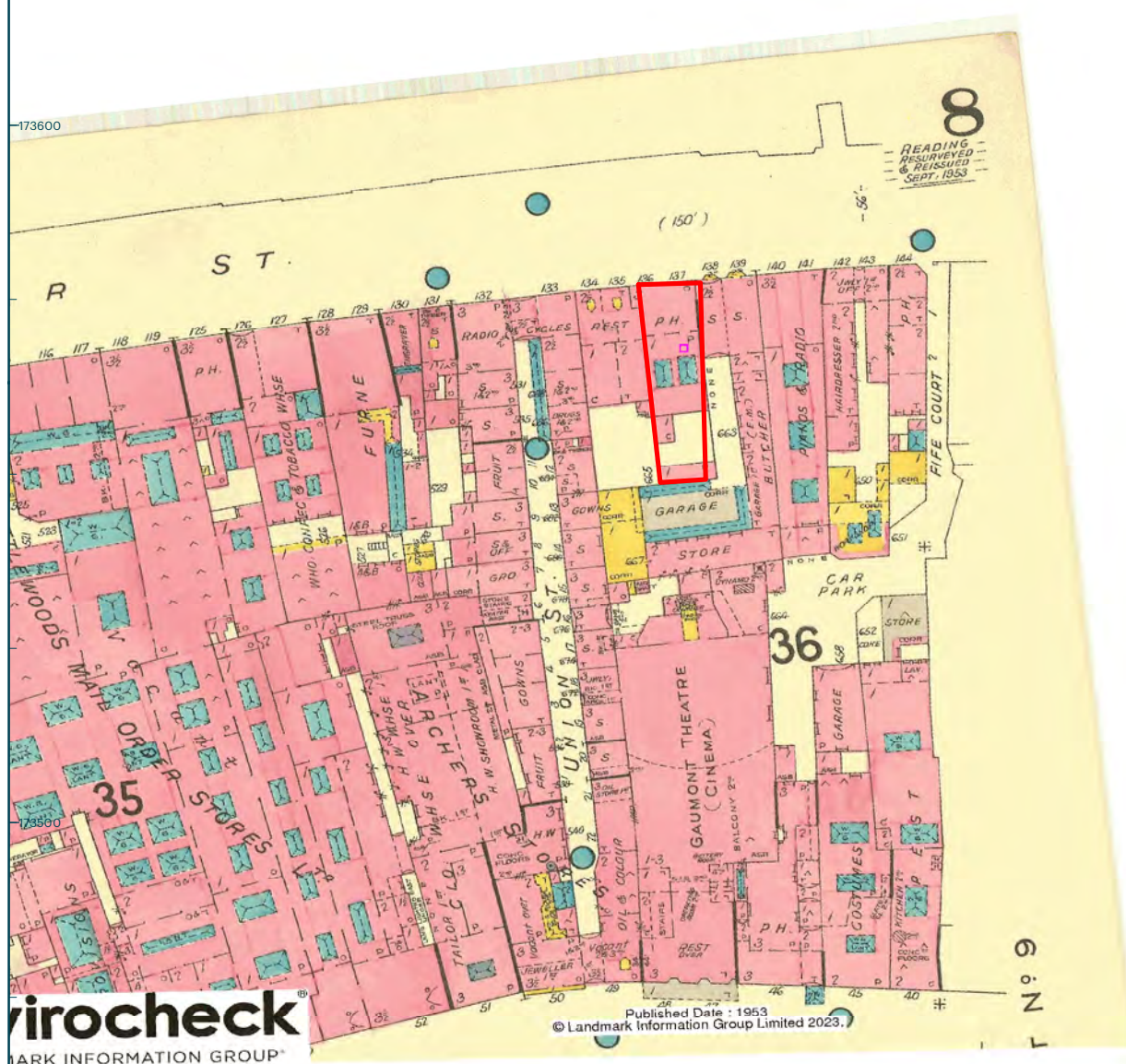


A horizontal scale bar with alternating black and white segments. The number '0' is at the left end and '75m' is at the right end.

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Legend

 Site Boundary

Title:

Figure 10: 1953 Historic Building Plan, Resurvey of 1895 Plan

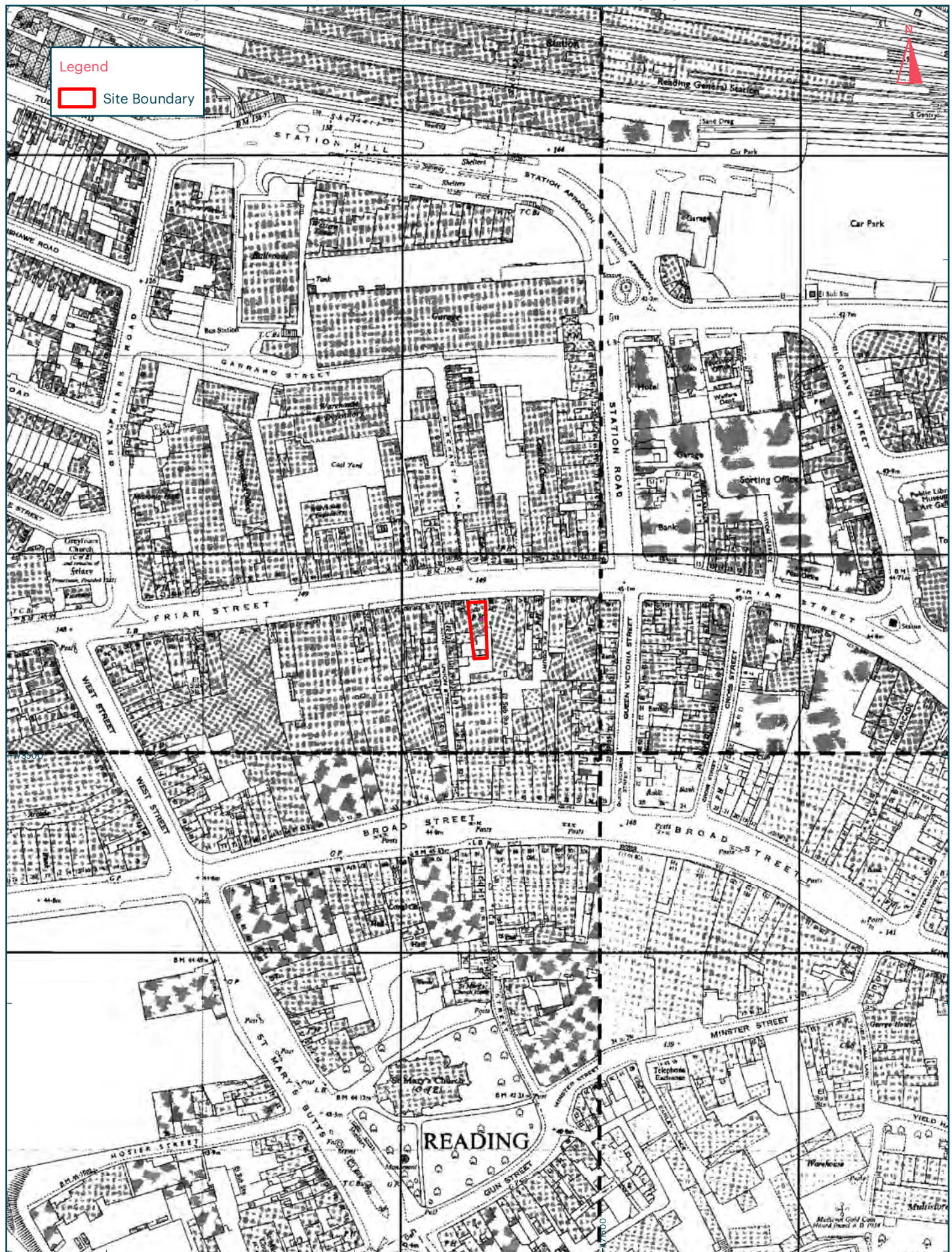
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136-137 Friar Street, Reading

Scale at A4: 1:1,000



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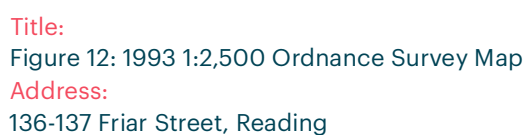


Title:
Figure 11: 1968-1971 1:2,500 Ordnance Survey Map
Address:
136-137 Friar Street, Reading

Scale at A4: 1:2,500

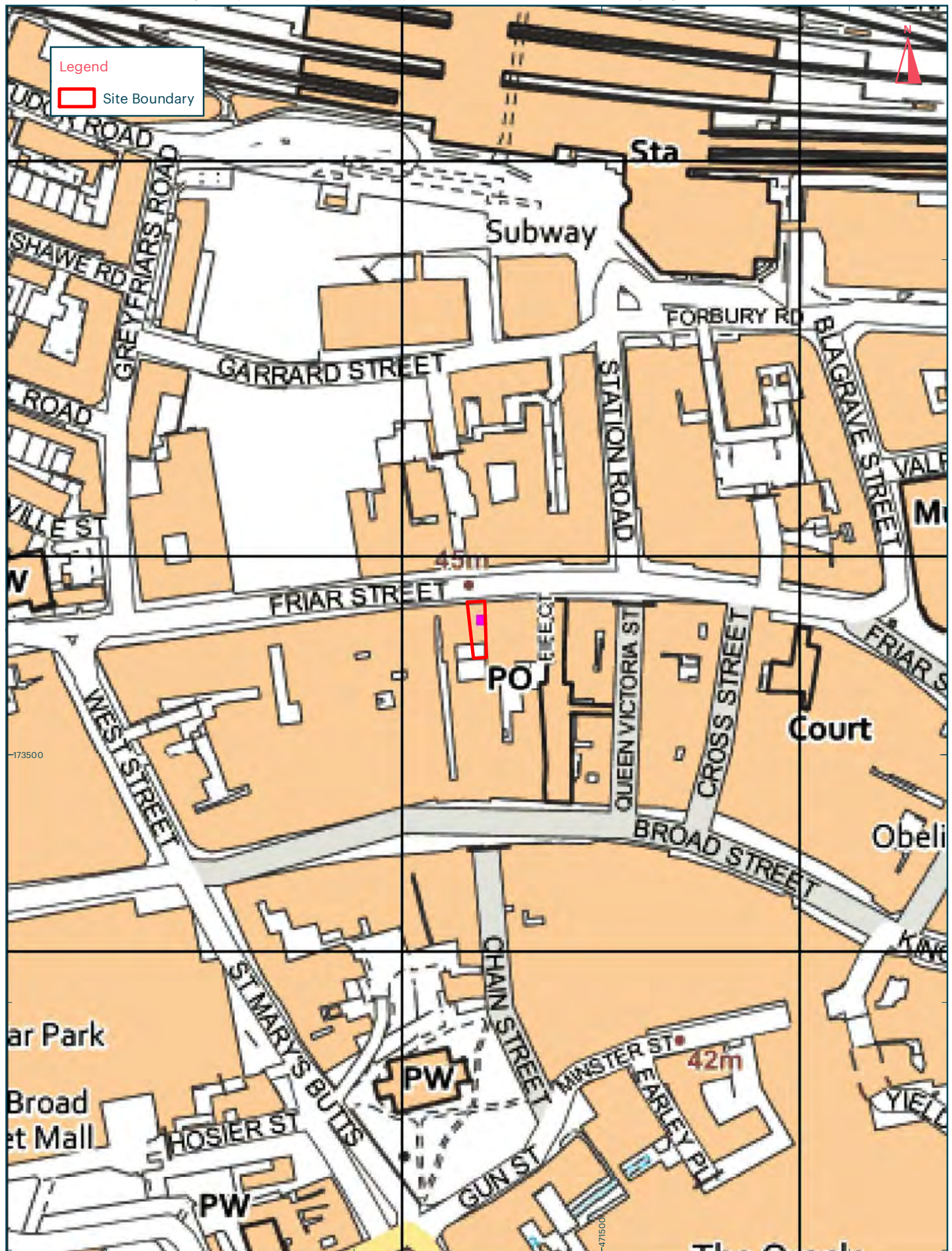
0 75m

orion.



A horizontal scale bar with a black outline. It is divided into five equal segments by four vertical tick marks. The number '0' is at the left end, and '75m' is at the right end.

orion.



Title:
Figure 13: 2022 1:10,000 Ordnance Survey Map
Address:
136-137 Friar Street, Reading

Scale at A4: 1:2,500



orion.