

Kings Meadow View, Reading
Archaeology Desk-Based Assessment
September 2025

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Report

Archaeology Desk-Based Assessment

Site

Kings Meadow View, Reading

Clients

NatWest Pension Trustee Limited

Date

September 2025

Planning Authority

Reading Borough Council

Site Centred At

SU 72092 73719

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Report Status

Final

Orion Ref

PN3132/HEDBA/2

Contents

Executive Summary

- 1.0 Introduction
- 2.0 Aims, Objectives & Methodology
- 3.0 Statutory and Planning Policy Framework
- 4.0 Archaeological & Historic Baseline
- 5.0 Designated Archaeological Assets
- 6.0 Proposed Development and Potential Impact on
Designated and Non-Designated Archaeological Assets
- 7.0 Summary and Conclusions

Sources Consulted

Appendix A – Gazetteers

List of Illustrations

- Figure 1: Site Location
- Figure 2: HER Monuments
- Figure 3: HER Events
- Figure 4: Designated Archaeological Assets
- Figure 5: 1637 Saxton Map
- Figure 6: 1761 Rocque Map
- Figure 7: 1798 Plan of Reading by Man
- Figure 8: 1802 Town Plan of Reading by Coates
- Figure 9: 1840 A New Plan of the Borough of Reading
- Figure 10: 1848 Parish of St Laurence Tithe Map
- Figure 11: 1879 Ordnance Survey 1:2,500 Map
- Figure 12: 1899 Ordnance Survey 1:2,500 Map
- Figure 13: 1938 Ordnance Survey 1:10,560 Map
- Figure 14: 1947-1948 Aerial Photograph
- Figure 15: 1979-1989 Ordnance Survey 1:2,500 Map
- Figure 16: 1993 Ordnance Survey 1:2,500 Map
- Figure 17: 1999 Ordnance Survey 1:10,000 Map

List of Plates

- Plate 1: General view of the study site (dir. west)
- Plate 2: General view of the study site (dir. east)
- Plate 3: General view from the southern boundary of the study site (dir. southwest)

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 archaeology desk-based assessment considers land at Kings Meadow View, Reading (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework 2025), 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 study site.

This assessment considers the potential archaeological effects of an outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, partial basement excavation, up to 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 600 cycle parking spaces & servicing facilities.

Non-designated Archaeological Assets

The assessment has identified potential for the following remains:

- A high potential for buried geoarchaeological deposits associated with the paleo-channel / Plummary Ditch. Such remains are considered likely to be of local significance.
- A low potential for historic (early medieval, medieval or post-medieval) in situ archaeological evidence associated with the Plummary Ditch. Such remains are likely to be fragmentary and considered likely to be of local – regional significance.
- A low potential to contain finds or features from the Roman-post medieval periods. Such remains are considered likely to be fragmentary and of local to regional significance.

Remains of significance that would require preservation in situ are not expected. Based on current information the geoarchaeological deposits survive at depth and are likely to be impacted by piling only. The upper sequence appears to be heavily truncated by modern development, as such it is anticipated that general groundworks for the construction of the development would not result in a high level of physical impact on non-designated archaeological remains.

On the basis of the above information, it is anticipated that a programme of archaeological work to establish the character and significance of the below-ground remains will be required by the Local Planning Authority secured by a condition of planning. It is recommended that this takes the form of geoarchaeological deposit modelling and geoarchaeological evaluation in the first instance. The need for trial trench evaluation and excavation will depend on the level of truncation recorded as part of the geoarchaeological works.

Designated Archaeological Assets

The assessment has considered the setting of scheduled Reading Abbey, which occupies the parcel of land c. 30m south of the study site. The study site makes a

slight contribution to the significance of the abbey precinct; the contribution that the study site makes is considered visual rather than contextual or historical. The construction of 1 to 12 storey residential units will result in change to the visual setting of the scheduled abbey, however, this will not result in a significant change to the significance of the scheduled monument or how the monument is appreciated/experienced.

1.0 Introduction

- 1.1 This archaeology desk-based assessment considers land at Kings Meadow View, Reading (Fig. 1). It has been researched and prepared by Orion Heritage on behalf of NatWest Pension Trustee Limited. The site (hereinafter referred to as the “study site”) is located at grid reference SU 72092 73719.
- 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 study 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 study 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 study 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 and 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 study site. The size of the study area was discussed and agreed with the Berkshire HER and Dr Ed Peveler, Archaeology Officer for Reading Borough Council (pers comm. 31.08.2021).

Location, Topography and Geology

- 2.1 The site (hereinafter referred to as the “study site”) is located at grid reference SU 72092 73719. The study site is currently in use as the Kings Meadow View in Reading. The site is located the immediate south of the Great Western Railway line and to the north of Forbury Road and Kenavon Drive. To the east is further commercial development and high-rise apartment blocks are located to the southeast. Reading Prison is to the south, Forbury Gardens to the southwest and the SSE headquarters are to the west.
- 2.2 The nearest watercourse is the River Kennet c. 150m to the south of the study site. The River Thames is located c. 240m to the north of the study site.
- 2.3 The study site has a solid geology of ‘Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) – Chalk’. There are two superficial geologies recorded for the study site, the west is recorded as ‘Taplow Gravel

Member – Sand and Gravel’ and the east as ‘Alluvium – Clay, Silt, Sand and Gravel’ (British Geological Survey, 2021).

- 2.4** The north of the study site is an average height above Ordnance Datum (aOD) of 39m aOD. At the centre of the study site this rises to c. 43.5m aOD and falls again at the south of the study site to c. 41m aOD. The eastern side of the study site remains consistently at 39m aOD.
- 2.5** There are three boreholes recorded by the British Geological Survey along the southwestern boundary of the study site, the boreholes were taken in 1987 (British Geological Survey, 2021).
- SU77SW127 is a 10m deep bore hole which recorded 2.65m (36.63m O.D.) of made ground overlying 1.25m of soft firm brown silty sandy clay with traces of gravel (35.38m O.D.). The following three layers of stratification are formed of chalk, one layer (4.7-7.85m deep/ 34.48-31.43m O.D) contained occasional flints.
 - SU77SW128 is a 10m deep bore hole which recorded 2.56m (35.94m O.D.) of made ground beneath which were layers of grey silty sandy clay with gravel inclusions (35.14m O.D.) and three subsequent layers of chalk, all of which contained flints.
 - SU77SW129 is a 10m deep bore hole which recorded 3.85m (35.14m O.D.) of made ground. Two successive layers of chalk beneath the made ground contained flints.
- 2.6** Information provided by the client indicates current ground surface lies at c. 39m OD, with a 1.26 to 1.46m level change between the study site and the surrounding area (Squire & Partners 2021, 46).
- 2.7** QUEST have produced a deposit modelling report of the site immediately west of the study site, Energis House (QUEST 2013). The works included the excavation of four boreholes and 13 test pits for geoarchaeological purposes. The following provides a summary of the recorded sequence of deposits, maximum and minimum heights are provided referenced by the associated testpit or borehole.

Formation	Depth below ground surface to top of stratum (BGS)	Depth to top of stratum	Typical Thickness
Made ground	0.00m	38.32m – 42.00m	1.1m – 3.25m (GISL-TP9 & GISL-BH1)
Alluvium	1.00 – 3.25m bgs (QBH3 & GISL-BH1)	35.60m - 39.7m (GISL-BH3 & GISL-TP1)	1.94 - 4.33m (QBH1 & QBH6)
Peat	3.94m – 6.30m bgs (QBH1 & GISL-BH3)	33.80m - 34.38m (QBH1 & GISL-BH3)	0.15m - 0.98 (QBH1 & GISL-BH3)
Sand and gravel surface	0.65 – 7.4m bgs (SU77SW306 & GISL-BH4)	Slopes downwards from 34-35m in	N.F.E.

		south-west to 32.7m OD in the north-east	
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- 2.8** The existing ground surface within the study site is recorded at c. 39m OD. In the event that the sequence follows roughly the same sequence, there is high potential for Peat approximately 4.62 – 5.20m below ground surface overlain by alluvium within the study site. This is subject to confirmation by geotechnical and topographic data from the site itself.
- 2.9** The QUEST report records no sign of cultural material of medieval date towards the surface of the alluvium, suggesting horizontal truncation of study site in the late Victorian and 20th century in date.
- 2.10** The underlying Quaternary sequence, particularly the peat, has the potential to hold important ecofactual remains that can be used to recreate the prehistoric environment of Reading.

2.0 Aims, Objectives & Methodology

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

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

2.2 The results of the archaeological desk-based 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 study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2025) 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 CIfA. 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 (BHER);
 - 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; and
 - Portable Antiquities Scheme (PAS) data, available from the PAS website.
- 2.7** The urban nature of the study site does not provide favourable conditions for the examination and interpretation of Lidar data; therefore, this resource was not utilised for 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.

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

- 3.2** 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.
- 3.3** 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.
- 3.4** Paragraph 207 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.
- 3.5** Paragraph 216 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.
- 3.6** *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.7** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are

the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 3.8** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.9** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.10** *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.11** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 001 states that:
- “Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”*
- 3.12** Paragraph 002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 3.13** Paragraph 013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 3.14** The NPPG 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.
- 3.15** Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to access or experience that setting. The contribution may vary over time. 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."

- 3.16** The key test in NPPF Paragraphs 214-216 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 017 of the NPPG provides additional guidance on substantial harm. It states:

"What matters in assessing if a proposal causes substantial 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. Whether a proposal causes substantial harm will be a judgment for the decision taker, 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."

- 3.17** Paragraph 215 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 020 of the NPPG outlines what is meant by public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework... 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 should 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."

Local Planning Policy

- 3.1** The study site is located within the planning area for Reading Borough Council. The Reading Borough Local Plan (adopted November 2019) contains the following policies relevant to this assessment:

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

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

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

- *Scheduled Monuments;*
- *Historic parks and gardens;*
- *Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.*

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

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

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

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

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

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

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

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

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

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

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

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.*

Guidance

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

- 3.2** 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. Paragraph 6 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*

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

- 3.3** 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.
- 3.4** 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.
- 3.5** The Good Practice Advice Note sets out a five-staged 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
- 3.6** 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 assess their significance.
- 4.3** The location of heritage assets mentioned in the text are shown on Figures 2, 3 & 4.

Previous archaeological investigations

- 4.4** There have been numerous investigations within the 300m study area including desk-based assessments, watching briefs, geoarchaeological studies, evaluations and excavations. These investigations are illustrated at Figure 3 and listed at Appendix A; investigations of particular relevance to the study site are discussed in the following section.
- 4.5** Museum of London Archaeology (MOLA) maintained a watching brief at the central south of the study site in 2017 during the construction of a fast-food restaurant (ERM2294). MOLA observed the excavation of two 1m³ foundation trenches, neither reached the gravel substrate and the fills comprised modern made ground beneath a tarmac carpark. MOLA did not observe any features of archaeological interest.
- 4.6** The redevelopment of Energis House to the immediate west of the study site included a geoarchaeological borehole investigation and desk-based assessment (ERM1434, ERM1377). The geoarchaeological assessment by QUEST recorded the presence of a WNW to ESE paleochannel across the northern part of the study site infilled with Peat and Alluvium from c. 33m OD. It is suggested that this peat represents a possible Mesolithic to Neolithic semi-terrestrial land surface. The peat has the potential to hold important ecofactual remains that can be used to recreate the prehistoric environment of Reading. Similar sites on the edge of the floodplain and terrace edge, for example at Thames Valley Park (Barnes *et al.* 1997); have also recorded *in situ* occupation evidence.
- 4.7** Excavations as part of the Inner Distribution Road project c. 10m to the south of the study site recorded evidence of Reading Abbey's Plummery Wall (ERM492). The excavations were limited by health and safety factors, however, it was noted that remains that pre-dated the abbey were not observed.

- 4.8** The remains of c. three in situ inhumation burials were recorded during the installation of a service pipe c. 20m to the south of the study site (ERM495). The trench was not extended to allow for full excavation, however, it was noted that the burials were located in an area that was within the original abbey precinct and known to have been used for burials.
- 4.9** The site of Reading Abbey, Abbey Wharf and Forbury Gardens have been extensively excavated and the nature of these sites has been extensively researched (ERM1238-44, ERD119, ERM1859, ERM1511, ERM2183, ERM2148, ERM2295, ERM401, ERM402, ERM2425, ERM1246, ERD42, ERD40, ERM1844, ERM1298, ERD71, ERD51, ERM412, ERM410, ERM228, ERM232, ERM1299, ERM400, ERM2137, ERM1866, ERM841, ERM1911, ERM1912, ERD37, ERD972, ERM1036, ERM922, ERM890).
- 4.10** It is noted that excavations within Reading Prison and St Laurence Church (c. 30m to the southwest of the study site) uncovered evidence of the former abbey precinct in the form of inhumation burials and building remains of the former abbey church, although some of these remains had been truncated by later development.
- 4.11** The Kenavon Drive residential development c. 20m to the southeast of the study site has been the subject of a watching brief, evaluation, excavation, geoarchaeological deposit modelling and desk-based assessment (ERM2394, ERM2324, ERM2008, ERM1843). The evaluation comprised eight trenches which were excavated to a depth of 4.5m and recorded industrial evidence relating to the sites use as a post medieval biscuit factory, no finds or features relating to earlier periods were noted. The geoarchaeological assessment noted that made ground 1m-3m deep capped the alluvial sequence across the site.
- 4.12** The site of the former RAOB Club c. 185m to the south of the study site has been the subject of a desk-based assessment and two phases of evaluation trenching (ERD139, ERD140, ERD141). The evaluations recorded wooden revetments and a shallow ditch alongside post medieval deposits.

Non-Designated Archaeological Assets

Undated

- 4.13** There are no undated archaeological finds or features recorded by the HER within the study site.
- 4.14** Excavations c. 185m to the south of the study site at the former RAOB club recorded timber revetments and 19th century structures (RD15726). The two timber revetments are suggested to be of an earlier date however this has not been confirmed.
- 4.15** The HER also notes an uncertain date for a stretch of the River Kennet which lies c. 220m to the south of the study site adjacent to the Abbey Wharf (05050.03.030).

Prehistoric

4.16 The HER does not record any Prehistoric finds or features within the study site.

4.17 Geoarchaeological investigations c. 100m to the west of the study site identified a peat horizon interpreted as a Mesolithic or Neolithic buried semi-terrestrial land surface (MRM16767). The investigations also identified a palaeochannel, which is thought to represent a former tributary of the River Kennet and the Plummery Ditch shown on historic mapping. The HER entry notes that the channel appears to have been filled in the late 1800's as part of its use as a railway yard. The HER entry states the following:

'The peat deposits occur at depths of 32.7-34.01m AOD and vary in thickness from 15cm-1m. The build-up of peat suggests the closure or migration of a former channel, representing a land surface of probable Mesolithic or Neolithic date. The location of the deposit, at the margin of the floodplain, presents potential for remains associated with Prehistoric occupation or exploitation to be present. The thickest deposits appear to represent accumulation over around 1000 years.'

4.18 Prehistoric activity from the Neolithic onwards has been identified in the areas of Abbey Wharf and Crane Wharf c. 215m to the south of the study site on the River Kennet. The features identified include revetments and evidence of industry and managed meadows (09019.00.000). A findspot of on Iron Age burnished angular bowl is also recorded in this area (09020.00.000).

4.19 The HER records the following findspots within the 300m study area:

- Neolithic flint flakes c. 65m to the south of the study site (02109.00.000)
- Redeposited Neolithic-Bronze Age flints and pottery c. 70m to the south of the study site (02108.00.000)
- Bronze Age pottery and a residual flint flake c.65m to the south of the study site (RD15554)
- Sherd of Iron Age pottery c. 180m to the southwest of the study site (02103.00.000)
- Prehistoric worked and burnt flints c. 150m to the southwest of the study site (MRM15881)

Roman

4.20 There are no Roman finds or features recorded within the study site or its immediate environs. Within the wider study area, the HER records a findspot of Roman pottery and a coin c. 70m to the south of the study site (02096.00.000).

Saxon and early medieval

4.21 The earliest evidence of a settlement in Reading dates to the 8th century. The name Readingum comes from the Readingas, an Anglo-Saxon tribe (Cameron, 1963, p. 64).

4.22 Viking invaders set up a camp in Reading during their invasion of Wessex in the 9th century. King Ethelred and Alfred the Great unsuccessfully attempted to remove the Viking occupation at the Battle of Reading in 871. The description of the battle in the Anglo-Saxon Chronicle is the earliest surviving

written description of Reading (Thorpe, Anglo-Saxon Chronicle [Rolls Series], Vol. II, p. 62). It has been suggested that the Plummery Ditch, to the north of Reading Abbey, was part of the ramparts of the Viking fortification (Fletcher, 1839, p. 98; 'The Vikings in Reading', Reading Museum).

- 4.23 After the Norman Conquest, some Reading land was included in the foundation grant of Battle Abbey, whereas some was retained by King William (DB Phillimore reference: Berkshire 1,41; 1,42; 15,2). Reading was called a borough in the Domesday survey; the town and manor were surveyed separately (Ditchfield & Page, 'Borough', 1923, p. 342).
- 4.24 There are no Saxon-early medieval finds or features recorded within the study site by the HER.
- 4.25 A cemetery containing at least 40 inhumations is recorded by the HER c. 120m to the south of the study site during the installation of drainage pipes in the early 1900's (O1022.04.000). The location and dating of the burials is tentative, the HER notes that the burials are likely associated with the pre-1550 graveyard of St Laurence Church.
- 4.26 The HER records the following findspots within the 300m study area:
 - Pottery sherds (O2110.04.000, O2110.02.000, MRM15882, O2110.00.000, RD15554)
 - A spearhead (O2110.03.000)

Medieval

- 4.27 Reading Abbey was founded by Henry I in 1121 (O1022.00.000, NHLE:1007932). Its foundation grant included *"Reading itself and Cholsey, together with woods, arable lands, pastures, meadows, waters, mills, fisheries, churches, chapels, churchyards, oblations and tithes with a mint and one moneyer at Reading"* (1125 Foundation Charter, in BL Egerton MS 3031). This grant included the land which had formerly been held by Battle Abbey (Ditchfield & Page, 'Borough', 1923, pp. 342-343). The Abbey was largely destroyed at the Dissolution in 1538 (Baxter, 2016, pp. 131-168).
- 4.28 Alongside the Abbey, the Abbey precinct also comprised ancillary buildings including the Abbots House, stables, a mill, bakehouse and kitchens. The northern wall to the precinct was known as the Plummery Wall; the southern boundary was formed by the Holy Brook. The Abbey founded two hospitals and St Laurence Church. The Abbey also administered the Hospital of St Mary Magdalen for the care of lepers.
- 4.29 The Abbey Wharf was located to the south east of the main Abbey precinct c.200m to the south of the study site. Activity at the wharf has been divided into five phases of use which included revetments, layout modifications, building of a hard and ancillary buildings. The wharf continued in use into the post medieval period.
- 4.30 In 1150, King Stephen built a castle within the Abbey grounds, but this was destroyed in 1152; the probable motte remains in situ although has been modified by later activity (O2113.08.000).

- 4.31** Reading changed hands several times during the English Civil War. It was taken over by Royalist troops in 1642, and subsequently besieged and re-taken by the Parliamentarians in 1643. There was significant damage to the fabric and economy of the town as a result (Coates, 1802, pp. 25-28; Tomkins, 1805, p. 39).
- 4.32** The Second Battle of Reading took place on the 9th December 1688. It resulted in a victory for William of Orange against soldiers loyal to James II (Dugdale, 1819, p. 59; Lysons, 1813, p. 165). The people of Reading sided with the Protestant cause and are said to have assisted William's troops (Ditchfield & Page, 'Borough', 1923) (RD15703, 02114.30.000).
- 4.33** Reading's economic growth in the 19th century was based on iron production and brewing. Huntley & Palmer's Biscuit Factory operated on the east side of Forbury Road, to the southeast of the study site, from 1846 to 1972 ('Factory: Humble Beginnings', Huntley & Palmers, RD15661). They expanded on the north side of the River Kennet in 1868, and part of the Kennet was used as a canal for the factory (05050.03.010), ('Factory: Expansion, Huntley & Palmers). It was at one point the largest biscuit factory in the world and was one of the first international food brands (UOR, 'Records of Huntley & Palmers').
- 4.34** In 1723 the Kennet Navigation opened to boats to Newbury (Clew, 1968, pp. 24-30). The Kennet and Avon Canal opened in 1810. This allowed travel from Reading to the Bristol Channel by barge (Clew, 1968, p. 73).
- 4.35** The first Reading station was opened as a temporary western terminus to the original Great Western Railway in 1840 (05053.00.000, 05053.07.000). The line was extended to Bristol in 1841. In 1849 the South Eastern Railway was extended connecting the London to Brighton mainline with the Great Western mainline at Reading (Chapman, 1936, pp. 113-114, 05056.00.000). This was followed by the London and South Western Railway connecting Reading to Basingstoke (BRO Q/RUO1/17).
- 4.36** From 1856, the South Eastern and Great Western railway lines converged at a junction to the east of the station (BRO Q/RUM103). The Huntley & Palmers Biscuit Factory on the Kings Road possessed private railway sidings, which connected to the three main railway lines out of Reading ('Factory: Transporting the Biscuits', Huntley & Palmers).
- 4.37** Reading County Gaol is a grade II listed building (MRM16192, NHLE:1321948) and is located c. 30m to the south of the study site. The original gaol was built in 1786 and the listed building at the centre of the prison complex was built in the 1840's. Throughout the last century the gaol was used as an internment centre, a WWII military prison, an overflow prison, and a borstal before returning to use as an adult prison in 1969. Between 1992 and 2013 the prison was used as a remand centre and young offenders' institution before closing in early 2014. The prison is located within the former Reading Abbey Precinct and is built over the abbey ruins.

- 4.38** Forbury Gardens is a grade II registered park and garden and is located c. 50m to the southwest of the study site, the garden was built over part of the former abbey precinct (NHLE 1000586). The public open space includes memorial statues and a mound thought to relate to an earlier castle (04143.00.000, 02114.08.000, MRM15880, MRM16206, MRM16509).

Map Regression

- 4.39** A 1637 map shows the general area of the study site to the northeast of Reading close to the River Thames and River Kennet (Figure 5).
- 4.40** A 1761 map shows the general location of the study site in more detail (Figure 6). The study site is located on the outskirts of settlement within enclosed fields to the south of the River Thames and to the north of the River Kennet. The Plummery ditch is shown running east-west across the area of the study site. The Reading Abbey Precinct is clearly shown to the southwest with the main settlement of Reading further to the southwest.
- 4.41** The 1798 map shows the general area of the study site which includes the Plummery Ditch (Figure 7). The study site would likely have contained other ditches and field boundaries. The study site appears to remain beyond the core of settlement at Reading to the southwest. The Abbey ruins are marked to the south east at Blake's Wharf is to the south. To the north is the Kings Meadow which is bounded the north by the River Thames.
- 4.42** An 1802 town plan of Reading (Figure 8) shows the study site at the edge of the map. The general area of the study site is marked as 'Little Plummery' and the Plummery ditch is marked.
- 4.43** An 1840 plan (Figure 9) shows the study site to the north of the Abbey Ruins and County Gaol and to the south of the Western Railway. The Plummery Ditch remains within the study site. The study site remains on the periphery of Reading.
- 4.44** The 1848 Parish of St Laurence Tithe Map (Figure 10) shows the study site occupying or partially occupying the following plots:
- 39 – Grange Close House
 - 41 – Further Plummery
 - 42 – Part of Kings Meadow
 - Plummery Ditch
- 4.45** The 1879 map shows the study site occupying fields to the north of the Abbey ruins, county gaol and a biscuit factory (Figure 11). The centre of the study site contains the Plummery Ditch. The north of the study site is occupied by railway sidings, tracks and a turntable.
- 4.46** By 1889 (Figure 12) the Plummery Ditch is no longer shown within the study site and the railway has expanded into the study site. The study site contains tracks, embankments and goods sheds. The site may also include part of the former biscuit factory at the southeast. The Plummery Wall is marked to the south of the study site, beyond the redline boundary. Increased numbers of buildings are visible within the study site on the 1938 map (Figure 13). A 1947-

1948 aerial photograph shows the study site in a similar appearance (Figure 14).

- 4.47 The 1979-1989 map (Figure 15) shows the east of the study site containing buildings and a substation and the west in use as a carpark. The railway is no longer present within the study site, although there may be evidence of a former siding at the northeast marked as hachures.
- 4.48 The 1993 map (Figure 16) does not show significant change within the study site. Forbury Road has been upgraded which brings the road to the southern boundary of the study site, the location of the Plummery Wall is marked as the central reservation of the new road.
- 4.49 By 1999 (Figure 17) the study site is occupied by the Kings Meadow View, retail units occupy the north of the site whilst the south is used for car parking. The 2021 map (Figure 1) shows the addition of a fast-food drive-thru at the central south of the study site.

Site Walkover

- 3.18 A site visit was undertaken on the 2nd September 2021 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The conditions were clear and bright.
- 3.19 The study site is currently in use as the Kings Meadow View in Reading. The north of the site is occupied by retail units and the south is in use as a carpark. There is a fast-food restaurant at the central south.
- 3.20 During the walkover survey it was noted that the study site is situated on lower ground than Forbury Road at the south. The site walkover identified no evidence of extant or buried archaeological remains.



Plate 1: General view of the study site (dir. west)



Plate 2: General view of the study site (dir. east)

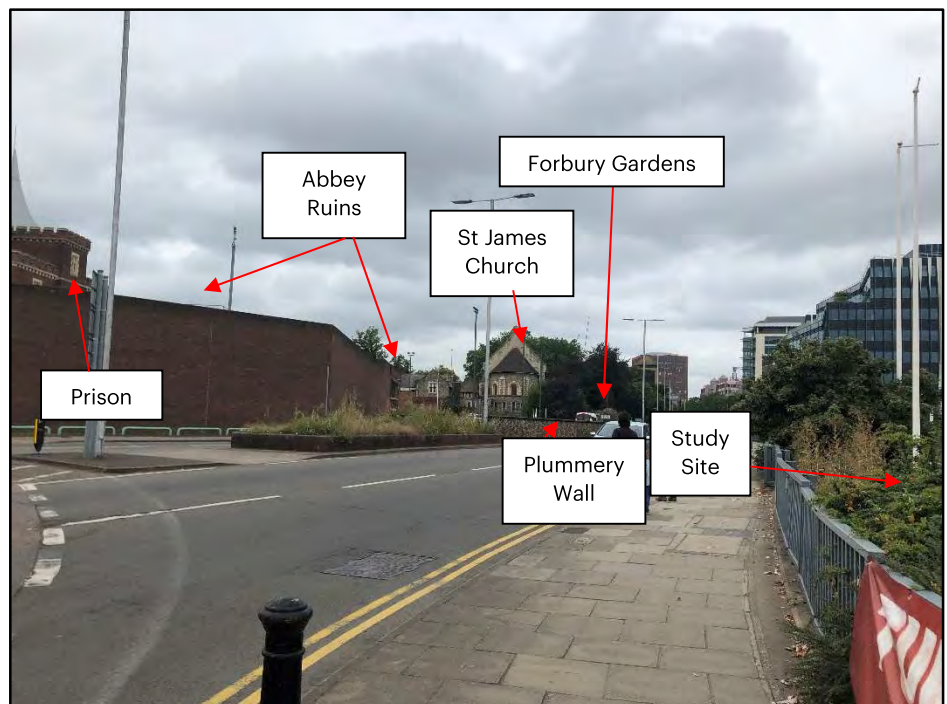


Plate 3: General view from the southern boundary of the study site (dir. southwest)

Past Impacts, Summary of Archaeological Potential and Assessment of Significance

- 4.50** The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site. This includes a site visit on the 2nd September 2021.

- 4.51** A historic map regression exercise has identified that the study site was located on the outskirts of settlement until the late 19th century when it was developed for use by the railway. By the 1970's the site was no longer used by the railway and was developed as a retail park in the 1990's.
- 4.52** The assessment has identified two phases of development within the study site that are likely to have truncated the upper archaeological sequence. In the late 19th century the majority of the study site was occupied by the Great Western railway and associated infrastructure. Construction and demolition of the railway infrastructure is likely to have resulted in ground disturbance across the study site. Construction of the current shopping centre and associated parking in the late 20th century is also likely to have resulted in significant ground disturbance across the study site. A review of the existing levels indicates a 1.26 to 1.46m level change between the study site and the surrounding area (Squire & Partners 2021, 46). Previous investigations within the study site, comprising a limited watching brief in association with the construction of a fast-food restaurant in the central south of the study site, recorded no finds or features within the 1m foundation trenches. It is noted that the foundation trenches did not reach the natural substrate.
- 4.53** The study site contains the 'Plummary Ditch' which is recorded on historic map sources from the 18th (Rocque and Man; Figure 6 and 7) till 19th century (1848 Tithe and 1879 OS; Figure 10 and 11). Geoarchaeological assessment of the neighbouring site, Energis House (QUEST 2013) record the presence of a WNW to ESE paleochannel across the northern part of the study site which is infilled with Peat and Alluvium from c. 33m OD. It is suggested that the Plummary Ditch represents the remnants of this earlier palaeochannel and that the associated Peat represents a possible Mesolithic to Neolithic semi-terrestrial land surface. The peat has the potential to hold important ecofactual remains that can be used to recreate the prehistoric environment of Reading. Similar sites on the edge of the floodplain and terrace edge, for example at Thames Valley Park (Barnes *et al.* 1997); have also recorded in situ occupation evidence. As such, a well-preserved sequence of deposits associated with the Plummary ditch has the potential to be of multi-period significance, although the potential for the historic sequence to have survived 20th century development is considered low. Such remains are considered likely to be of local to regional significance.
- 4.54** The presence of Medieval Reading Abbey and its former precinct is well documented to the south of the study site through extensive archaeological investigations and historic mapping. Archaeological evidence of the abbey precinct appears to be contained within the boundaries shown on early mapping, this coupled with the past impacts on the study site indicates a low potential for medieval features to be present within the study site. Such remains are considered likely to be fragmentary and of local to regional significance.
- 4.55** Post medieval use of the study site includes use for the railway and as a retail park, there is some potential for truncated railway features to be present

within the study site. Such remains are considered likely to be fragmentary and of negligible significance.

5.0 Designated Archaeological Assets

- 5.1** This section will consider the potential effects of development within the study site on the significance of designated archaeological assets, including through effects to their settings. This will include heritage assets within the study site, and those in the surrounding area, whose setting may be affected.
- 5.2** Built heritage is being considered in a separate assessment.
- 5.3** 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. Historic England guidance outlines the following five-step process for assessing setting (Historic England 2017):
- Step 1: Identify which heritage assets and their settings are affected
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm
 - Step 5: Make and document the decision and monitor outcomes
- 5.4** A 300m search radius was used to establish which archaeological assets required assessment for impacts, which is usually sufficient to ensure all assets which require consideration are properly assessed. In some limited cases, some assets can have a wider setting which is sensitive, therefore the wider area outside of the search radius was also considered in the preparation of this assessment, to determine if additional highly graded archaeological assets required inclusion in this assessment. No additional archaeological assets were identified.
- 5.5** The archaeological assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England. No statutory designations (Scheduled Ancient Monuments, Registered Battlefields, Registered Parks and Gardens or World Heritage Sites) are located within the study site boundary.
- 5.6** The scheduled remains of Reading Abbey (Reading Abbey: a Cluniac and Benedictine Monastery and Civil War Earthwork, NHLE 1007932) lie c. 30m south of the study site and extend c. 200m. No additional assets are identified for assessment.

Assessment of designated archaeological assets, including assessment of significance, setting and relationship to study site

- 5.7** The scheduled remains of Reading Abbey (Reading Abbey: a Cluniac and Benedictine Monastery and Civil War Earthwork, NHLE 1007932) lie c. 30m south of the study site. The scheduled monument description states:

The monument, which consists of four separate areas, includes the known surviving remains of Reading Abbey, the surviving parts of the associated mill and hospitium and the site of a building believed to be the abbey stables. The

abbey was established in 1121 by Henry I as a cell of the Cluniac order, the parent abbey being at Cluny in Burgundy; by the mid 13th century it had transferred obedience to the Benedictine order. Through the 13th and early 14th centuries the foundation flourished and by the mid 14th century, it had become one of the ten richest abbeys in the country.

In the 16th century the Abbey fell victim to the purges of the Dissolution and was forcibly taken by the Crown in 1539. The monks were evicted and the last Abbot, Hugh Farrington, hanged at the Abbey Gate. The Abbey buildings passed into the hands of Lord Somerset, protector to Edward VI, who demolished most of the church and much of the abbey buildings. Thus today the Abbey survives largely as a ruin. Walls stand almost to their original height but have been robbed of all facing stone so that only the core survives.

The ruins, which are listed at Grade I, consist of the south transept and chapter house, separated by a once roofed passage over which the treasury was located. Further south, towards the River Kennet, stands the west wall of the parlour and warming room with the dormitory above. Adjacent to the river lay the necessarium or toilet block.

The cloisters were to the west of the chapter house and were flanked along the southern side by the refectory, the south wall of which still stands to a height in excess of 2.5m.

The site of the gateway to the inner precinct survives to the west of Abbot's Walk, though its present form is the result of rather heavy restoration by Gilbert Scott in 1860, following a collapse of the structure. The gateway is listed as a Grade I building.

To the east the Abbey grounds extended to Forbury Road, and to the south-east to the bank of the River Kennet. Excavations in this area in 1970, within the confines of Reading Prison, located an Apsidal chapel, demonstrating the potential for survival of archaeological evidence in this area of the site.

At the western extremity of the abbey complex, in what is today the churchyard of St Lawrence's church, a hospitium was located. Founded in 1189-93 by Abbot Hugh II, it was dedicated to John the Baptist and consisted of a residence for 26 poor, a refectory and an accommodation block for visitors. A portion of this, rebuilt in the 15th century, survives incorporated into the fabric of a modern municipal building north of the graveyard.

To the south of the main abbey complex and spanning Holy Brook, is a single 13th century arch, all that remains of the abbey mill. The mill wheel is thought to have been positioned to the east of this arch.

Additional lesser medieval buildings, possibly associated with the abbey complex, have been recorded in this vicinity. These include the remains of a bakehouse to the north of the mill, discovered in 1860, and a building to the west, located by excavations in advance of development in 1976.

A substantial mound, now incorporated into Forbury Gardens as a 19th century landscape feature, is thought to be a reworked Civil War earthwork. This in turn may have been constructed using the remains of a motte which is

recorded as having been built in the abbey precinct in 1150 and destroyed in 1152.

- 5.8 Archaeological investigation and cartographic sources provide a good understanding of the limit of the abbey precinct. As such the study site does not form part of the abbey precinct.
- 5.9 The scheduled area covers an area which is bounded by the River Kennet in the south, the A329 at the east, Forbury Road to the north and 'The Forbury' in the west. The scheduled area includes the Abbey Ruins, Reading prison, Forbury Gardens, St James Church and the Abbey Gateway.
- 5.10 Historic mapping indicates the north-eastern part of the precinct was developed in the 18th century as the Gaol and much of the former Abbey precinct has been redeveloped in intervening years. As such, it is recognised that the immediate setting of the abbey remains have changed considerably in the 18th-20th centuries. This would have impacted preservation of medieval remains in the area of the precinct closest to the study site.
- 5.11 The upstanding remains of Reading Abbey and associated structures are considered in a separate heritage assessment. They are located within the central and eastern part of the precinct.
- 5.12 St James Church, Reading Prison and Forbury Gardens are located between the study site and the Abbey. These structures obscure the view towards the study site and provide a closer modern intrusion to the visual experience of the abbey remains.
- 5.13 The scheduled remains are bound by modern development in every direction. The study site forms part of the wider modern urban landscape which forms part of the wider setting of the abbey precinct. The contribution that the study site makes is considered visual rather than contextual or historical.
- 5.14 On balance, the study site forms part of the wider setting of the scheduled abbey precinct. Due to the largely modern character of the wider setting and the degree of separation provided by the surrounding developments, the study site is considered to make a minor contribution to the significance of the scheduled monument.

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

Site Conditions

- 6.1 The study site is currently in use as the Kings Meadow View. The north of the site is occupied by retail units and the south is in use as a carpark. There is a fast-food restaurant at the central south.

The Proposed Development

- 6.2 The proposed development is for outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, partial basement excavation, up to 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 600 cycle parking spaces & servicing facilities.

Potential non-designated Archaeological Impacts and Mitigation Measures

- 6.3 It is expected that groundworks would involve the removal of the archaeological sequence, if surviving, across the majority of the site.
- 6.4 The assessment has identified potential for the following remains:
- A high potential for buried geoarchaeological deposits associated with the paleo-channel / Plummery Ditch. Such remains are considered likely to be of local significance.
 - A low potential for historic (early medieval, medieval or post-medieval) in situ archaeological evidence associated with the Plummery Ditch. Such remains are likely to be fragmentary and considered likely to be of local – regional significance.
 - A low potential to contain finds or features from the Roman-post medieval periods. Such remains are considered likely to be fragmentary and of local to regional significance.
- 6.5 Remains of significance that would require preservation in situ are not expected. Based on current information the geoarchaeological deposits survive at depth and are likely to be impacted by piling only. The upper sequence appears to be heavily truncated by modern development, as such it is anticipated that general groundworks for the construction of the development would not result in a high level of physical impact on non-designated archaeological remains.
- 6.6 On the basis of the above information, it is anticipated that a programme of archaeological work to establish the character and significance of the below-ground remains will be required by the Local Planning Authority, secured as a condition of planning. It is recommended that this takes the form of

geoarchaeological deposit modelling and geoarchaeological evaluation in the first instance. The need for trial trench evaluation and excavation will depend on the level of truncation recorded as part of the geoarchaeological works.

Potential designated archaeological Impacts and Mitigation Measures

- 6.7 The study site contains no designated archaeological assets, as such no physical alterations to designated archaeological assets has been identified.
- 6.8 The proposed development would result in the construction of 1 to 12 storey residential units. These changes have the potential to affect the setting of the scheduled Reading Abbey. This section will assess whether these changes would result in any harm to the significance of the scheduled abbey.
- 6.9 The assessment has considered the setting of scheduled Reading Abbey, which occupies the parcel of land c. 30m south of the study site. The study site makes a minor contribution to the significance of the abbey precinct; the contribution that the study site makes is considered visual rather than contextual or historical. construction of 1 to 12 storey residential units will result in change to the visual setting of the scheduled abbey, however, this will not result in a significant change to the significance of the scheduled monument or how the monument is appreciated/experienced.

7.0 Summary and Conclusions

- 7.1** This archaeology desk-based assessment considers land at Kings Meadow View, Reading (Fig. 1). It has been researched and prepared by Orion Heritage on behalf of NatWest Pension Trustee Limited.
- 7.2** This assessment considers the potential archaeological effects of an outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, partial basement excavation, up to 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 600 cycle parking spaces & servicing facilities.

Non-designated Archaeological Assets

- 7.3** The assessment has identified potential for the following remains:
- A high potential for buried geoarchaeological deposits associated with the paleo-channel / Plummery Ditch. Such remains are considered likely to be of local significance.
 - A low potential for historic (early medieval, medieval or post-medieval) in situ archaeological evidence associated with the Plummery Ditch. Such remains are likely to be fragmentary and considered likely to be of local – regional significance.
 - A low potential to contain finds or features from the Roman-post medieval periods. Such remains are considered likely to be fragmentary and of local to regional significance.
- 7.4** Remains of significance that would require preservation in situ are not expected. Based on current information the geoarchaeological deposits survive at depth and are likely to be impacted by piling only. The upper sequence appears to be heavily truncated by modern development, as such it is anticipated that general groundworks for the construction of the development would not result in a high level of physical impact on non-designated archaeological remains.
- 7.5** On the basis of the above information, it is anticipated that a programme of archaeological work to establish the character and significance of the below-ground remains will be required by the Local Planning Authority. It is recommended that this takes the form of geoarchaeological deposit modelling and geoarchaeological evaluation in the first instance. The need for trial trench evaluation and excavation will depend on the level of truncation recorded as part of the geoarchaeological works.
- 7.6** If well-preserved evidence associated with the Plummery ditch survives within the study site, it may provide an opportunity for heritage outreach (though

information / signage / public realm) which could deliver some heritage benefit.

- 7.7 It is recommended that this assessment is reviewed by the archaeological advisor to Reading Borough Council so that the recommendations are endorsed and agreed.

Designated Archaeological Assets

- 7.8 The assessment has considered the setting of scheduled Reading Abbey, which occupies the parcel of land c. 30m south of the study site. The study site makes a slight contribution to the significance of the abbey precinct; the contribution that the study site makes is considered visual rather than contextual or historical. Construction of 1 to 12 storey residential units will result in change to the visual setting of the scheduled abbey; however, this will not result in a significant change to the significance of the scheduled monument or how the monument is appreciated/experienced.

Sources

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Cartographic

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1879 Ordnance Survey 1:2,500 Map
1899 Ordnance Survey 1:2,500 Map
1938 Ordnance Survey 1:10,560 Map
1979-1989 Ordnance Survey 1:2,500 Map
1993 Ordnance Survey 1:2,500 Map
1999 Ordnance Survey 1:10,000 Map

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APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

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

Abbreviations:

BHER:

Berkshire Historic Environment Record

Pref Ref:

BHER monument identification reference number

PREF REF	NAME	SUMMARY	PERIOD
RD15726	TIMBER REVETMENTS AT FORMER RAOB CLUB, READING, BERKSHIRE	TWO TIMBER REVETMENTS AND A POSSIBLE CONSTRUCTION TRENCH WERE REVEALED DURING AN ARCHAEOLOGICAL EVALUATION.	UNKNOWN
05050.03.030	RIVER KENNET ADJACENT TO MEDIEVAL ABBEY WHARF	A STRETCH OF RIVER KENNET ADJACENT TO THE MEDIEVAL ABBEY WHARF (01022.15.000) RUNS FROM KENNET AND AVON CANAL TO NORTH TO MEANDER OF ABBEY WHARF.	UNKNOWN
MRM16767	PREHISTORIC LAND SURFACE AND PALAEOCHANNEL (THE PLUMMERY DITCH) AT ENERGIS HOUSE, FORBURY ROAD, READING	GEOARCHAEOLOGICAL WORK IDENTIFIED A PEAT HORIZON, REPRESENTING A BURIED LAND SURFACE, AS WELL AS EVIDENCE OF A PALAEOCHANNEL. BASED ON CARTOGRAPHIC ANALYSIS THIS IS IDENTIFIED AS THE PLUMMERY DITCH, DEPICTED ON MAPS UNTIL THE MID 19TH CENTURY.	LOWER PALAEOOLITHIC TO POST MEDIEVAL
02109.00.000	EARLY NEOLITHIC FLAKES - HM PRISON/ABBAY CHURCH, READING, BERKSHIRE	NEOLITHIC FLAKES WERE FOUND AT HM PRISON/ABBAY CHURCH, READING.	EARLY NEOLITHIC
02108.00.000	BRONZE AGE POTTERY AND FLINT AT EAST END OF ABBAY CHURCH, READING, BERKSHIRE	EXCAVATIONS ON THE EAST END OF THE ABBAY CHURCH PRODUCED POTTERY AND FLINT OF LATE NEOLITHIC-BRONZE AGE DATE.	LATE NEOLITHIC TO EARLY BRONZE AGE
RD15554	MEDIEVAL FLOOR LAYERS AND FINDS IN THE CHANCEL - READING ABBAY, READING, BERKSHIRE	THREE SEPARATE FLOOR LAYERS WERE IDENTIFIED DURING THE 1971-3 EXCAVATION ON THE CHANCEL.	EARLY BRONZE AGE TO MEDIEVAL
02103.00.000	SHERD OF IRON AGE POTTERY- READING ABBAY CLOISTERS SITE 5, READING, BERKSHIRE	A SHERD OF IRON AGE SHELL TEMPERED POT WAS FOUND AT ABBAY CLOISTERS.	LATE BRONZE AGE TO EARLY IRON AGE

PREF REF	NAME	SUMMARY	PERIOD
09019.00.000	MIDDLE IRON AGE TO 19TH CENTURY AT READING WATERFRONT - ABBEY WHARF AND CRANE WHARF	EVIDENCE FROM THE KENNET WATERFRONT AND SUBSIDIARY CHANNELS SPANS FROM THE MIDDLE IRON AGE TO THE CANALISATION IN THE 18TH AND 19TH CENTURIES.	MIDDLE IRON AGE TO POST MEDIEVAL
09020.00.000	PREHISTORIC ACTIVITY - ABBEY WHARF AND CRANE WHARF, READING WATERFRONT - READING, BERKSHIRE	THE EARLIEST EVIDENCE FROM CRANE WHARF SITE IS NEOLITHIC. A MIDDLE IRON AGE BURNISHED ANGULAR BOWL WAS ALSO FOUND IN A RIVER MEANDER CHANNEL ON THE ABBEY WHARF SITE AND A SINGLE SHERD OF POSSIBLE IRON AGE OR SAXON DATE WAS FOUND IN THE BANK OF A SLOW-MOV	PREHISTORIC
02096.00.000	ROMAN FINDSPOTS AT HM PRISON/FORBURY, READING, BERKSHIRE	ROMAN POTTERY WAS FOUND ON THE EAST END OF THE ABBEY CHURCH AND A ROMAN COIN ON THE SITE OF ST JAMES' RC SCHOOL.	ROMAN
02110.04.000	SAXON SHERD AT ABBEY CLOISTERS SITE 5, READING ABBEY, READING, BERKSHIRE	A SHERD OF BLACK HANDMADE SAXON POT WAS RECOVERED FROM THE ABBEY CLOISTERS DURING AN EXCAVATION.	SAXON
02110.02.000	SAXON POT SHERD - READING ABBEY CLOISTER, READING, BERKSHIRE	A SHERD OF SAXON POT WAS FOUND ON THE SURFACE OF NATURAL GRAVEL DURING AN ARCHAEOLOGICAL EXCAVATION.	SAXON
02110.03.000	SAXON SPEARHEAD AT READING ABBEY, READING, BERKSHIRE	A SAXON SPEARHEAD WAS FOUND AT READING ABBEY IN AUGUST 1885.	SAXON
MRM15882	SAXON POTTERY SHERD - FORBURY GARDENS, READING, BERKSHIRE	A SINGLE SMALL SHERD OF EARLY/MID SAXON POTTERY WAS RECOVERED DURING ARCHAEOLOGICAL WORKS IN THE FORBURY GARDENS.	SAXON
02110.00.000	SAXON POTTERY AT ABBEY CHURCH, READING, BERKSHIRE	A SMALL ASSEMBLAGE OF EARLY-MIDDLE SAXON POTTERY INDICATES SAXON ACTIVITY IN THE VICINITY.	SAXON
09000.00.000	READING ABBEY WHARF - READING, BERKSHIRE	ABBAY WHARF, SITUATED ON THE WEST BANK OF THE KENNET, WAS ADJACENT TO THE SOUTHERN BOUNDARY OF THE ABBEY PRECINCT.	SAXON TO MEDIEVAL
01022.04.000	SAXON OR MEDIEVAL CEMETERY AT READING ABBEY SITE, READING, BERKSHIRE	APPROXIMATELY FORTY BODIES WERE DISCOVERED DURING DRAIN DIGGING IN THE FORBURY GARDENS IN 1906.	SAXON TO MEDIEVAL

PREF REF	NAME	SUMMARY	PERIOD
09011.00.000	PHASE 4 - MAJOR REVETMENT AT READING ABBEY WHARF	THE KENNET WAS PUSHED EASTWARDS AND ALIGNED NORTH-SOUTH IN THE PHASE BY A NEW MAJOR REVETMENT DATED 1314-15.	MEDIEVAL
MRM15878	READING ABBEY - CLOISTER ARCH	A STANDING ARCHWAY BETWEEN THE CLOISTERS AND THE NAVE OF THE ABBEY CHURCH.	MEDIEVAL
09006.00.000	3RD PHASE READING ABBEY WHARF	THE THIRD PHASE OF ACTIVITY (3A) AT ABBEY WHARF COMPRISED SLIGHT MODIFICATIONS ON THE RIVERSIDE LAYOUT OF THE PREVIOUS PHASE INCLUDING SEVERAL REVETMENTS WERE ADDED.	MEDIEVAL
09010.00.000	4TH PHASE READING ABBEY WHARF	A MAJOR ALTERATION IN THE ALIGNMENT OF THE RIVER KENNET OCCURRED PUSHING IT FURTHER EASTWARDS AND DIRECTING IT IN A NORTH-SOUTH DIRECTION, AS SHOWN BY NEW SERIES OF TIMBER REVETMENTS.	MEDIEVAL
09004.00.000	PHASE 2B READING ABBEY WHARF, READING, BERKSHIRE	THERE WAS DEFINITE EVIDENCE IN THIS PHASE OF ACTIVITY FOR THE POSTULATED LINE OF THE STREAM IN THE PREVIOUS PHASE.	MEDIEVAL
09005.00.000	A HARD AT READING ABBEY WHARF, READING, BERKSHIRE	A HARD, COMPRISING FLINT AND CHALK BLOCKS THAT STRETCHED BETWEEN THE MILL OVERFLOW CHANNEL AND TAIL-RACE.	MEDIEVAL
09002.00.000	2ND PHASE READING ABBEY WHARF	THE SECOND PHASE OF ACTIVITY ON THE ABBEY WHARF SITE, PROBABLY DATED FROM THE EARLIEST YEARS OF READING ABBEY AND COMPRISED A SERIES OF TIMBER REVETMENTS, PROBABLY TO PREVENT FLOODING, AND A HARD.	MEDIEVAL
09003.00.000	PHASE 2A - LAND RECLAMATION AND REVETMENTS AT READING ABBEY WHARF	AN ALIGNMENT OF POSTS AND FRAGMENTED PLANKING, NORTH AND SOUTH OF THE CONFLUENCE OF THE KENNET AND HOLY BROOK, BEHIND WHICH WAS AN AREA OF LAND RECLAMATION.	MEDIEVAL
01022.00.000	READING ABBEY, READING, BERKSHIRE	BENEDICTINE MONASTERY FOUNDED IN 1121 AND CONSECRATED AS CLUNIAN MONASTERY IN 1164 BY HENRY I.	MEDIEVAL
01022.15.000	HARD AREA AT READING ABBEY WHARF, READING	THE MONKS CREATED A CLAY MOUND ALONG THE WATERFRONT TO FORM A DRY	MEDIEVAL

PREF REF	NAME	SUMMARY	PERIOD
		AREA AT SOMETIME BETWEEN 1125 AND 1150.	
01022.15.100	REVTMENT AT CLAY MOUND - READING ABBEY WHARF	AT THE SOUTHERN END OF THE ARTIFICIAL CLAY MOUND THE RIVER EDGE WAS FRONTED BY A WATTLE FENCE TO PREVENT SLUMPING OR EROSION.	MEDIEVAL
RD15555	READING ABBEY - A BURIAL IN THE CHANCEL	A SINGLE BURIAL CONTAINED WITHIN A COFFIN WAS RECORDED DURING 1971-3 EXCAVATION OF THE CHANCEL.	MEDIEVAL
RD15556	READING ABBEY - NORTH AMBULATORY	NORTH AMBULATORY OF THE CHANCEL WAS REVEALED DURING EXCAVATIONS IN 1971-3.	MEDIEVAL
RD15553	READING ABBEY CHURCH - CHANCEL	EXCAVATION AT THE EAST END OF ABBEY CHURCH HAS LOCATED AN APSIDAL CHAPEL.	MEDIEVAL
RD15552	READING ABBEY CHURCH	THE MAJORITY OF THE ABBEY CHURCH HAS BEEN DEMOLISHED AND ROBBED WITH THE EXCEPTION OF PARTS OF THE SOUTH TRANSEPT WHICH STAND AS RUINS. EXCAVATION AT THE EAST END HAS REVEALED AN APSIDAL CHAPEL.	MEDIEVAL
01022.03.000	MEDIEVAL PAVEMENT AT ABBEY WATERFRONT, READING, BERKSHIRE	A MEDIEVAL PAVEMENT WAS UNEARTHED DURING BUILDING OPERATIONS AT ABBEY WATERFRONT, READING.	MEDIEVAL
01022.10.000	APSIDAL CHAPEL - ABBEY CHURCH, READING ABBEY, BERKSHIRE	EXCAVATION IN ADVANCE OF BUILDING WORKS WITHIN READING PRISON LOCATED AN APSIDAL CHAPEL AT THE EAST END OF THE CHURCH.	MEDIEVAL
01022.13.000	THE HOSPITAL OF ST. MARY MAGDALEN, READING, BERKSHIRE	A HOSPITAL FOR 12 LEPERS WAS FOUNDED BETWEEN 1130 AND 1175 AND DEDICATED TO ST. MARY MAGDALEN. IT WAS TAKEN DOWN IN 1479.	MEDIEVAL
01022.09.000	REFECTORY WALL - READING ABBEY	THE REFECTORY WALL AT READING ABBEY.	MEDIEVAL
01022.07.001	PASSAGEWAY? - READING ABBEY	A TILE PAVEMENT PROBABLY THE FLOOR OF A PAVEMENT LEADING FROM THE CLOISTERS TO THE INFIRMARY WAS LOCATED DURING BUILDING OPERATIONS.	MEDIEVAL
01022.06.000	REFECTORY WALL - READING ABBEY	REFECTORY WALL AT READING ABBEY.	MEDIEVAL
01022.07.000	TILE CLOISTER WALKS - READING ABBEY	CLOISTER WALKS CONSTRUCTED OF TILES WERE UNCOVERED, BUT MUCH OF THE AREA WAS HEAVILY	MEDIEVAL

PREF REF	NAME	SUMMARY	PERIOD
		DISTURBED BY 19TH-20TH CENTURY ACTIVITY.	
MRM15883	MEDIEVAL CEMETERY IN THE NORTH-EAST OF THE FORBURY GARDENS, READING, BERKSHIRE	DURING ARCHAEOLOGICAL WORKS TRACES OF THE PROBABLE MEDIEVAL CEMETERY WERE ENCOUNTERED IN THE NORTH-EAST OF FORBURY GARDENS.	MEDIEVAL
MRM15879	READING ABBEY - DORMITORY	THE DORMITORY BLOCK OF READING ABBEY COMPRISED OF AT LEAST THREE FLOORS (TWO LEVELS ARE VISIBLE IN THE STANDING REMAINS) AND WAS PARTLY TERRACED INTO THE NATURAL SLOPE.	MEDIEVAL
MRM17553	EIGHT MEDIEVAL ENCAUSTIC TILES FROM READING ABBEY, BERKSHIRE	EIGHT ENCAUSTIC TILES FROM A PORTION OF THE WALK CONNECTING THE CHAPTER HOUSE AND CHAPEL OF READING ABBEY WERE FOUND IN 1910.	MEDIEVAL
MRM17630	PART OF A STONE CARVED HEAD FROM READING ABBEY, BERKSHIRE	PART OF A STONE CARVED HEAD WAS FOUND IN THE SOUTHERN PART OF READING PRISON IN THE 1970'S.	MEDIEVAL
01022.21.000	WATERCOURSE AT ABBEY GARDENS III (ABBAY GATE), READING, BERKSHIRE	SILTS OF A CHANNEL OF PROBABLY PRE-MONASTIC DATE WERE OBSERVED DURING AN ARCHAEOLOGICAL WATCHING BRIEF.	MEDIEVAL
02113.08.000	MOTTE? AT FORBURY HILL, READING, BERKSHIRE	IN 1150 STEPHEN CONSTRUCTED A CASTLE WITHIN THE ABBEY PRECINCT, HOWEVER IT WAS DESTROYED IN 1152. THE ROUGHLY CIRCULAR MOUND MAY BE THE REMAINS OF THIS MOTTE MODIFIED BY CIVIL WAR ACTIVITY AND 19TH CENTURY LANDSCAPING.	MEDIEVAL
RD15565	READING ABBEY - INFIRMARY	THE ABBEY INFIRMARY STOOD TO THE EAST OF THE ABBEY CHURCH WITHIN WHAT IS NOW READING PRISON.	MEDIEVAL
RD15566	READING ABBEY - INNER GATE	THE LATE 13TH CENTURY INNER GATEWAY SURVIVES BUT WAS EXTENSIVELY REBUILT BY SCOTT IN THE 19TH CENTURY.	MEDIEVAL
RD15561	READING ABBEY - TREASURY	THE TREASURY WAS LOCATED BETWEEN THE CHAPTER HOUSE AND CHURCH.	MEDIEVAL
RD15562	READING ABBEY - CHAPTER HOUSE	ONE OF THE LARGEST CHAPTER HOUSES IN THE COUNTRY WITH THE ROOF RISING C.12M HIGH.	MEDIEVAL

PREF REF	NAME	SUMMARY	PERIOD
RD15559	BURIAL IN THE SOUTH AMBULATORY - READING ABBEY CHURCH, READING, BERKSHIRE	A COFFINED BURIAL WAS FOUND WITHIN THE SOUTH AMBULATORY AT READING ABBEY.	MEDIEVAL
RD15560	READING ABBEY - CLOISTERS	THE CLOISTERS LAY TO THE SOUTH-WEST OF THE ABBEY CHURCH. VARIOUS SMALL SCALE EXCAVATIONS HAVE REVEALED SOME OF THE WALLS AND ALSO THE TILED FLOORS.	MEDIEVAL
RD15557	READING ABBEY - TILE FLOOR IN THE NORTH AMBULATORY	A TILE FLOOR ASSOCIATED WITH THE NORTH AMBULATORY WAS REVEALED DURING AN ARCHAEOLOGICAL EXCAVATION.	MEDIEVAL
RD15558	READING ABBEY CHURCH - SOUTH AMBULATORY	A SECTION OF THE SOUTH AMBULATORY WAS REVEALED DURING EXCAVATIONS IN 1971-3.	MEDIEVAL
RD15572	READING ABBEY - REFECTORY	THE REFECTORY WAS LOCATED TO THE SOUTH OF THE CLOISTERS.THE SOUTH WALL STILL SURVIVES AS A STANDING STRUCTURE.	MEDIEVAL
RD15567	READING ABBEY - KITCHEN	FRAGMENTS OF THE KITCHEN TO THE SOUTH-WEST OF THE CLOISTERS HAVE BEEN RECORDED DURING VARIOUS SMALL-SCALE EXCAVATIONS.	MEDIEVAL
RD15569	READING ABBEY - ABBOT'S HOUSE AND GUEST APARTMENTS	THE ABBOT'S RESIDENCE IS LOCATED IMMEDIATELY TO THE SOUTH WEST OF THE INNER GATE, HOWEVER, ITS EXACT LOCATION IS UNKNOWN.	MEDIEVAL
01022.15.510	15TH CENTURY WAREHOUSE BUILDING - READING ABBEY WHARF	PROBABLY A TWO STOREY BUILDING, BUILT CONTEMPORARY WITH THE NEW WHARF.	MEDIEVAL
01022.15.400	14TH CENTURY OAK POSTS AND WATTLE REVETMENT - READING ABBEY WHARF	AROUND AD 1320 A ROW OF OAK POSTS WAS INSERTED WITH WATTLE ATTACHED AND THIS SERVED TO STRENGTHEN THE BANK AND RECLAIM LAND.	MEDIEVAL
01022.15.500	EARLY 15TH CENTURY CHANNEL - READING ABBEY WHARF	IN AROUND 1410 A NEW WHARF CREATED A NARROWER DEEPER CHANNEL.	MEDIEVAL
01022.15.200	HARD BEACHING AT READING ABBEY WHARF	A HARD BEACHING SLOPE WAS CREATED ON THE ARTIFICIAL CLAY MOUND USING CHALK AND FLINT BLOCKS.	MEDIEVAL
MRM15914	POSSIBLE SECTION OF PLUMMERY WALL AT FORBURY ROAD, READING, BERKSHIRE	A SECTION OF WALL LOCATED ON THE NORTHERN SIDE OF FORBURY ROAD EAST OF THE JUNCTION WITH VASTERN ROAD.	MEDIEVAL TO 21ST CENTURY

PREF REF	NAME	SUMMARY	PERIOD
01022.19.000	PLUMMERY WALL ON NORTHERN SIDE OF FORBURY ROAD, READING, BERKSHIRE	EXAMINATION OF THIS SECTION OF THE PLUMMERY WALL REVEALED THAT IT HAD ADDITIONAL COURSES AND EVIDENCE OF REFACING AND INCORPORATION OF ARCHITECTURAL FRAGMENTS.	MEDIEVAL TO 21ST CENTURY
01022.18.000	BURIALS NORTH OF ST JAMES' CHURCH, READING, BERKSHIRE	THREE IN SITU BURIALS AND OTHER BURIALS WERE REVEALED DURING AN EXCAVATION OF A PIPE-TRENCH NORTH OF ST JAMES' CHURCH, READING.	MEDIEVAL TO POST MEDIEVAL
01022.05.000	INNER ABBEY WALL - READING ABBEY	INNER ABBEY WALL DISCOVERED DURING REPAIRS TO FORBURY WALL.	MEDIEVAL TO UNKNOWN
01022.08.100	THE PLUMMERY WALL, READING ABBEY, READING, BERKSHIRE	A SECTION OF WALL IMMEDIATELY EAST OF THE JUNCTION OF FORBURY ROAD AND KENAVON ROAD.	MEDIEVAL TO UNKNOWN
01022.15.520	REVTMENT - READING ABBEY WHARF	THE CONFLUENCES OF THE KENNET AND THE HOLYBROOK AND MILL OVERFLOW STREAM CHARACTERISED BY AN ELABORATE ARRANGEMENT OF POSTS.	MEDIEVAL TO UNKNOWN
01022.15.300	REVTMENT - READING ABBEY WHARF	HARD BEACH IN USE SINCE 12TH CENTURY RENOVATED IN THE LATE 10TH CENTURY, WHEN THE CLAY WAS FRONTED BY A POST AND PLANK REVTMENT, THUS EXTENDING THE WHARF INTO THE RIVER AND CONSEQUENTLY DEEPER WATER.	MEDIEVAL TO UNKNOWN
05056.00.000	SOUTH EASTERN AND CHATHAM RAILWAY - READING LINE	THE SOUTH EASTERN AND CHATHAM RAILWAY HAD A LINE TO READING.	POST MEDIEVAL
02114.19.000	POST-MEDIEVAL QUARRYING AND LAND RECLAMATION - ASSIZE COURTS, READING, BERKSHIRE	TEST PITTING AT THIS SITE ENCOUNTERED EVIDENCE OF POST-MEDIEVAL GRAVEL QUARRYING AND LAND RECLAMATION.	POST MEDIEVAL
05053.00.000	GREAT WESTERN RAILWAY (GWR) - LONDON TO READING STATION	BY 1840 THE GREAT WESTERN RAILWAY RAN FROM LONDON TO READING.	POST MEDIEVAL
RD15703	CIVIL WAR DEFENCES AT READING, BERKSHIRE	CIVIL WAR DEFENCES AS SHOWN ON THE 1643 SIEGE OF READING MAP.	POST MEDIEVAL
09024.00.000	LATER PHASES - READING WATERFRONT - ABBEY WHARF	THREE PHASES OF REVTMENT FOLLOWED THE POST REFORMATION PHASE OF	POST MEDIEVAL