

LAND AT FORMER HEMDEAN
HOUSE SCHOOL, CAVERSHAM,
READING

ARCHAEOLOGICAL DESK-BASED
ASSESSMENT

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Site

Land at Former Hemdean House School, Caversham, Reading, RG4 7SD

Report

Archaeological Desk-based Assessment

Site Centred

SU 71299 75210

Planning Authority

Reading Borough Council

Client

Planning Issues

Prepared by

Paul White BA, MPhil, MCIfA, PISEP

Report Version

V1.1

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EXECUTIVE SUMMARY

HAPRO Ltd was commissioned by Planning Issues Ltd in December 2025 to prepare an archaeological desk-based assessment (ADBA) to inform a planning application for the development of land at the former Hemdean House School, Caversham in Reading Borough Council (hereafter referred to as 'the Site'). The Site is centred on National Grid reference SU 71299 75210. The proposal is for the construction of retirement living apartments with the retention and conversion of the historic school buildings. This assessment has been commissioned to focus solely on the proposals with regards to buried archaeological potential. It does not discuss the heritage significance or settings of built heritage assets. This has been provided in a separate heritage statement produced as part of the planning application by HAPRO Ltd (HAPRO Ref. 0022_2).

The Site comprises of buildings and land associated with the former Hemdean House School. This includes the late 19th century school building and lodge house, now converted to a pre-school nursery, along with additional late 20th century school buildings and playing fields. The red-line boundary of the Site covers an area of approximately 1.1 hectares but the proposed development is limited to the area of the former playing fields near to Hemdean Road.

It is considered the potential for early prehistoric Palaeolithic remains are negligible due to the variation in geology from gravel deposits or brick earths where these artefacts are found to chalk with no overlying deposits within the Site. There is a low potential for later prehistoric remains, whilst the presence of a single Roman coin cannot be currently confirmed to be just a stray find or reflects the potential for other archaeological remains to exist within the Site. The Site was located beyond the Saxon, medieval and post-medieval settlement of Caversham and the potential for remains of these periods to exist with the Site are negligible. Any archaeological remains if present are anticipated to be of local significance.

Based upon the distribution of known archaeological remains and the general paucity of archaeological features revealed as part of archaeological investigations around the Site, the archaeological potential of the Site is considered to be low.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 HAPRO Ltd was commissioned by Planning Issues Ltd in December 2025 to prepare an archaeological desk-based assessment (ADBA) to inform a planning application for the development of land at the former Hemdean House School, Caversham in Reading Borough Council (hereafter referred to as 'the Site'). The Site is centred on National Grid reference SU 71299 75210 (Figure 1). The proposal is for the construction of retirement living apartments with the retention and conversion of the historic school buildings.

1.1.2 This assessment has been commissioned to focus solely on the proposals with regards to buried archaeological potential. It does not discuss the heritage significance or settings of built heritage assets. This has been provided in a separate heritage statement produced as part of the planning application by HAPRO Ltd (HAPRO Ref. 0022_2).



Plate 1: General view westwards across the Site towards Hemdean School House

1.2 THE SITE

- 1.2.1 The Site comprises of buildings and land associated with the former Hemdean House School. This includes the late 19th century school building and lodge house, now converted to a pre-school nursery, along with additional late 20th century school buildings and playing fields (Plate 1). The red-line boundary of the Site covers an area of 0.88 hectare but the proposed development is limited to the area of the former playing fields near to Hemdean Road.
- 1.2.2 The eastern half of the Site, nearest Hemdean Road, is relatively flat at 40m aOD, before rising steeply to approximately 50 m aOD around the school house building. The Site is a mixture of buildings, hardstanding netball court, grass playing field and extensive, mature tree cover. The Site sits in a valley aligned broadly north-south with higher ground to the west, now defined by Caversham Heights, and to the east by the housing development of Balmore Park.
- 1.2.3 The underlying bedrock geology is Seaford and Newhaven Chalk Formation. Along Hemdean Road, in the east of the Site, superficial geology comprise of Quaternary head deposits of poorly sorted clay, silts and gravels. These head deposits are also confirmed by geotechnical ground investigation (Crossfield Consulting, 2025). To the higher ground beyond the western boundary of the Site are Hoxian-Wolstonian Boyn Hill gravel formation deposits, which overlie the chalk bedrock (BGS GeoIndex Onshore, 1:50,000).

1.3 AIMS AND OBJECTIVES

- 1.3.1 The purpose of this ADBA is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:
- An assessment of the character and potential for archaeological remains to survive within the area of study;
 - An assessment of significance of the known or predicted heritage assets; and,

- Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined.

1.3.2 This assessment has been commissioned to focus solely on the potential buried archaeological resource of the Site and therefore does not discuss the proposals with regard to setting or built heritage (including conservation areas). This has been provided in a separate Heritage Statement produced as part of the planning application by HAPRO Ltd (Ref. 022_2).

1.4 REGULATORY AND POLICY CONTEXT

1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

1.4.2 The Site is not located in an Area of Archaeological Potential as shown on the Proposals Map of the Reading Borough Council Local Plan.

2. METHODOLOGY

2.1 STANDARDS

2.1.1 This assessment is undertaken in accordance with:

- Historic England’s Historic Environment Good Practice Advice (GPA) in Planning Notes:
 - *The Historic Environment in Local Plans* (2015a);
 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b);
- Historic England’s Advice Notes:
 - 12: *Statements of Heritage Significance: Analysing Significance in Heritage* (2019a).
- *Historic Environment Planning Policy Guidance* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The *Chartered* Institute for Archaeologists’ *Code of Conduct* (CIfA 2019); and
- The Chartered Institute for Archaeologists’ *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

2.2 SCOPE OF ASSESSMENT

2.2.1 The initial step of the ADBA process is the identification of archaeological remains likely to be affected by the proposed redevelopment due to their presence within the Site. This is informed through a desk-based study and site visit.

2.2.2 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- Reading Historic Environment Record (HER);

- Royal Berkshire Archives;
- National heritage datasets including The National Heritage List for England (NHLE) and Historic England Research Records;
- Archaeology Data Service (ADS) Grey Literature Library;
- National Monuments Record (NMR);
- National Newspaper Archive
- Historic mapping available online;
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP) and Historic England;
- Relevant primary and secondary sources including published and unpublished documents and reports;
- British Geological Survey (BGS) for geological mapping and borehole data; and
- A site visit undertaken in January 2026. This included an assessment of the general character of the Site, identification of any heritage assets not identified through desk-based review, and assessment of the heritage interest and sensitivity of identified heritage assets. The site visit was undertaken in clear, dry weather conditions with good visibility.

2.2.3 Following consultation with Reading Archaeology a 750m radius study area was provided by the HER. Those records which related to standing buildings were filtered out of the gazetteer, but are noted to reflect the general historical development of Caversham during the post-medieval period.

Assumptions and Limitations

2.2.4 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by the HER represent a record of a wide range of information derived from

historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

- 2.2.5 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.
- 2.2.6 Archival material relating to the Site and study area was consulted on-line and at The Royal Berkshire Archives. All non-copyright Ordnance Survey (OS) mapping was reviewed.
- 2.2.7 There may be other material held in private collections, local repositories, and the National Archives, which was not possible to view these as part of the assessment.

2.3 ASSESSMENT OF SIGNIFICANCE

- 2.3.1 The National Planning Policy Framework (NPPF 2025) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 207).
- 2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF):

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design,

construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723)

3. ARCHAEOLOGICAL AND HISTORIC BASELINE

3.1 INTRODUCTION

3.1.1 The following section provides an assessment of the historic and archaeological baseline to identify the archaeological potential of the Site, the significance of the potential remains encountered and assesses what could be affected the proposed redevelopment. Archaeological assets are illustrated on Figures 2 and 3 and tabulated in Appendix 2.

3.1.2 There are 96 archaeological records which range in date recorded within the 750m study area. Those records that are of relevance to understanding the archaeological potential of the Site are considered in detail in the following section.

3.2 ARCHAEOLOGICAL AND HISTORICAL BASELINE

Palaeolithic and Mesolithic

3.2.1 On the gravel deposits to the west of the Site are at least 10 different records relating to Early Palaeolithic hand axes and tools, including one of the richest Acheulian site in this part of the Thames Valley at Toots Farm (MRD 1225) have been recorded. Hundreds of hand axes have been discovered in this area since the late 19th Century and continued to be discovered when housing was constructed during the 20th Century along Priests Hill, Blenheim Road and Clifton Park Road (MRD 1227, 8635, 8637, 8645, 8686). To the east further stone hand axes have been discovered in gravel deposits at the north end of Balmore Drive, approximately 370-570m from the Site (MRD 1231 and 8619).

3.2.2 Mesolithic tranche axes have also been found 375m to the southwest of the Site in the Boyn Hill gravel formation at the Caversham Gravel Pit (MRD 9068). Residual or stray Mesolithic flint was discovered in 2011 within topsoil at The Rectory, Church Road, 440m from the Site.

Neolithic

3.2.3 Evidence for Neolithic activity is represented by the presence of worked flint that has been recovered from across the Study Area. The distribution broadly follows that of

artefacts from earlier periods which are located on the gravel geological deposits, with clusters around Balmore Drive (MRD 8624, 8720, 8724 and 11213) and Caversham Gravel Pit (MRD 8725, 8728, 8735, 11201 and 11212). An exception to this distribution are the chisel and re-worked axe found at the cemetery along Hemdean Road approximately 270m north from the Site (MRD 8722 and 8723).

Bronze Age

- 3.2.4 Bronze Age activity including potential archaeological features such as pits, gulleys and ditches have been found along St Peter's Hill and Church Road over 270m to the southwest of the Site (MRD 4869, 16639 and 16449). Further Bronze Age artefacts have been retrieved from the River Thames near Caversham Bridge (MRD 11240) and from the gravel pit on Balmore Drive (MRD 8618).

Iron Age and Romano-British

- 3.2.5 An early 4th Century coin was found at Hemdean House School (MRD 8711) within the Site. Further stray coin finds have been discovered at the primary school to the north of the Site (MRD 12648), Caversham Heights (MRD 8685) and in 1926 during the replacement of Caversham Bridge (MRD 11299). Coarse Roman-British pottery has been found in former gravel pit at Balmore Drive (MRD 8617) while evidence of some form of settlement activity has been found on the higher ground to the north west of the site on Kidmore Road, where pottery, roof tiles and animal bones (MRD 1241 and 1242) have been found which may indicate a possible farmstead building overlooking the valley in which the Site is located.

Saxon and Medieval

- 3.2.6 Caversham appears in the Domesday Book as *Caueresham* (MRD 3904). It was held by Walter Giffard (or Gifford, a major landholder) and was assessed at 20 hides. It had land for 21 ploughs, a mill and 13 acres of meadow, along with woodland just over a league square. Twenty-eight villans and 13 bordars are mentioned, with two slaves. At this time it was in the county of Oxfordshire.
- 3.2.7 The earliest known reference to Caversham Bridge was in 1231 (MRD 15492), mentioning the Chapel of St Anne on the bridge (MRD 3957). It is considered likely that the medieval bridge marks the spot of an even earlier ford and Caversham has been an

important crossing point of the Thames throughout history, especially during the English Civil War. The Church of St Peter's is derived from the 12th Century (MRD 3905) and indicates that medieval settlement was focussed around the river crossing to the south of the Site. This is supported by the retrieval of medieval pottery within Caversham (MRD 7047, 16177 and 16564). To the south of the Site on Priest's Hill is the site of the medieval St Anne's Well (MRD 1224).

Post-Medieval and Modern

- 3.2.8 Evidence of the post-medieval period is broadly confined to archaeological observations relating to the buildings of The Rectory and Caversham Court near the church on St Peter's Hill and are of no relevance to the Site. The post-medieval and modern period records within the HER reflect the general confined settlement pattern of Caversham up until the late 19th Century.
- 3.2.9 The Site was beyond the main settlement which was limited to a short strip of settlement around the river crossing as shown on historic maps such as Noll's 1724 map (not reproduced) and Roque's 1761 map (Plate 2). A similar landscape configuration is shown on the 1809 OS Surveyors Drawing (Reading OSD126- not reproduced). The 1845 Tithe Map shows the Site was once part of a much larger arable land parcel known as Hem Deane (Plate 3). By the 1882 OS map this shows a house and lodge with gardens fronting Hemdean Road (Plate 4).
- 3.2.10 The school was founded in 1859 by Francis Knighton (1803-1883), proprietor of Caversham House Academy, a small boarding school for boys which had been in existence since at least 1826, originally in Reading and since 1849 in Caversham (closing in the early 1920s.) The new girls' school was run by Mr Knighton's daughters Rosa and Matilda, initially at Caversham House Lodge, and known as Verona Lodge. A new building named Hemdean House was built in 1862. There has been very little change within the Site until the late 20th Century when additional school buildings were added (Plates 5 and 6).



Plate 2: Roque's 1761 Map of Berkshire showing approx. location of the Site

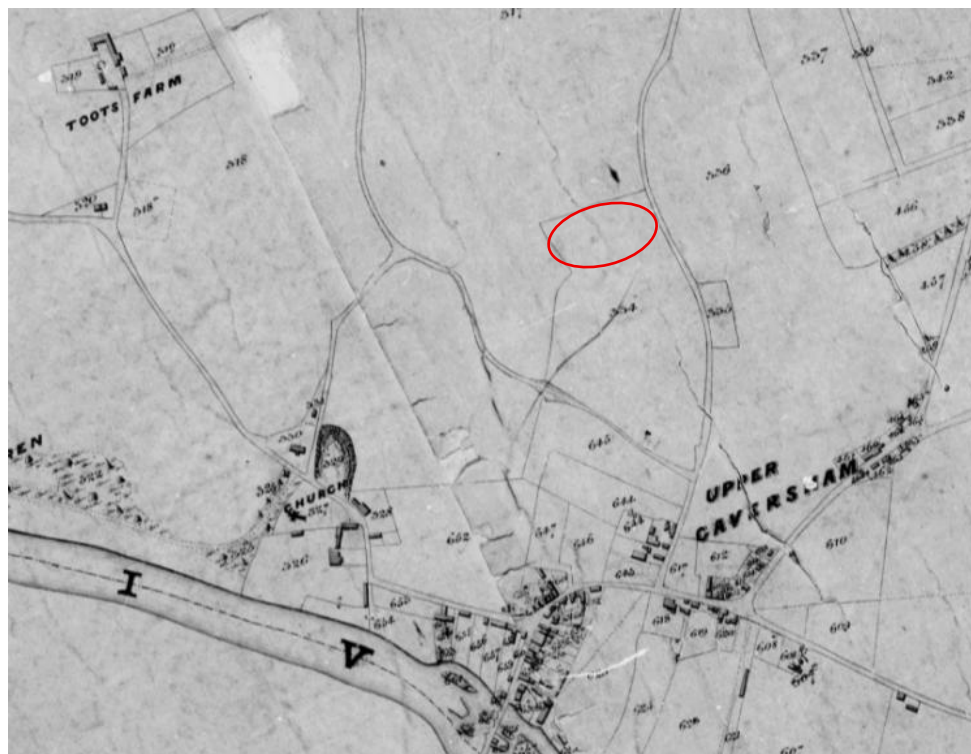


Plate 3: 1845 Caversham Tithe Map showing approx. location of the Site

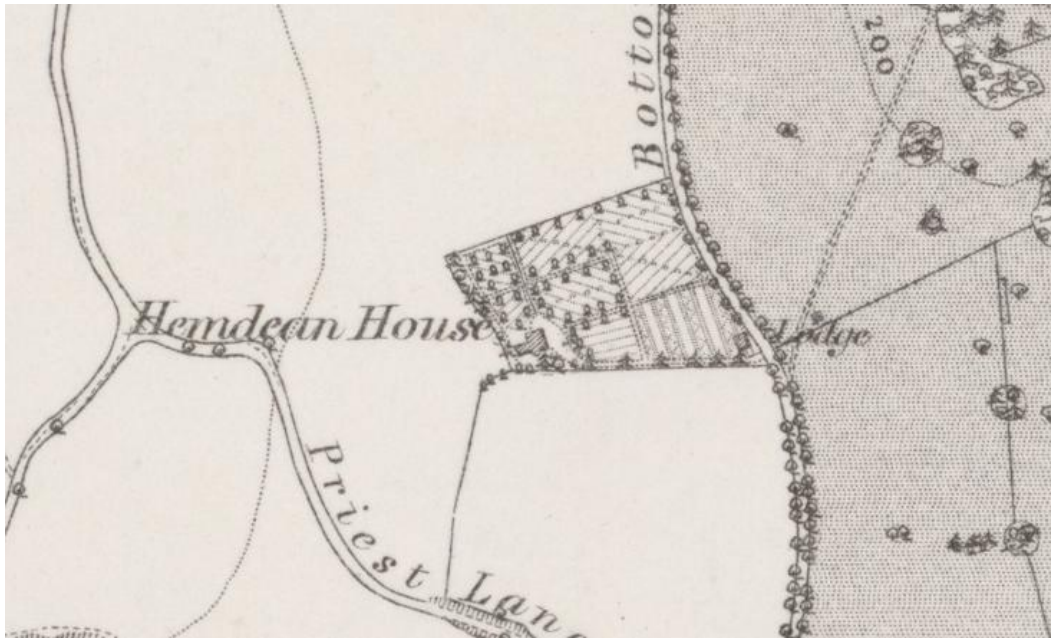


Plate 4: 1882 OS six-inch map



Plate 5: 1900 OS six-inch map

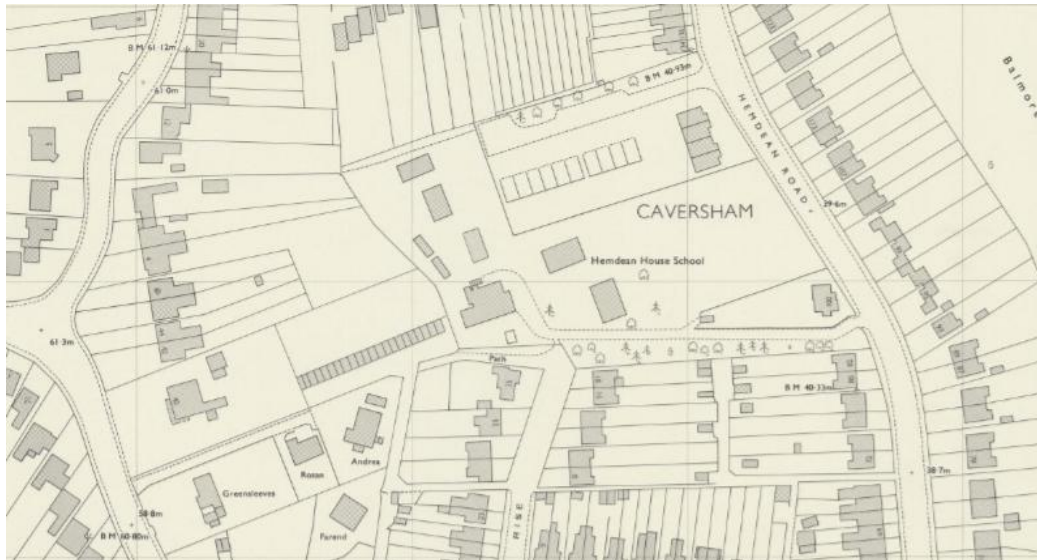


Plate 6: 1974 OS 1:2500 map

Previous Archaeological Investigations

- 3.2.11 There have been numerous archaeological investigations of varying scope within the Study Area that have been undertaken to investigate the early prehistoric Palaeolithic potential of the area around Caversham and to better understand the later prehistoric and Romano-British activity. The majority of these investigations have not revealed any archaeological features or the presence of early artefacts/ cultural material. A particular exception is the investigations on St Peter's Hill that revealed Bronze Age activity (ERM 1174 and 1258), 590m west of the Site.
- 3.2.12 Immediately adjacent to the northern boundary of the Site an evaluation trench was excavated in 2007 (ERM 669). This revealed no archaeological features but did indicate areas of modern dumping overlying deposits of burning, probably for clearance and a buried ground surface which contained late medieval, early post-medieval pottery.

3.3 SUMMARY OF ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 3.3.1 A review of publicly available evidence has provided an indication that the Site was not developed until the mid-late 19th Century and was located beyond the historic settlement of Caversham. The Site is located in a narrow valley along which Hemdean Road follows with higher raised ground to either side. It is on these areas of higher

ground that is defined by gravel deposits that the majority of archaeological remains have been found, including abundant Palaeolithic remains, various later prehistoric finds, and possible Romano-British farmstead has been found. A single Roman coin was found within the Site which reflects a broad trend of retrieval of Roman coins within the Study Area.

- 3.3.2 It is considered the potential for early prehistoric Palaeolithic remains are negligible due to the variation in geology from gravel deposits or brick earths where these artefacts are found to chalk with no overlying deposits within the Site. There is a low potential for later prehistoric remains, whilst the presence of a single Roman coin cannot be currently confirmed to be just a stray find or reflects the potential for other archaeological remains to exist. The Site was located beyond the Saxon, medieval and post-medieval settlement of Caversham and the potential for remains of this period to exist with the Site are negligible. Any archaeological remains if present are anticipated to be of local significance.

4. STATEMENT OF IMPACT

4.1 PROPOSED DEVELOPMENT

4.1.1 The current character of the site is the sports field of the former Hemdean School. The footprint of the proposed development covers the amenity grass of the sports field and tarmac pitches.

Redevelopment Proposals

4.1.2 The proposed redevelopment of the Site comprises:

- Demolition of the modern buildings and associated infrastructure, whilst retaining the original school house and lodge;
- Construction of a retirement development a single building with T-shaped footprint aligned onto the road but set back behind roadside trees and reflecting the adjacent building line along the road;
- Creation of new site entrance and car parking to the front of the proposed building; and
- Landscaping surrounding the building.

4.2 ASSESSMENT OF PROPOSALS

Potential Archaeological Impacts

4.2.1 Any direct physical impact to archaeological remains, if present, within the Site would primarily result from groundworks associated with construction. On-site activities which are likely to affect the archaeological resource could comprise the following:

- Pre-construction impacts associated with demolition and ground investigation works;
- Construction ground works, including stripping and excavation associated with the foundations;
- Ground reduction/landscaping; and

- Excavation of new service trenches and drainage (including soakaways), as required.

4.2.2 The abovementioned ground works and excavations in relation to the proposed redevelopment could result in the disturbance to, or loss of, any buried archaeological features that may be present within their footprint, resulting in the total or partial loss of significance of these assets. The extent of the impact would be dependent on the type and depth of the proposed excavations, and on the level of survival of archaeological deposits. Any adverse effects on buried archaeological resource would be permanent and irreversible in nature.

5. CONCLUSION

5.1 DISCUSSION

- 5.1.1 This assessment has utilised a range of sources, with a review of available data, desk-based research, historic mapping and site visit, in line with industry guidance, to identify known and potential heritage assets of archaeological interest within the Site which could be affected by the proposed redevelopment. Any effects of this redevelopment upon the significance of the buried archaeological resource will be a material consideration in the determination of the planning application.
- 5.1.2 Based upon the distribution of known archaeological remains and the general paucity of archaeological features revealed as part of archaeological investigations around the Site, the archaeological potential of the Site is considered to be low.

6. REFERENCES

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CARTOGRAPHIC SOURCES

1724 Molls County of Oxfordshire

1761 John Rocque's A Topographical Survey of the County of Berks

1809 Ordnance Surveor's Drawing Reading OSD 126

1845 Tithe Map of Caversham

1882 OS six-inch to mile Oxfordshire LVI

1900 OS six-inch to mile Oxfordshire LVI.SE

1913 OS 25 inch to mile Berkshire XXIX.15

1914 OS six-inch to mile Berkshire XXIX. SE

1934 OS 25 inch to mile Berkshire XXIX.15

1935 OS six-inch to mile Berkshire XXIX. SE

1945 OS six-inch to mile Berkshire XXIX. SE

1956 OS 1:1250 SU7175SW-A

1957 OS 1:2500 SU7175SW-A

1961 OS 1:10,560 SU77NW-A

1961 OS 1:2500 SU7075- SU7175-AA

1973 OS 1:10,000 SU77NW-A

1974 OS 1:1250 SU7175SW-B

APPENDIX 1: REGULATORY AND POLICY CONTEXT

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department for Digital, Culture, Media and Sport), as advised by Historic England, is required for any works.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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

210. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁷⁵.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial

harm under [paragraph 214](#) or less than substantial harm under [paragraph 215](#), as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Local Plan

The Reading Borough Local Plan was adopted on 4th November 2019. This document sets out our planning policies for development in Reading up to 2036, and is the main consideration in deciding planning applications. Of relevance to this assessment is EN2: Areas of Archaeological Significance which states:

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.

APPENDIX 2: GAZETTEERS

Mon UID	Name	Summary	Monument Type	Period
MRD1224	St Annes holy well on Priest Hill, Caversham, Berkshire	A grade II listed well of probable medieval origins, with the present structure of probable mid 19th century date.	WELL	Medieval to Post Medieval
MRD1225	Acheulian site at Toot's Farm, Caversham, Reading	This quarry contained the richest Acheulian site in this part of the Thames Valley.	LITHIC SCATTER; SITE; GRAVEL PIT	Lower Palaeolithic to Edwardian
MRD1226	Handaxes at Toots Farm-North Pit, Caversham, Berkshire	Fourteen handaxes and a Levalloisian flake found at Toots Farm- North Pit, Caversham.	LITHIC SCATTER; SITE	Lower Palaeolithic
MRD1227	Hand-axes from pit at Priest's Hill, Caversham, Reading, Berkshire	A small pit at the top of Priest Hill/The Mount, Caversham produced at least three hand-axes.	LITHIC SCATTER	Lower Palaeolithic
MRD1231	Lithic site at Balmore Drive, Caversham, Reading, Berkshire	Possible Levalloisian site somewhere up the slope of Balmore Drive.	FINDSPOT; LITHIC WORKING SITE?	Lower Palaeolithic
MRD1241	Iron Age pottery found in garden of 40 Kidmore Road, Reading, Berkshire	A quantity of Iron Age pottery and some burnt (and unburnt) animal bone with Roman material found in the back garden of 40 Kidmore Road.	SETTLEMENT?	Late Iron Age to Roman
MRD1242	Roman and Saxon finds - 40 Kidmore Road, Caversham, Berkshire	Roman pottery sherds, roof tiles and animal bone suggest a settlement of some sort in the area.	SETTLEMENT?; ARTEFACT SCATTER; FINDSPOT	Roman to Saxon
MRD1922	Cropmark feature - Recreation Ground, Gosbrook Street, Caversham, Berkshire	Dubious ring ditch visible as a finely etched incomplete vegetation mark on aerial photographs.	RING DITCH?; ROUND BARROW?	Bronze Age
MRD3903	Caversham, Reading, Berkshire	Caversham is located on the north bank of the Thames and is mentioned in Domesday.	VILLAGE; FINDSPOT	Medieval to Post Medieval
MRD3904	Caversham in Domesday	Caversham is mentioned in the Domesday Book of 1086 as Caueresham	VILLAGE	Saxon to Medieval
MRD3905	Caversham Church of St Peter, Caversham, Reading, Berkshire	A Norman church rebuilt in the 16th and 19th centuries.	PARISH CHURCH	Medieval to Modern

Mon UID	Name	Summary	Monument Type	Period
MRD3997	St Anne's Chapel - Caversham Bridge, Caversham, Berkshire	St Anne's Chapel or 'The Little Chapel on the Bridge' was first recorded in 1231. It stood on the right hand side of the north end of Caversham Bridge.	CHAPEL	Medieval to Post Medieval
MRD4869	Possible Bronze Age pit - Caversham, Reading, Berkshire	A circular pit with a perpendicular entrance shaft found during gravel quarrying in Caversham.	PIT	Bronze Age
MRD6177	Toll road from Reading via Caversham to Berkshire/Oxfordshire County boundary	Toll road from Reading via Caversham to Berkshire/Oxfordshire county boundary at NGR SU736757.	TOLL ROAD	Modern
MRD6281	Caversham Court, Caversham, Berkshire	20th century public garden on the site of a 17th century garden of the now demolished 17th-19th century Old Rectory. The gardens were laid out in the mid 17th century by Thomas Loveday.	HOUSE; ORNAMENTAL GARDEN	Post Medieval to 21st Century
MRD7047	Medieval sherds - Abbotsmead, Promenade Road, Caversham, Berkshire	Two sherds of medieval pottery were recovered during an evaluation at Abbotsmead, Promenade Road, Caversham.	FINDSPOT	Medieval
MRD8617	Roman pottery - Sutton's Pit, Balmore Drive, Caversham, Reading, Berkshire	Coarse Romano British pottery found in Sutton's gravel pit.	FINDSPOT	Roman
MRD8618	Fragments of Bronze Age pot - Suttons Gravel Pit, Balmore Drive, Caversham, Berkshire	Fragments of Late Bronze Age pot were found in Suttons Gravel Pit, Caversham.	FINDSPOT	Late Bronze Age
MRD8619	Palaeoliths - Sutton's Pit, top of Balmore Drive, Caversham, Berkshire	Sutton's Pit has produced a number of hand axes and a flake.	FINDSPOT	Lower Palaeolithic
MRD8624	Neolithic flakes and a core - Balmore Drive,	A few Neolithic flakes and a double-ended core were	FINDSPOT	Early Neolithic

Mon UID	Name	Summary	Monument Type	Period
	Caversham, Reading, Berkshire	found at Balmore Drive, Caversham.		
MRD8632	Hand-axes at St Peter's Hill, Caversham, Berkshire	The tip of a broken hand-axe and a cordate hand-axe were found at St Peter's Hill, Caversham.	FINDSPOT	Lower Palaeolithic
MRD8635	Palaeolithic hand axes - Clifton Park Road, Caversham Heights, Reading, Berkshire	Two pointed hand axes were found at Clifton Park Road.	FINDSPOT	Lower Palaeolithic
MRD8637	Handaxes and a scraper - Albert Road, Caversham	Handaxes and a scraper were found in Albert Road, Caversham.	FINDSPOT	Lower Palaeolithic
MRD8645	Hand-axes at Highmoor Road, Caversham, Reading, Berkshire	Numerous hand-axes were found when drains were laid along Highmoor Road in 1931.	FINDSPOT	Lower Palaeolithic
MRD8682	Palaeolithic flint saw - Caversham, Reading, Berkshire	A fine flint saw was found at Caversham, prior to 1906.	FINDSPOT	Lower Palaeolithic
MRD8685	Roman coin - Caversham Heights, Reading, Berkshire	A 3rd century Roman coin found in Caversham Heights.	FINDSPOT	Roman
MRD8686	Lower palaeolithic axe-hammer - Blenheim Road, Caversham Heights, Reading, Berkshire	A perforated axe-hammer was found in February 1963 on a building site in Blenheim Road.	FINDSPOT	Lower Palaeolithic
MRD8711	Roman coin - Hemdean House School, Caversham, Berkshire	A bronze coin of Licinius II (308-24) was found at Hemdean House School, Caversham.	FINDSPOT	Roman
MRD8720	A Neolithic axe was found in the back garden of 16 Peppard Road, Caversham	A broken groundstone axe was found in the back garden of 16 Peppard Road, Caversham.	FINDSPOT	Neolithic
MRD8722	A Neolithic axe - near cemetery at Hemdean Road, Berkshire	A re-chipped flaked axe found near the cemetery at Hemdean Road.	FINDSPOT	Neolithic
MRD8723	Findspot at cemetery in Hemdean Road, Caversham, Reading	A chisel was found at the cemetery site at Hemdean Road.	FINDSPOT	Neolithic
MRD8724	Neolithic flint scraper - Balmore Drive, Caversham, Berkshire	A Neolithic flint scraper was found at Balmore Drive, Caversham.	FINDSPOT	Neolithic
MRD8725	Neolithic arrowhead - Priest Hill, Caversham, Reading, Berkshire	A flint arrowhead of "plain form" was found at Priest Hill, Caversham.	FINDSPOT	Neolithic
MRD8728	Neolithic finds - Caversham, Reading, Berkshire	Neolithic lithics were found in Caversham, now in Reading Museum.	FINDSPOT	Neolithic

Mon UID	Name	Summary	Monument Type	Period
MRD8735	Two Neolithic axes - Caversham Reading, Berkshire	A re-chipped ground axe and a flint axe or fabricator were found at Caversham.	FINDSPOT	Neolithic
MRD9052	Two hand axes - Caversham, Berkshire	Two hand axes in the Cole Collection in Reading Museum are provenanced 'Caversham'.	FINDSPOT	Lower Palaeolithic
MRD9053	Hand axes marked 'from Caversham'	Twelve hand axes marked 'from Caversham' were transferred from Ipswich Museum in 1959.	FINDSPOT	Lower Palaeolithic
MRD9068	Tranchet axes - Caversham Gravel Pit, Reading, Berkshire	Five tranchet axes or Thames picks from Caversham Gravel Pit.	FINDSPOT	Mesolithic
MRD11201	Neolithic axe- Caversham Parish Church, Caversham, Berkshire	A ground axe was found near Caversham Parish Church.	FINDSPOT	Early Neolithic to Late Neolithic
MRD11212	Flint implements - Caversham, Reading, Berkshire	Flint implements found at Balmore Park, Warren gravel pit and Toot's Field in Caversham.	FINDSPOT	Early Neolithic to Late Neolithic
MRD11213	Neolithic finds - Balmore Park, Caversham, Berkshire	Neolithic finds from Balmore Park, Caversham, Berkshire	FINDSPOT	Early Neolithic to Late Neolithic
MRD11240	Bronze Age finds - River Thames west of Caversham Bridge, Berkshire	A Bronze Age axe-head and 'celt' were recovered from the River Thames west of Caversham Bridge.	FINDSPOT	Bronze Age
MRD11299	Five sestertii - River Thames, Reading, Berkshire	Five sestertii, Tiberius to Hadrian, possibly part of a hoard were found on the Berkshire side of the Thames during reconstruction of Caversham Bridge in 1926.	FINDSPOT	Late Iron Age to Roman
MRD11302	Romano-British axehead - River Thames at Caversham Bridge, Reading, Berkshire	A Romano-British axehead was found in the River Thames at Caversham Bridge.	FINDSPOT	Roman
MRD11321	Iron spearhead - 23 Wolsey Road, Caversham, Berkshire	An iron spearhead found in the garden of 23 Wolsey Road.	FINDSPOT	Saxon to Post Medieval
MRD12648	Roman findspot at Caversham Primary School	A Roman coin was found in the playground at	FINDSPOT	Roman

Mon UID	Name	Summary	Monument Type	Period
		Caversham Primary School.		
MRD14293	Cannon ball found near Caversham Bridge, Reading, Berkshire	An iron cannon ball was found during gravel extraction near Caversham Bridge.	FINDSPOT	Post Medieval
MRD15492	Caversham Bridge - Caversham, Reading, Berkshire	The earliest known reference to Caversham Bridge was in 1231.	BRIDGE	Medieval to Early 20th Century
MRD15684	Hill House and no 1 Surley Row	Grade II. Large early C19 villa divided and internally much altered. 2 storeys stucco with parapet lined with urns. Slate roof.	VILLA	Post Medieval to Unknown
MRD15750	Lithic finds at 11 St Peters Hill, Caversham, Berkshire	A handaxe was found in the front garden of 11 St Peters Hill, Caversham and a scraper has also been found in the same area.	FINDSPOT	Lower Palaeolithic
MRM16102	Retaining wall of St Peters Churchyard, Caversham, Berkshire	18th or early 19th century wall at Caversham Court park which is the retaining wall to St Peters Churchyard.	REVETMENT	Post Medieval
MRM16103	Retaining walls of axial east-west garden terrace walk- Caversham Court, Caversham, Berkshire	A grade II listed 17th century altered and retaining wall, probably rebuilt in the 18th century.	REVETMENT	Post Medieval
MRM16104	Retaining walls to raised walk to Riverside Garden Pavilion- Caversham Court, Caversham, Berkshire	17th century Grade II listed retaining walls to raised walk to Riverside Garden Pavilion at Caversham Court.	REVETMENT; RAISED PAVEMENT	Post Medieval
MRM16105	Caversham Riverside Garden Pavilion at Caversham Court, Caversham, Reading, Berkshire	A Grade II listed building of probable early to mid 17th century date.	PAVILION; TIMBER FRAMED BUILDING	Post Medieval
MRM16106	Caversham Screen wall at north-east end of Caversham Court Recreation Ground, Reading, Berkshire	A Grade II listed gothic screen wall of early - mid 19th century date, probably by A. W. Pugin.	WALL; GATE; WALL	Post Medieval to Modern
MRM16107	Wall sections at Caversham Court, Caversham, Reading, Berkshire	Two sections of wall at Caversham Court, one with a possible medieval sandstone footings.	WALL; WALL	Medieval to Post Medieval

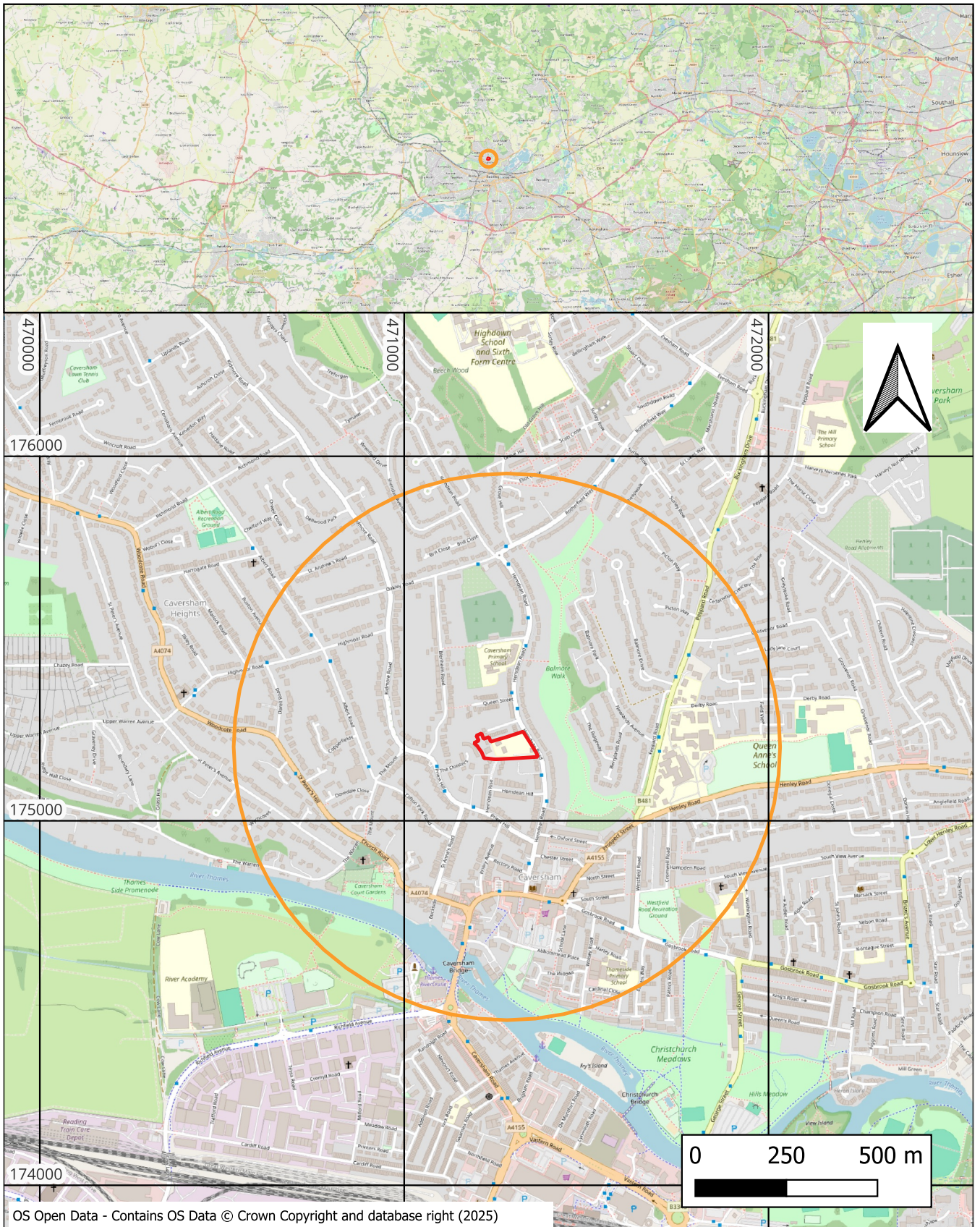
Mon UID	Name	Summary	Monument Type	Period
MRM16107	Wall sections at Caversham Court, Caversham, Reading, Berkshire	Two sections of wall at Caversham Court, one with a possible medieval sandstone footings.	WALL; WALL	Medieval to Post Medieval
MRM16176	Undated features and finds - The Rectory, 20 Church Road, Caversham, Reading, Berkshire	Undated features, representing the remains of a sequence of buildings, was revealed during an archaeological field evaluation at the Grade II listed Rectory.	FLOOR; WALL; ROBBER TRENCH	Unknown
MRM16176	Undated features and finds - The Rectory, 20 Church Road, Caversham, Reading, Berkshire	Undated features, representing the remains of a sequence of buildings, was revealed during an archaeological field evaluation at the Grade II listed Rectory.	FLOOR; WALL; ROBBER TRENCH	Unknown
MRM16176	Undated features and finds - The Rectory, 20 Church Road, Caversham, Reading, Berkshire	Undated features, representing the remains of a sequence of buildings, was revealed during an archaeological field evaluation at the Grade II listed Rectory.	FLOOR; WALL; ROBBER TRENCH	Unknown
MRM16177	Medieval pottery sherds - The Rectory, 20 Church Road, Caversham, Reading, Berkshire.	Medieval pottery sherds were recovered during archaeological investigations at The Rectory site.	FINDSPOT	Medieval
MRM16178	19th century features - The Rectory, 20 Church Road, Caversham, Reading, Berkshire.	19th century features representing the remains of a sequence of buildings and demolition episodes, were revealed during archaeological fieldwork at the Rectory, a Grade II listed building.	WALL; PIT; LAYER; GULLY?; FINDSPOT	Post Medieval
MRM16178	19th century features - The Rectory, 20 Church Road, Caversham, Reading, Berkshire.	19th century features representing the remains of a sequence of buildings and demolition episodes, were revealed during archaeological fieldwork at the Rectory, a Grade II listed building.	WALL; PIT; LAYER; GULLY?; FINDSPOT	Post Medieval
MRM16178	19th century features - The Rectory, 20 Church Road, Caversham, Reading, Berkshire.	19th century features representing the remains of a sequence of buildings and demolition episodes, were revealed during	WALL; PIT; LAYER; GULLY?; FINDSPOT	Post Medieval

Mon UID	Name	Summary	Monument Type	Period
		archaeological fieldwork at the Rectory, a Grade II listed building.		
MRM16178	19th century features - The Rectory, 20 Church Road, Caversham, Reading, Berkshire.	19th century features representing the remains of a sequence of buildings and demolition episodes, were revealed during archaeological fieldwork at the Rectory, a Grade II listed building.	WALL; PIT; LAYER; GULLY?; FINDSPOT	Post Medieval
MRM16184	The Rectory, 20 Church Road, Caversham, Reading, Berkshire	Grade II Listed rectory building, built in 1843.	VICARAGE	Post Medieval to Modern
MRM16228	Caversham Court stables and yard, Caversham Court Park, Berkshire	Mid-late 17th century stables of the now destroyed Caversham Court Old Rectory.	BARN; STABLE	Post Medieval to Modern
MRM16229	Carriageway and turning circle, Caversham Court Park, Reading, Berkshire	The courtyard area of the earlier house must lie under the current carriageway and turning circle leading up to the porch of the 19th century house.	TURNING CIRCLE	Post Medieval
MRM16303	Prehistoric struck flints, The Rectory, 20 Church Road, Caversham, Reading, Berkshire	Five prehistoric struck flints were recovered during fieldwork, all as stray or residual finds. A further flake was recovered during an evaluation in 2011.	FINDSPOT	Early Mesolithic to Late Bronze Age
MRM16381	Chalk pit - Church Road, Caversham, Berkshire	A chalk pit is shown on the 1900 Berkshire OS map 1:10,560.	CHALK PIT	Post Medieval to Modern
MRM16434	WWII Air Raid Shelter at Caversham Court Gardens, Caversham, Reading, Berkshire	A World War II 'Stanton' shelter is situated in the grounds of Caversham Court.	STANTON SHELTER	Modern
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to	GULLY; ARTEFACT SCATTER;	Late Bronze Age to Early Iron Age

Mon UID	Name	Summary	Monument Type	Period
		Bronze Age activity at the site.	POST HOLE; PIT	
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age

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MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age
MRM16449	Late Bronze Age activity at rear of 19 St Peter's Hill, Reading, Berkshire	A late Bronze Age artefact scatter and possibly a gully, postholes and a small pit relating to Bronze Age activity at the site.	GULLY; ARTEFACT SCATTER; POST HOLE; PIT	Late Bronze Age to Early Iron Age
MRM16457	Remains of the pre 1840's Old Rectory at Caversham Court	Evidence of the Old Rectory that was largely demolished in the 1840's at Caversham Court found in an archaeological evaluation.	WALL; ROBBER TRENCH; VICARAGE; PIT	Medieval to Post Medieval
MRM16457	Remains of the pre 1840's Old Rectory at Caversham Court	Evidence of the Old Rectory that was largely demolished in the 1840's at Caversham Court found in an archaeological evaluation.	WALL; ROBBER TRENCH; VICARAGE; PIT	Medieval to Post Medieval
MRM16457	Remains of the pre 1840's Old Rectory at Caversham Court	Evidence of the Old Rectory that was largely demolished in the 1840's at Caversham Court found in an archaeological evaluation.	WALL; ROBBER TRENCH; VICARAGE; PIT	Medieval to Post Medieval
MRM16458	Remains of 1840's house at Caversham Court, Caversham, Berkshire	Remains of the 1840's rebuilding of the house at Caversham Court by A W Pugin found in an archaeological evaluation.	TOWN HOUSE; WALL	Post Medieval to Modern
MRM16458	Remains of 1840's house at Caversham Court, Caversham, Berkshire	Remains of the 1840's rebuilding of the house at Caversham Court by A W Pugin found in an archaeological evaluation.	TOWN HOUSE; WALL	Post Medieval to Modern
MRM16458	Remains of 1840's house at Caversham Court, Caversham, Berkshire	Remains of the 1840's rebuilding of the house at Caversham Court by A W Pugin found in an archaeological evaluation.	TOWN HOUSE; WALL	Post Medieval to Modern

Mon UID	Name	Summary	Monument Type	Period
MRM16458	Remains of 1840's house at Caversham Court, Caversham, Berkshire	Remains of the 1840's rebuilding of the house at Caversham Court by A W Pugin found in an archaeological evaluation.	TOWN HOUSE; WALL	Post Medieval to Modern
MRM16461	Brick vaults against the eastern boundary of Caversham Court, Reading.	The vaults lay under the gravel path. They appear to form three linked chambers running north to south. The bricks used are 19th century in appearance and the vaults may have been constructed at the same time as the near by conservatory.	VAULT	Post Medieval to Modern
MRM16564	Medieval ditch - rear of 19 St Peter's Hill, Caversham, Reading, Berkshire	A possible boundary ditch dated to the medieval period was revealed during archaeological investigations.	DITCH	Medieval
MRM16564	Medieval ditch - rear of 19 St Peter's Hill, Caversham, Reading, Berkshire	A possible boundary ditch dated to the medieval period was revealed during archaeological investigations.	DITCH	Medieval
MRM16639	Bronze Age pottery at Church Road, Caversham, Berkshire	Bronze Age pottery was recovered during an archaeological evaluation.	FINDSPOT	Early Bronze Age to Late Iron Age
MRM17657	Former Caversham Parish School, Caversham, Reading, Berkshire	A Parish School for Boys and girls opened in 1863. Now an adult community college.	PARISH SCHOOL; AIR RAID SHELTER	Post Medieval to Second World War
MRM18221	Caversham War Memorial, Christchurch Meadows, Caversham, Reading	Grade II listed Caversham War Memorial lists the names of members of the local community who died in the First World War, the Second World War and the Afghanistan conflict (2001-2014).	WAR MEMORIAL; WAR MEMORIAL; WAR MEMORIAL	Modern
MRM18524	Ghost sign on wall of Prospect House, 30 Prospect Street, Caversham, RG4 8JL	Two "ghost signs" painted on the south west and south facing walls of 30 Prospect Street at 1st and 2nd floor level, reading "Patent Malt Bread" and "Corn Hay Straw Meal Offal &c."	SIGN	Post Medieval to Early 20th Century



LEGEND

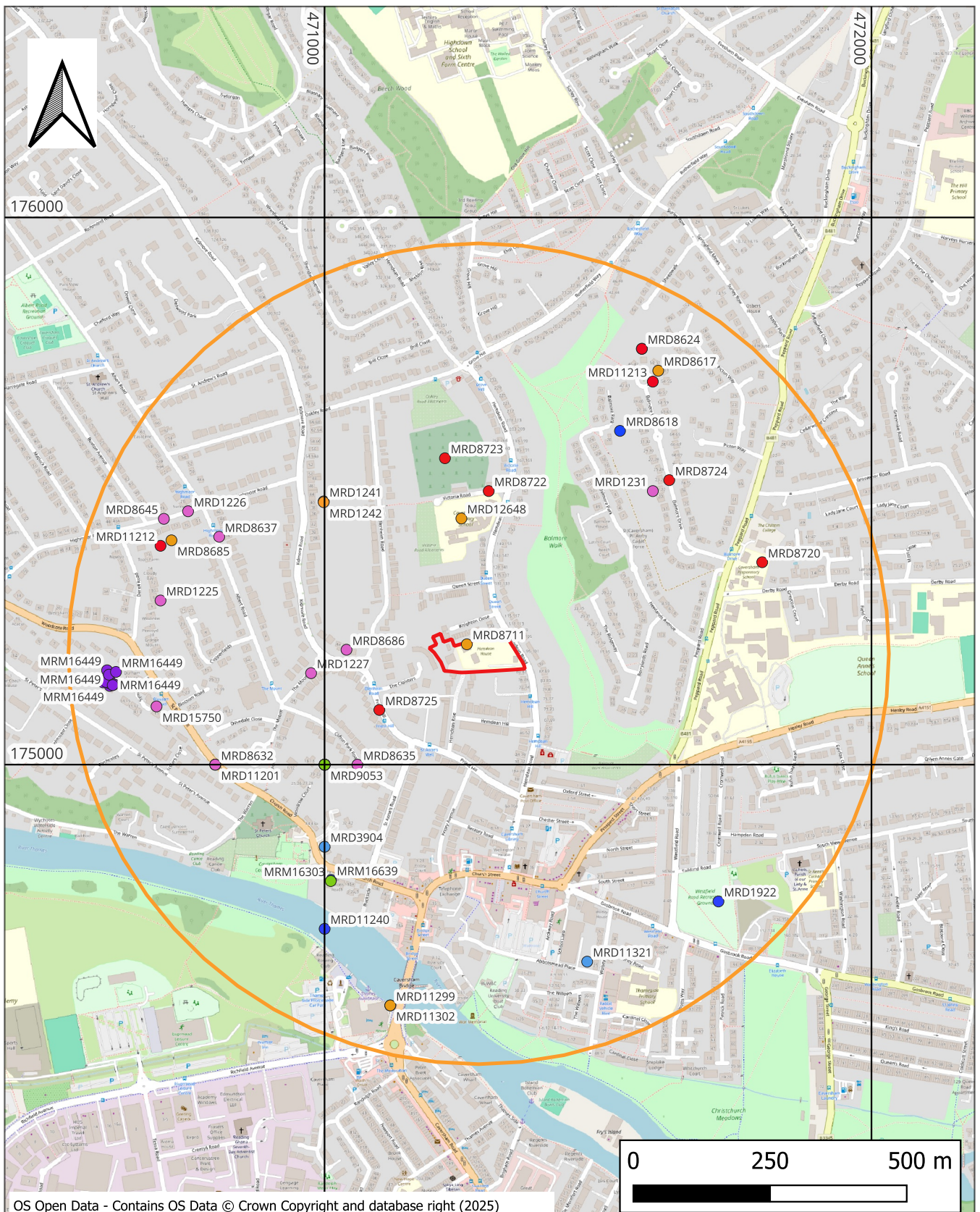
- Study Area
- SITE



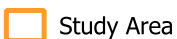
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Figure 1: Site Location



LEGEND



Heritage Assets



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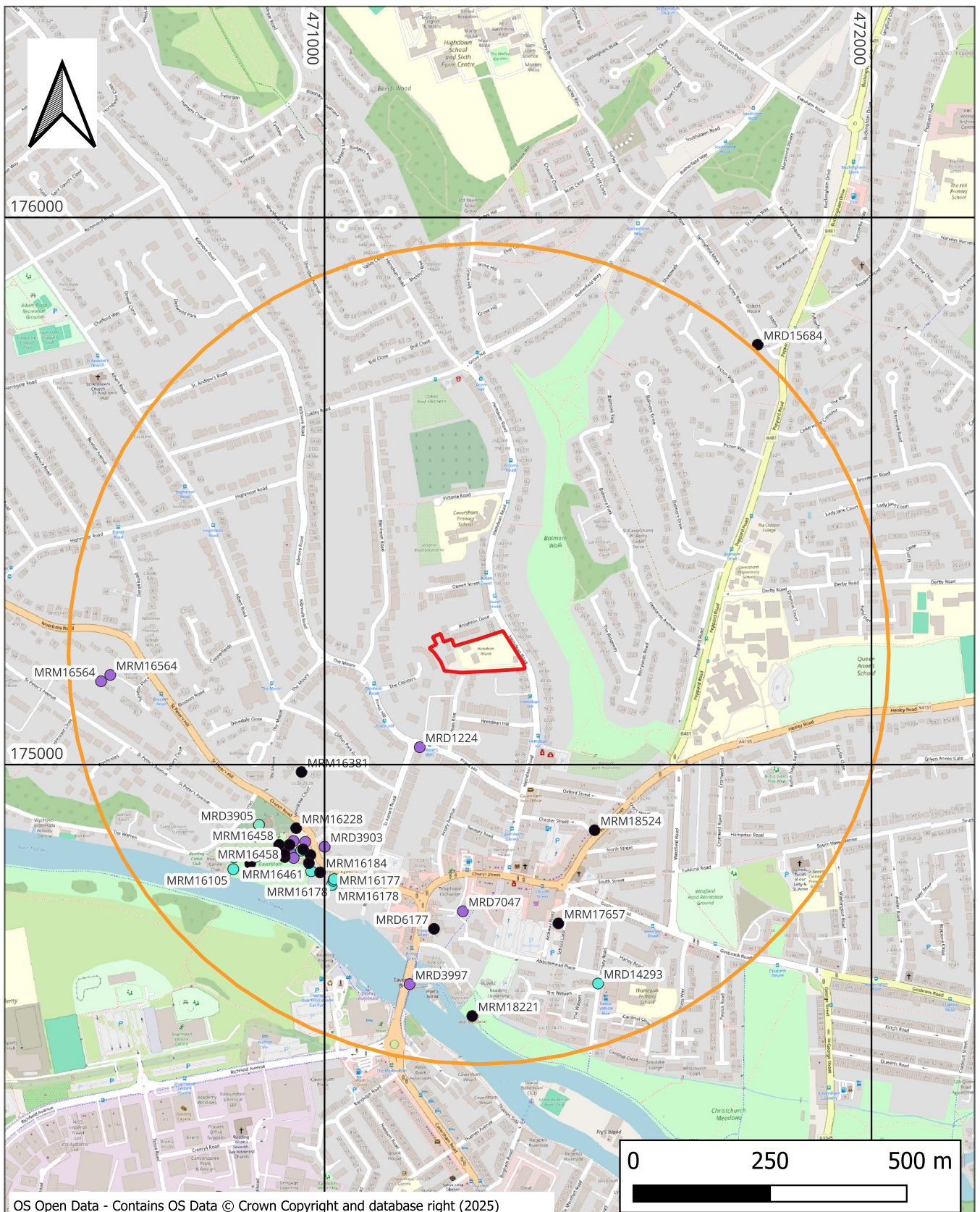
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Figure 2: Prehistoric to Early Medieval Archaeology



LEGEND

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|--|--|
| SITE | Heritage Assets |
| Study Area | <ul style="list-style-type: none"> ● Medieval ● Post Medieval ● Modern |



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Figure 3: Medieval to Modern Archaeology



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Purposeful Planning Solutions for the Historic Environment