



BROAD STREET MALL Reading RG1 7QE

County of Berkshire

Archaeological desk-based assessment

January 2024



**Broad Street Mall
Reading
RG1 7QE**

Desk based assessment

NGR 471217 173314

Sign-off history

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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

McLaren (Broad Street Mall) Ltd and UREF III LP have commissioned MOLA to carry out a historic environment assessment in advance of proposed development at Broad Street Mall, Reading RG1 7QE. The proposed scheme comprises part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site. The existing basement of the Broad Street Mall complex covers approximately 80% of the site and will have removed all archaeological remains within its footprint. The remaining 20% has either been disturbed to a similar level as part of the process of excavating the existing basement and the construction of the retaining walls or contains the entrance roads.

Buried heritage assets that may be affected by the proposals comprise:

Post-medieval remains. Cartographical evidence indicates that parts of the site have been developed from at least the 17th century and onwards. In the 19th century the site was almost fully occupied by a combination of commercial, industrial and residential buildings and the existing shopping centre was built in the late 20th century. Any post medieval remains would be of low heritage significance.

Medieval remains. Reading was subject to considerable urban development during the medieval period, which is reflected in the fact that archaeological investigations nearby have revealed evidence of occupation along Hosier Street to the south of the site, as well as further structural and cut features in the wider study area. Any medieval remains would be of medium significance.

There is anticipated to be low potential for earlier periods due to the fact there is no substantial archaeological evidence for occupation of the site and wider area prior to the Saxon period.

There is a low potential for human remains. Abraded human remains have been found at the Civic Centre 70m south of the site. These remains have not been dated and it is not known whether they represent an anomaly or are indicative of further interments in the area.

Within the footprint of the existing basement, any groundworks as part of the insertion of new piling is not expected to have an archaeological impact. The area to the east is likely also to have been disturbed as part of the process of constructing the basement. If any piled foundations were inserted in this area they would destroy all surviving archaeological remains within their footprint. Works to the car ramps may further truncate any remains that survived the initial basement construction.

Although the precise details would need to be agreed with the local authority's archaeological advisor, it is suggested that the most appropriate investigation strategy would be targeted archaeological evaluation if necessary to confirm the presence, nature and significance of archaeological remains. Their location could be informed by the results of any recent geotechnical investigations. This would in turn enable an informed decision to be made in respect of an appropriate mitigation strategy for any significant archaeological assets, such as targeted excavation, and / or a watching brief during ground works for remains of lesser significance. This would ensure that significant archaeological assets are not removed without record. Alternatively, no further work may be recommended.

Any archaeological work would need to be undertaken in accordance with a Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 McLaren (Broad Street Mall) Ltd and UREF III LP have commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at Broad Street Mall, Reading, Berkshire; National Grid Reference (NGR) 471217 173314: Fig 1. The proposed scheme comprises part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required.
- 1.1.2 It should be noted that there are essentially two schemes coming forward with separate red lines, which are summarised as:
- That relating to BSM (Development Scheme) (this application); and
 - That relating to the construction area necessary to enable the construction of BSM (Temporary Construction)
- 1.1.3 However, location and the Planning Deliverables for the Temporary Construction scheme have been discussed and based on review of policy designations and the Council's Validation Checklist it is considered that an Archaeological Desk Based Assessment is not required for this scheme. Regardless of this, the impacts of the scheme have been reviewed and it is considered that they introduce no new impacts and thus do not alter the conclusions or recommendations of this report.
- 1.1.4 This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.5 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.6 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DLUHC 2023; see section 9 of this report) and relevant local planning policies. It conforms to standards specified by the Chartered Institute for Archaeologists (CIfA 2020), Historic England (EH 2008, HE 2015, 2017, 2019). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.7 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The List does not include any nationally designated heritage assets within the site. There are four Listed buildings within 150m of the site, these are:

- The Grade II listed 20th century houses at 38 Oxford Road and 3 and 5 Cheapside (National Heritage List no. 1113436, shown as **DBA 20** on Fig 2) c 30m north of site;
- The Grade II listed Allied Arms Inn (National Heritage List no. 1156940, shown as **DBA 21** on Fig 2) c 30m east of site of the site;
- the Grade II 19th century buildings at 55 and 55A St Mary's Butts (National Heritage List no. 1113572, shown as **DBA 22** on Fig 2) c 30m east of site east of the site;
- The Grade II Queen Victoria Jubilee Fountain (National Heritage List no. 1113571, shown as **DBA 23** on Fig 2) c 60m south-east of the site.

1.2.2 The site is not within the/ a Reading Area of Archaeological Importance nor is it within a Conservation Area.

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 250m-radius study area around it, as held by the primary repositories of such information within the county. These comprise the Berkshire Archaeology Historic Environment Record (BAHER). The Berkshire Archaeology Historic Environment Record is managed by Reading Borough Council and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, past investigation locations, projected Roman roads; georeferenced published historic maps; in-house archaeological deposit survival archive and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Berkshire Record Office – historic maps and published histories;
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - Groundsure– historic Ordnance Survey maps from the first edition (1860–70s) to the present day,
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Trium Environmental Consulting LLP – architectural drawings (AHR Architects, October 2023), existing site survey (Warner Surveys, 2019); engineering report (Meinhardt 2023);
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 28th of June 2018 in order to determine the topography of the site and existing land use/the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report. The baseline conditions of the site have not changed, therefore it was considered that a new site visit was not required.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**DBA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the

vicinity of the site (150m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m), and measured from the nearest site edge.

- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

3 The site: topography, geology and modern impacts

3.1 Site location

- 3.1.1 The site is Broad Street Mall, Reading (NGR 471217 173314: Fig 1). The site covers a total area of 0.79ha at basement level and it is currently partly located within 'Broad Street Mall', which includes a shopping centre (retail units), office space, car parking and some streetscape / internal thoroughfares. The site is bordered to the north by the remainder of the Broad Street Mall Shopping Centre, to the east by St Mary's Butts, to the south Dusseldorf Way and Hosier Street, and to the west by Queen's Walk. The site falls within the historic parish of St Mary Reading, within the county of Berkshire prior to being absorbed into the administration of the county borough of Reading.
- 3.1.2 The site is 300m north-west of the River Kennet, a tributary of the Thames. The Kennet was canalised in the 18th century, and now forms part of the water frontage of the Oracle.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 Ground level generally slopes down from north to south, from 45.0m above Ordnance Datum (OD) at the north-west corner of the site to 43.7m OD at the south-east corner of the site (Fig 4a, Warner Surveys 2019). The topography likely reflects the presence of the River Kennet valley.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The British Geological Survey (BGS) 50k digital data indicates the site is on a Taplow Gravel terrace associated with the River Thames. In places the Gravels are capped by fine-grained silt known in London as Langley Silt Complex ('brickearth'), which was laid down as alluvium and/or wind-blown deposits during the last glaciation around 17,000 BC. This produced fertile soils but was often exploited for the manufacture of bricks and much has been removed by quarrying or by subsequent building development.
- 3.3.3 Site-specific ground investigation works were undertaken in November 2018 and February 2021 by Arc Environmental Limited (Arc 2021) and comprised one cable percussion borehole from ground level (BH1), two windowless sample boreholes from basement level (BH2 and BH3) and two rotary-cored boreholes from basement level (RBH01 and RBH02) (A-squared Studio 2021, 5–6; Fig 3).
- 3.3.4 Data from the archaeological evaluation which occurred in an unbasemented area in the eastern part of the site (MOLA 2019, DBA 1b) are also summarised in Table 1 (TP 1).
- 3.3.5 The site specific geotechnical investigation and the data from the archaeological evaluation are supplemented by older BGS record. There have been two BGS boreholes drilled within the site footprint that are publicly accessible, the results of which are summarised in Table 1 (SU77SW868 and SU77SW869). SU77SW868 appears to have been drilled from a basement level; SU77SW869 was drilled from ground level. They were conducted in 1968 prior to the construction of the existing Broad Street Mall and basement (Fig 3).
- 3.3.6 Table 1 differentiates between modern made ground (i.e. containing identifiably modern inclusions such as concrete and plastic) and undated made ground, which may potentially contain deposits of archaeological interest. This distinction was not apparent in the original report as it was commissioned for engineering purposes.

Table 1: summary of geotechnical data (MOLA 2019; Arc 2021; BGS)

Levels are in metres below ground level (mbgl) and metres above Ordnance Datum (m OD)

BH/TP ref.	Ground level	Modern made ground	Top of Undated made ground	Top of natural brickearth	Top of natural gravel
TP1 (BR-RHS19)	43.9m OD	<0.4mbgl <43.5m OD	0.4mbgl 43.5m OD	1.5mbgl 42.4m OD	-
BH1	44.2m OD	<0.25mbgl <43.95m OD	0.25mbgl 43.95m OD	-	2.5mbgl 41.7m OD
BH2A	40.2m OD	<0.3mbgl <39.9m OD	0.3mbgl 39.9m OD	-	0.4mbgl 39.8m OD
BH3	40.2m OD	<0.45mbgl <39.75m OD	0.45mbgl 38.75m OD	-	0.8mbgl 39.4m OD
RBH01	40.2m OD	<0.5mbgl <39.7m OD	0.5mbgl 39.7m OD	-	1.5mbgl 38.7m OD
RBH02	40.2m OD	<0.5mbgl <39.7m OD	0.5mbgl 39.7m OD	-	1.5mbgl 38.7m OD
SU77SW868	39.8m OD	-	-	-	-
SU77SW869	44.8m OD	-	<2.6m <42.2m OD	-	2.6m 42.2m OD

3.3.7 The site-specific ground investigation works undertaken in November 2018 and February 2021 by Arc Environmental Limited have shown that natural gravel survives at 41.7m OD (2.5mbgl) in the unbasemented part of the site, whereas in the basemented areas truncated gravels have been found from a depth of 39.8–38.7m OD (0.4–1.5mbgl). No brickearth deposits were recorded during the 2018–2021 investigations, showing that the construction of existing Broad Street Mall and basement would have removed all of it within its footprint. The archaeological evaluation undertaken by MOLA in 2019 shows in the unbasemented part of the site, pockets of brickearth survive at a depth of 42.4m OD (1.5mbgl), overlaying by c 1.1m of archaeological deposits.

3.3.8 In addition to the two historic BGS within the site, there were nine more BGS located in the area occupied by the Broad Street Mall. BGS boreholes indicate that the top of natural gravels are at 43.3m OD (0.4–1.7mbgl) in the north, sloping down to 41.3m OD (2.9mbgl) in the south, broadly reflecting the topography of the area. These gravels were in places overlain with 0.7m–1.6m thick deposits of brickearth. Six of the boreholes recorded no brickearth, suggesting heavy truncation of these deposits on the site. This was capped by a generally 1.5m–1.8m thick deposit of made ground, although one borehole noted 3.4m of made ground overlying natural gravels.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There has been one past archaeological investigation within the site, located in the area occupied by 18–20 Hosier Street and consisted of three evaluation trenches (**DBA 1a**) which revealed post-medieval deposits and walls overlying natural brickearth.
- 4.1.2 In addition, there have been 21 past archaeological investigations within the 250m radius study area. These are mostly clustered to the west of the study area, towards the urban centre of Reading and comprised 11 evaluations (**DBA 2, 4, 7, 9, 10, 12, 14–17** and **24**), 9 watching briefs (**DBA 3, 5, 6, 8, 11, 13** and **25–27**) and three excavations (**DBA 7, 14** and **24**).
- 4.1.3 The archaeological investigations uncovered early medieval remains (**DBA 2** and **24**), medieval cut and structural features (**DBA 4, 7, 15** and **16**) as well as post-medieval remains also relating to the habitation of this area (**DBA 3, 6, 8** and **17**).
- 4.1.4 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area. A Lower Palaeolithic handaxe has been found 330m north of the site on Greyfriars Road, outside the study area (Oxford Archaeology 2015, 47).
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a dependable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There have been no finds from these periods within the study area.
- 4.2.4 There is limited evidence for the prehistoric settlement of Reading, though it is possible that the areas surrounding the River Thames and River Kennet may have been subject to temporary occupation as the rivers may have been exploited as sources of food, water and transportation routes (Cotswold Archaeology 2015, 17). Stray finds dated to the Mesolithic, Neolithic and Bronze Age have been found during an evaluation at the Land to the rear of 1/2 and 3 Gun Street (**DBA 15**), c 145 m to the south-east of the site.

Roman period (AD 43–410)

- 4.2.5 The site is located 3km north-west of the principal Roman road connecting *Londinium* (London) to the east, to towns in the west. The civic capital of *Callaeva Atrebatum* (Silchester) is 13km south-west of the site and would have formed the main focal point for settlement in the wider area during this period. The landscape may have been interspersed with smaller farms and villas, usually in proximity to the road network (Margary 1967).

- 4.2.6 The BHER records three Roman findspots within the study area: at Friar Street (**DBA 28**), c 220m to the north-east of the site, Romano-British coarse sherds were found; and at Vaudeville Theatre (**DBA 29**), c 200m to the north-east of the site, and at Broad Street (**DBA 30**), c 200m to the north-east of the site, Roman coins were found.
- 4.2.7 During this period, the site was likely within marshland of the River Kennet and River Thames. It has been suggested that the area formed a trading port for the town of *Callaeva* (Lawes Long, 1836 11-13), although the lack of evidence for this period likely arises from the development of the town in the later medieval and post-medieval periods (Norton and Poore 2007).

Early medieval (Saxon) period (AD 410–1066)

- 4.2.8 Following the withdrawal of the Roman army from England in the early 5th century AD, Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.
- 4.2.9 The place-name 'Reading' is thought to have derived from a Saxon tribe known as *Readingas*, who settled in this area in the 6th century (Reading Borough Council 2008), and translates as "Reada's people" (Oxford Dictionary of British Place Names, 2012). Reading is first mentioned in the Anglo-Saxon Chronicle in 871 AD, in the year that the Danes invaded Wessex, took Reading and put up fortifications between the Kennet and the Thames (Ditchfield and Paige 1923, fn. 1). It was during this period that Roman roads converging on Silchester began to be replaced with roads meeting in Reading, and a church was established on the current site of Reading Minster, 170m east of the site (Reading Minster 2018).
- 4.2.10 Astill's *Historic Towns in Berkshire* contains a possible projection of the extent of the Saxon settlement, centred on the church (**DBA 1, 35-38**). The eastern third of the site is within this area (Astill 1978). A possible early medieval or Saxon knife has been found during an evaluation at the Reading Civic Headquarters (**DBA 2**), c 15m to the south of the site, and a hoard of between 5 and 11 Saxon or Danish silver pennies was found in a coffin in the churchyard of St. Mary's (**DBA 32**), c 145m to the east of the site. Excavations at the Former Boots Building, 90-93 Broad Street (**DBA 24**), c 130m to the north-east of the site, revealed a possible Saxon soil and ditch. Stray finds of Saxon date have been recorded during the excavation at 31-37 Castle Street (**DBA 14**), c 150m to the south of the site.
- 4.2.11 It appears that the eastern third of the site was either just within or on the outskirts of the Saxon settlement.

Later medieval period (AD 1066–1485)

- 4.2.12 At the time of the Domesday Survey (1086), Reading was held in demesne (land held and maintained by the house) by William, and was assessed at 43 hides (a unit of measurement denoting the amount of land needed to support a household). The survey notes four mills and three fisheries in the manor (Williams and Martin eds. *Domesday* 1992, 140). It is also noted that the king held 28 closes (likely plots of land) within the Borough of Reading, suggesting this was land within the walled town. A church with a further eight hides of land was held by the Abbott of Battle, along with two mills (*ibid.* 146).
- 4.2.13 In 1121 Reading Abbey was founded by Henry I, 830m north-west of the site. The founding of the abbey focused attention away from the old market in St Mary's Butts, adjacent to the site, to the gates of the new abbey, and this was reflected in the road layout with Broad Street (immediately north of the site) and New Street (now Friar Street, 210m north of the site) laid out to provide access to it (Cotswold Archaeology 2015, 19).
- 4.2.14 A Franciscan Friary (**DBA 19**) was founded in Reading in 1233, initially located by the River Thames and then moved to New Street (Friar Street) in c 1285, 215m north-east of the site. Dumping activity for the purpose of ground levelling is thought to have occurred at Greyfriars Church (**DBA 9**) 235m north of the site during this time. Close by at the Greyfriars Day Nursery

(**DBA 16**), a burial associated with the old Friary's cemetery was found. Works in Greyfriars Road, approximately 250m north of the site, found flint footings of a buildings potentially associated with the Franciscan Friary.

- 4.2.15 Archaeological investigations within the study area have uncovered evidence of the medieval development in this area. Structural evidence of occupation during the 12th to 13th centuries has been found on 99–105 Friar Street (**DBA 7**) 190m north-east of the site, comprising two adjoining buildings fronting Friar Street. At the Reading Civic Centre (**DBA 2**), 15m to the south of the site, a large assemblage of residual medieval roof tiles is indicative of the properties that existed along Hosier Street during this period. Further deposits have also been found at 55–56 St Mary's Butts (**DBA 4**) 80m north-east of the site, infilling a ditch, as well as at the Former Boots Building, 90-93 Broad Street (**DBA 24**), c 130m to the north-east of the site, and at Castle Street (**DBA 14**) 150m south of the site, comprising pits and land reclamation.
- 4.2.16 During this period the site would have been located on the main through-fare to the Abbey. It is likely that the site was developed by this time.

Post-medieval period (AD 1485–present)

- 4.2.17 During the early post-medieval period, development within Reading remained within the limits of the medieval town, as can be seen from John Speed's map of 1611. John Speed's map of Reading in 1611 (Fig 5, Berkshire Record Office, D/Ex2385/1), shows the site was occupied by open land to the rear of buildings facing Hosier Lane (later known as Hosier Street). The town is shown to be more heavily developed to the east, with open fields indicated to the west of the site (although this is difficult to discern as the map ends shortly thereafter). The Minster of St Mary the Virgin is marked, 160m to the east of the site as '15' on the map, and the Parish Church of St Laurence is marked 420m to the north-east as 'D'.
- 4.2.18 During the Civil War, Reading was adopted as a Royalist garrison between 1642 and 1643. In 1642 the town was subject to fortification, comprising mostly bastions linked by earthen banks (Astill 1978). The site is located 40m east of a north-south aligned section of these defences (**DBA 18**).
- 4.2.19 By the time of the St Mary parish tithe map of 1839 (Fig 6, Berkshire Record Office, D/D1/98/1), the site is completely developed.
- 4.2.20 The Ordnance Survey 1st edition 25":mile map of 1879 (Fig 7) provides a more detailed impression of the site in the late 19th century. Cross-referencing the map with the Goad Insurance Plan of Reading Sheet 7-1 of 1895 (not reproduced), it was occupied by a combination of commercial, domestic and industrial buildings. For example, there was a furniture shop, saw mill, paint shop, timber store behind houses fronting on to Hosier Street.
- 4.2.21 By the mid 20th century, much of the centre of the site, with the exception of terraced houses along Lavender Street, had been cleared to make way for a car park, as shown on the Ordnance Survey 1:1,250 scale map of 1962 (Fig 8).
- 4.2.22 By the time the Ordnance Survey 1:1,250 scale map of 1969–71 (Fig 9) was produced, the majority of the building within the site had been cleared, apart from few buildings in the south-eastern part of the site.
- 4.2.23 The Ordnance Survey 1:1,250 scale map of 1980 (Fig 10) shows that by this time the existing shopping centre, then known as 'The Butts Centre' had been constructed. A public house is noted in the eastern third and the few buildings shown in Fig 9 remain. There are minor changes noted in subsequent maps, the public house is demolished and that area incorporated into the shopping centre; developments to the west required that the oversailing of the entrance roads to the underground car park.

5 Statement of significance

5.1 Introduction

- 5.1.1 This section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 This is followed by an assessment of the likely potential for archaeological remains to be present in the site (high, moderate, low, or no potential if it is clear that any archaeological remains will have already been removed by past ground disturbance); and – in accordance with the NPPF – a statement of the significance (high, medium, low, or negligible) of the known or likely remains in the site. This is based on current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Based on BGS boreholes and the information from archaeological investigations in the vicinity, the predicted level of natural geology within the site is as follows:
- Current ground level is at 43.7–45.0m OD (sloping down from north to south)
 - The top of truncated brickearth is at 42.4m–44.2m OD (0.8m–1.5m below ground level/mbgl) and generally reflects the slope of topography.
 - The top of untruncated Gravel is at 41.3m–44.7m OD (0.3m–3.7mbgl)
- 5.2.2 Between the top of the natural and the current ground level is undated made ground. The latter may potentially contain remains of archaeological interest.

Past impacts

- 5.2.3 The existing basement covers 55% of the site (Fig 4b, Fig 11 and Fig 12) and is at a level of 39.3–40.2m OD (3.5–5.7mbgl). If a basement slab of presumed 0.5m thickness is included then the overall formation level of the basement is expected to reach 4.0–6.2mbgl; thus this will have removed any archaeological remains present and cut well into natural gravels.
- 5.2.4 The 35% of the remaining site is located along the western edge covering the entrance roads and car ramp and along the southern edge which covers external areas directly adjacent to the existing buildings. It is assumed for the purposes of assessment that the depth of truncation is at least as deep as that of the existing basement levels along the southern edge and in location of the car ramp. The entrance roads are at ground level but limited disturbance is anticipated in these areas.
- 5.2.5 The remaining 10% of the site at the south-eastern edge of the site footprint will also have been disturbed as part of the process of excavating the existing basement and the construction of the retaining walls. In particular, “the ground surrounding the site is retained by the basement structure which would have been backfilled against the retaining wall utilizing suitable excavated material” (BJB Consulting 2018, 6). It is thus also very likely that this area has been heavily disturbed however this has not been confirmed.

Likely depth/thickness of archaeological remains

- 5.2.6 Based on the suspected level of truncation on the site from the existing basements and the construction of the existing building, there is expected to be no archaeological remains present within the footprint of the existing basement, whereas there is proven potential for archaeological remains in the unbasemented parts of the site (MOLA 2019, **DBA 1a**).

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is

summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.

- 5.3.2 *The site has low potential for prehistoric remains.* No prehistoric remains have been found within the study area and there is little evidence for the prehistoric settlement of Reading in general. Although the areas surrounding the River Thames and Kennet were likely subject to temporary occupation it is not expected that the site itself was a site of prehistoric activity.
- 5.3.3 *The site has low potential for Roman remains.* No Roman remains have been found in the study area. Roman Silchester, which is thought to have been the main urban centre in the area, was located 13km away. The site was likely undeveloped and uncultivated during this period.
- 5.3.4 *The site has low potential for Saxon remains.* Reading itself is thought to have been established during the 6th century and was mentioned in the Anglo-Saxon Chronicle in 871 AD. According to Astill's projection of the Saxon settlement, the eastern third is within this area. However, the evaluation in the eastern edge of the site recorded only post-medieval remains and ground raising, although acknowledged that late-Medieval or Saxon remains may survive outside the site where there may have been less post-medieval development. There is low potential for remains. However, if residual Saxon remains did survive within the site they would be of **medium** significance, as derived from their evidential and historical value.
- 5.3.5 *The site has low to moderate potential for medieval remains.* Reading was subject to considerable urban development during the medieval period, which is reflected in the fact that archaeological investigations nearby have revealed evidence of occupation along Hosier Street to the south of the site, as well as further structural and cut features in the wider study area. There is low potential for remains within the footprint of the existing basement and moderate potential outside of it. Any medieval remains would be of **medium** significance, as derived from their evidential and historical value.
- 5.3.6 *The site has low to moderate potential for remains from the 17th century and onwards.* Cartographical evidence indicates that the site has been developed from at least the 17th century and onwards. In the 19th century the site was occupied by a combination of commercial, industrial and residential buildings and the existing shopping centre was built in the late 20th century. There is low potential for remains within the footprint of the existing basement and floated area, and proven moderate potential outside of it (DBA 1a). Any post medieval remains would be of **low** archaeological significance, as derived from their evidential and historical value.
- 5.3.7 *There is a low potential for human remains.* Abraded human remains have been found at the Civic Centre (**DBA 2**) 15m south of the site. These remains have not been dated and it is not known whether they represent an anomaly or are indicative of further interments in the area. Given the extent of truncation within the site it is not expected that further human remains will survive within it.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The proposed scheme comprises part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required and including a temporary construction area (although the latter is considered to have no impacts and thus it is not further discussed).

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.

New piled foundations

- 6.2.3 For the preliminary piling layout contained within the stage 2 report, 600mm and 750mm diameter piles have been selected for the buildings to support the proposed loading (Meinhardt 2023, 11). Within the existing basement, the piling will have no archaeological impact; in the area to the east of the site outside of the existing basement, any works would completely remove any surviving archaeological remains within their footprint.

Car Ramp renewal and road works

- 6.2.4 The impact of works to replace the existing car ramp would depend on their depth, although it is anticipated that such works would not extend beyond 0.5m below the existing ground level. As such any works in this area would have a limited impact likely only further truncating any remains that survived the construction of the existing ramp. This is likely to be limited to remains dating to the post-medieval period of low significance.
- 6.2.5 Works to the existing entrance roads would likely only extend 0.5m below ground level truncating post-medieval remains of low significance.

Landscaping

- 6.2.6 Given the closeness of such works to the existing building and basement, such works are only likely to impact made ground associated to the construction of the Broad Street Mall complex and little archaeological impact.

7 Conclusion and recommendations

- 7.1.1 The site is located at Broad Street Mall, Reading RG1 7QE. It is not within an Area of Archaeological Importance nor is it within a Conservation Area.
- 7.1.2 There is low to moderate potential for post-medieval remains and medieval remains as the site and area surrounding it has been developed since this time, but the site has been subject to severe truncation. Prior to this, Reading was not subject to any settlement which has been confirmed archaeologically, thus there is low archaeological potential for the prehistoric and Roman periods.
- 7.1.3 It is anticipated that the existing basement will have removed all archaeological remains within its footprint. As a result, the proposed piling for the new development will have no archaeological impact within the footprint of the existing basement but would remove any archaeological remains within their footprint outside of it. Works to the car ramp, entrance roads, temporary construction area, and landscaping would have little impact, potentially only upon post-medieval remains of low significance.
- 7.1.4 Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 2: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Post-medieval remains (Low to moderate potential)	Low	New piled foundations outside of existing basement; car ramp; entrance roads and landscaping
Late medieval remains (Low to moderate potential)	Medium	Asset significance reduced to negligible New piled foundations within existing basement No archaeological impact Temporary construction area has been considered to have no impact.

- 7.1.5 Although the precise details would need to be agreed with the local authority's archaeological advisor, it is suggested that the most appropriate investigation strategy would be targeted archaeological evaluation if necessary to confirm the presence, nature and significance of archaeological remains. Their location could be informed by the results of any recent geotechnical investigations. This would in turn enable an informed decision to be made in respect of an appropriate mitigation strategy for any significant archaeological assets, such as targeted excavation, and / or a watching brief during ground works for remains of lesser significance. This would ensure that significant archaeological assets are not removed without record. Alternatively, no further work may be recommended.
- 7.1.6 Any archaeological work would need to be undertaken in accordance with a Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the granting of planning consent.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 250m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The Berkshire Archaeology HER data contained within this gazetteer was obtained on 17/01/2023 and is the copyright of Historic England 2023.
- 8.1.3 Historic England statutory designations data © Historic England 2023. Contains Ordnance Survey data © Crown copyright and database right 2023. The Historic England GIS Data contained in this material was obtained in November 2022. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

BAU – Berkshire Archaeological Unit

DGLA – Department of Greater London Archaeology (Museum of London)

FA – Foundations Archaeology

HER – Historic Environment Record

JMHS – John Moore Heritage Services

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

OA – Oxford Archaeology

TVAS – Thames Valley Archaeological Services

WA – Wessex Archaeology

DBA No.	Description	Site code/ HER/NHL No.
1a	18–20 Hosier Street, Reading <i>Evaluation. MOLA, 2019</i> The evaluation comprised the machine excavation of three test pits all measuring c 1.5m by 1.5m. Test Pit 1. Natural orange brown clay (brickearth?) was observed in Test Pit 1 at 42.4m OD (1.5mbgl). This was overlaid by c 0.40m of levelling/ground raising deposits. A 5 courses east-west wall extending beyond the edges of the test pit was found from 43.4m OD. Overlying the structures was another ground raising layer. From this fill a single mid- 16th to late 17th century pot sherd and two broken late 18th century clay pipe stems were recovered. It is likely that the pot is residual and the two brick structures were sealed some point during the 18th century. Unfortunately historic maps dating to this time do not give a clear enough picture to enable exact identification of the observed walls, however it is clear these are surviving foundations of previous buildings on the site. Test Pit 2. Natural deposits were not observed in this test pit. Below the modern made, 1.30m of levelling deposits were observed. Test Pit 3. This test pit could not be fully excavated due to the presence of modern services. Historic maps clearly show development of the site from the 17th century onwards. The depth and nature of the deposits observed in the test pits suggest a large amount of landscaping and ground management over the centuries of development.	BR-RHS19 ERM2360 MRM18462
1b	Saxon Reading Possible extent of Saxon town as shown in G.G. Astill's 'Historic Towns in Berkshire.'	MRD15634

DBA No.	Description	Site code/ HER/NHL No.
2	Reading Civic Headquarters <i>Evaluation. OA, 2008</i> Trench 1 demonstrated that the western edge of the evaluation area had been removed during the groundworks for the construction of the Civic Centre and Hexagon in the 1960's. However, Trench 2 revealed a number of archaeological finds and features. Although there was no certain evidence for any Saxon activity, a possible early medieval/Saxon knife and very abraded human remains were recovered from intercutting postmedieval pits. The human remains were likely to have been disturbed by the post-medieval pitting. It is possible that the graveyard associated with the Minster extended beyond St. Mary's Butts, into the proposed development area. Alternatively the human remains may derive from isolated prehistoric or Roman burials. It is likely that prehistoric, Roman or Saxon burials are located in close proximity to the evaluation trenches. The large assemblage of residual medieval roof tiles indicates that properties lined Hosier Street during the medieval period. It is possible that the area formed waste land at the edge of the medieval town, with the roof tile having originated from elsewhere in the town and been dumped on the site. The 16th century pits and large amount of material remains indicate that Hosier Street was certainly occupied in the early post-medieval period, a fact supported by 16th and 17th century cartographic evidence. The infilled cellar and the later walls with relieving arches may have formed part of the 16th to 18th century properties and the ceramic assemblage would indicate that the residents were of above average status	RECIHD 08 ERM826 MRM16211–5 MRM16224
3	St Mary the Virgin Church <i>Watching brief. TVAS, 1995</i> During the watching brief six areas were observed. A new path 4m wide was cut and within or just outside the line of the path twenty one gravestones were lying on the ground. These were all recorded and twelve of the stones were lifted and re-laid elsewhere. The gravestones were of 18th and 19th century date. The removal of the gravestones produced a number of artefacts all of twentieth century date. A small quantity of redeposited human remains was also revealed. A number of disarticulated remains were retrieved along with a semi-articulate individual and a complete human skeleton, aligned east-west. This individual was flexed, supine, with the hands crossed over the pelvis. The head faced south.	SMC95/70 ERM575
4	55–56 St Mary's Butts <i>Evaluation. FA, 2010</i> In conclusion, archaeological deposits of 12th-15th century date in the form of a ditch, which could be a re-cut of an earlier linear feature, and a probable pit were revealed in the test pit during the evaluation. The artefact and ecofact assemblage was small, comprising seven sherds of pottery, 16 fragments of tile, two clay pipe stems and 12 animal bone fragments. The natural deposits comprised pale yellow grey sand over orange yellow clay sand with 20% flint gravel inclusions which were encountered at a depth of 1.30m (42.59m OD) from the modern ground surface.	SMB10 ERM1135
5	Water Pressure Manager, St Mary's Butts <i>Watching brief. TVAS, 2011</i> Overall, despite the site being located in the historic core of Reading, no archaeological features or finds were observed in the trench. The only deposits observed comprised modern service trenches and modern made ground.	SMB10/110 ERM1224
6	The United Reform Chapel, Broad Street <i>Watching brief. TVAS, 1994</i> The initial brief was to record a number of brick-lined vaults and overlying stones which had been uncovered under the floor of the vestry and behind the pulpit. The vaults were believed to have been emptied when the burial ground was deconsecrated in the second half of the 19th century. However, human remains were found within the vaults, and the subsequent brief consisted of the recording of the vaults and burials during the exhumation of the burials. In total 47 vaults and 148 burials were revealed.	URC94 ERM279 MRD6624

DBA No.	Description	Site code/ HER/NHL No.
7	99 - 105 Friar Street, Reading <i>Evaluation. TVAS, 1995</i> Trench 1 revealed eight subsoil features pre-dating the 18th century comprising pits/scoops and a posthole; five features of 12th-13th century date and a pit of 13th-14th century date; a posthole of 14th-15th century date and a pit of 16th-17th century date. Evaluation Trench 2 was subsumed within trench Z1A during the subsequent excavation and revealed floor deposits, pits a scoop and postholes of 14th-15th century date. <i>Excavation. TVAS, 1995</i> Excavated evidence shows the development of 2 adjoining properties fronting Friar Street with open plots of land to the rear. The excavators suggest that the presence of a single hearth along the street frontage in each phase may show a single structure across both plots. The size of the buildings and the nature of the finds indicate a low status site. The first structural evidence is dated to the 12th - 13th century, with six structural phases in total up to the 20th century.	ERD33 FSR95 ERD34 MRD15512-51
8	The Vicarage, 64 Friar Street <i>Watching brief. TVAS, 2006</i> A soakaway (1.45m by 1.70m and 1.30m deep) was excavated and the stratigraphy shown was turf/topsoil 0.1m deep over various bands of made ground still visible at the formation level of 1.3m below the present landsurface. Only modern artefacts such as brick rubble, slate, glass and animal bone, all of which date from the 19th century or later were observed but not retained.	VFR 06/82 ERM643

DBA No.	Description	Site code/ HER/NHL No.
9	Land at Greyfriars Church, Friar Street <i>Evaluation. FA, 2012</i> The evaluation has identified the presence of Medieval and Post-medieval/Modern stratified deposits within the site. A large cut feature [3019] probably dated to the Medieval period was found in Trench 3, although its form and function remain unclear. In Trench 2 another cut feature [208] was revealed. This was poorly dated, although it was visually distinct from Feature [3019] and was not necessarily related to it. Numerous tip layers were excavated in Trenches 1 and 3 which suggested that the site had been utilised as a dump and/or had been intentionally levelled-up. The associated dating evidence indicated that this activity was likely to have occurred in the later Medieval to Post-medieval/modern periods. Feature [3020] and associated fill (313), (312) and (311) were poorly dated, however the occurrence of Medieval pottery sherds within Fill (313) suggested the possibility that these features represented the top of archaeologically significant deposits, which were located at a depth of approximately 0.86m (42.51m OD) below modern ground. Also the occurrence of natural gravels in Trench 3, at height of 4240m OD, indicated the potential for the presence of areas of preservation, at approximately 1m below modern ground. Greyfriars Church, Reading <i>Evaluation. OA, 2020</i> Overall, the test pit evaluation demonstrated the presence of a limited quantity and range of archaeological remains associated with medieval and later post-medieval/modern activity on site. The large probable pit recorded in Test Pit 2 contained a few sherds of medieval pottery and a piece of animal bone, which comprise the only finds of pre-modern date recovered during the evaluation. An undated but potentially medieval pit/posthole was also revealed. Although limited by the extent of the excavated test pits, these features provide possible evidence of medieval activity associated with the Franciscan friary, though the nature of this activity is unclear. Despite the site being located within the precinct of the former Franciscan friary, only this single large pit containing a small quantity of medieval pottery was revealed. No residual medieval material was recovered from later features or deposits revealed within the investigated test pits. No archaeological features, deposits or residual finds clearly relating to the Civil War defences or other associated activity were identified within the test pits. The majority of features and deposits encountered during the evaluation comprised probable construction cuts and construction/demolition and levelling deposits of later postmedieval/modern date. These are perhaps associated with former structural foundations relating to the 20th-century church and a number of construction/demolition and levelling deposits attest to the redevelopment of the site in the 19th and 20th centuries. The medieval features demonstrate the potential for the survival of further medieval remains on site, despite its redevelopment during the post-medieval and modern periods. The varied levels at which the underlying natural geology of sand and gravel were encountered within the test pits also demonstrate the degree of truncation that has occurred on site.	GFS12 ERM1648 MRM17581 REGC20 ERM2566 MRM18549
10	Chatham Street, Reading <i>Evaluation. WA, 2006</i> All of the trenches suggested significant modern truncation and disturbance across the site. None of the trenches contained any archaeological deposits, features or finds.	ERM511
11	Almshouses, Castle Street <i>Watching brief. TVAS, 2002</i> No archaeological features were located. Remains of a cow skull and several horn cores were excavated from humic layers but not retained.	ACS 01/33 ERD95
12	41 Castle Street, Reading <i>Evaluation. FA, 2005</i> The site appeared to have previously been heavily truncated and subsequently built up. This most likely occurred during the demolition of 41 Castle Street, which was extant on the 1931 Ordnance Survey. The infilled cellar present in Trench 1 was most likely for No. 41. Overall, the evidence of the evaluation suggests that there is a potential for survival of further archaeological deposits within the study area, however, any contained within the footprint of No.41 are likely to be in a truncated form.	CSR05 ERM426 MRM15953

DBA No.	Description	Site code/ HER/NHL No.
13	Replacement of Drainage Channel Minster of St Mary-the Virgin <i>Watching brief. OA, 2006–7</i> The watching brief revealed deposits relating to the Victorian refurbishment of the Minster, but revealed no deposits relating to any earlier phases of construction.	REMINM 06 REMSM 06 REVMAR07 ERM1025 ERM1041 ERM650 MRD16314
14	Land rear 31-37 Castle Street, Reading <i>Evaluation. TVAS, 2000</i> All five trenches revealed archaeological deposits of medieval 11th- late 12th century date. Trenches 1, 2, 3 and 5 contained medieval pits and postholes. Trench 4 contained a series of medieval floor layers and Post-medieval garden features. 31-37 Castle Street, Reading <i>Excavation. TVAS, 2000</i> Several phases of activity revealed on the site prior to redevelopment. Stray finds of Mesolithic, Neolithic/Bronze Age and Saxon date. The earlier features of 12-13th century comprised reclamation of low-lying land and a possible channel of the Holy Brook, with pit digging elsewhere. 13-14th century a poorly preserved building was constructed along with further pit digging. Subsequent post-medieval use of the site was less intense until the construction of 19th century workshops.	CSR99/24 ERD59 ERD76 ERD103 MRD15610 MRD15622 MRD15625– 7 MRD15699 MRD15700– 2
15	Land to the rear of 1/2 and 3 Gun Street, Reading <i>Evaluation. TVAS, 2004</i> Gun Street is one of the original medieval streets situated within the historic core of the town of Reading. The natural chalk was reached at the northern end of the trench, as a red-brick basement had truncated this area to a depth of 2.25m below the present ground surface. Below the basement wall was made ground composed of a dark grey-brown silty clay mixed with chalk flecks and red brick laying on the chalk. Towards the centre of the trench at a height of 38.47m AOD a pitched tile hearth had survived the surrounding truncation. The hearth was laid on top of a dirty chalk deposit which was banded in section and was composed of laminated layers and lenses of chalk and flint gravel, and dark brown sandy clay. It appears that this material had been deliberately deposited to build up the ground. A sondage was excavated through the made-ground to the top of the natural chalk, and animal bone and one sherd of pottery dating from the 11th-12th centuries was recovered from it. This sherd provided a terminus post-quem for the date of the hearth of 12th century or later date. At the southern end of the trench, a cobble surface composed of black flints was observed below 1.24m of modern concrete rubble made ground. Overall, the site appeared or have been badly truncated during modern times by basements and red brick wall footings. However, the trench proved that archaeological features and deposits do survive on the site.	GSR04/95 ERM285 MRM15788
16	The Greyfriars Day Nursery, 64 Friar Street <i>Evaluation. JMHS, 2011</i> In conclusion, the test pits have helped to determine the archaeological potential of the site and depths of below ground deposits. The suspected articulated skeleton in Test Pit 4 was the most important archaeological discovery from the site. Although it had been truncated by modern services some bones seemed to survive <i>in situ</i>. This burial was assumed to be associated with the old Friary's cemetery (dated sometime from the 13th to 16th Century). However, no direct dating evidence was obtained from the burial and it could therefore have been later in date. It would seem that the skeleton was located on the edge of the cemetery as only a few pieces of disarticulated bone were found within the three test pits (1-3) located within the area closest to the existing eastern boundary wall. The possible grave cut seen protruding from the northern baulk section in Test Pit 5 may have been part of the same grave cut, which contained the suspected articulated skeleton in Test Pit 4.	RGFS10 ERM1267 MRM16548– 9 MRM16550

DBA No.	Description	Site code/ HER/NHL No.
17	The Vicarage Site, St Mary's Butts <i>Evaluation. BAU, 1978</i> One trench measured 4m x 2m and was hand excavated to a depth of 0.5m. A thick destruction level of tightly packed brick and cobbling was encountered. The disturbance associated with the services leading to the vicarage and/or its demolition, continued to a depth of 1.20m. Below this was a homogeneous, well -sorted brown sandy soil with a well-developed crumb structure. This measured at least 0.70m thick and became more yellow and gravelly at the bottom. It contained small pieces of charcoal and flecks, with occasional pieces of bone and oyster shell. Nine sherds of pottery and a worked flint were encountered at this level. Below this was an orange-yellow gravel and a sandy soil layer merging from sandy soil above to the natural gravel below. The natural gravel was encountered at 2.20m. No archaeological features or occupation levels were observed. The second trench was machine cut (due to the difficulty in removing the destruction layer as described above). This trench measured. 1m x 4m and the observed stratigraphy was similar to that in the first trench. In total 9 sherds of pottery were found. Six of these were body sherds of a grit-tempered grey/black fabric which had been quite highly fired. Three of the sherds were of a cream, grit-tempered fabric. These sherds were probably products of the Surrey kilns c. 14th century. A single worked flint was also found. It was a badly-struck waste flint with an oblique platform.	MBR 78 ERM1112 MRD11400 MRD11375 MRM16392
18	Civil War Defences at Reading Civil Defences as shown on the 1643 siege of Reading map. A substantial redoubt is shown at Castle Stroate Hill (the southwest salient). Part of the defences in the south of the town would have included the natural obstacle of the River Kennet. In 1642 part of the town was encircled by defences for the first time, consisting of bastions linked by earth banks. The town was first under Royalist control, and attacked in April 1643 by the Parliamentarians first on the south and west of the town and then by Lord Grey from the north-east. The siege lasted 10 days with the Parliamentarians successful, although they withdrew from the town only five months later. Royalist defences were re-fortified but abandoned soon after and ordered to be slighted in May 1644.	MRD15703
19	Greyfriars , Reading A Franciscan friary was founded near Caversham Bridge in 1233. But because of regular flooding the site was moved to Reading in c1282-85. The friary was surrendered to the crown in 1538 and by 1613 it had become a prison. The existing church (built 1863) incorporates the nave and west window of friary. Greyfriars Vicarage, Reading Two extended skeletons were found (c 1960) by workmen during the digging of foundations for the new Greyfriars Vicarage (on west side). The burials are assumed to be connected with the old friary.	MRD3938 MRD4467
20	38, Oxford Road, 3 and 5, Cheapside Grade II listed 20th century houses.	1113436
21	The Allied Arms Inn Grade II listed early 19th century gable end to road over 16th century building of timber framing.	1156940
22	55 and 55A , St Mary's Butts Grade II early 19th century buildings.	1113572
23	Queen Victoria Jubilee Fountain Grade II listed late 19th century fountain.	1113571
24	The Former Boots Building, 90-93 Broad Street <i>Evaluation, Excavation and Photosurvey. OA, 2002</i> Excavations revealed a possible Saxon soil and ditch which were sealed by a medieval garden soil and truncated by a sequence of medieval and post medieval pits and associated wall foundations. The pits may have related to industrial activity that continued into the post medieval period by which time the northern part of the site was occupied by related buildings.	RBES01 ERD94 ERD96 ERD164 MRD15659 MRD15745– 8

DBA No.	Description	Site code/ HER/NHL No.
25	Holy Brook Culvert, Bridge Street <i>Watching brief. TVAS, 2004–5</i> An archaeological watching brief was carried out during repairs to the culvert containing the Holy Brook at Bridge Street, Reading. The Holy Brook Culvert is Grade II* listed. The underlying geology is alluvium which was observed in the watching brief, though chalk bedrock is likely to be present nearby. This stretch of the Holy Brook, south of the town centre, is mostly culverted. The Holy Brook is the most northerly of a series of braided channels that occupy the floor of the Kennet Valley. In common with the other channels close to the town, it has been extensively managed since at least medieval times and this has been documented archaeologically at several locations, with evidence of timber and stone revetments and earthwork embankments. The watching brief was carried out on the eastern section. Beneath the modern paving slabs, bedding sand and scalpins, an extensive slab of concrete was revealed with one drain joining the culvert from the north. The test pit on the southern side was dug to a depth of 2.65m at which the level of the culvert wall was exposed (the top of the culvert dome was higher at a depth of c. 1.7m). The lower levels exposed humic blue/grey sandy clay alluvium with brick, clay pipe and shell, etc, from the upper levels. The full extent of the area was then dug and the concrete slab was broken out to reveal further overburden above a domed concrete cap to the culvert. The concrete cap was absent on the eastern part of the area and removal of overburden revealed the stone forming the culvert arch. Forming the southern margin of the excavation area was a brick wall of a 19th-century building basement above a gravel founding layer above alluvium.	HCR04/81 ERM383
26	Bridewell House and Samuel House, Friar Street <i>Watching brief. WA, 2014</i> The trench was located on the Greyfriars Road frontage. Modern made ground deposits, below modern concrete, were recorded for the full depth of the trench. Valley Gravel deposits were not encountered in the base of the trench. No deposits of archaeological interest were identified and no finds were recovered. It is highly likely that the construction of Bridewell House and Samuel House have destroyed any potential archaeological deposits.	85521 ERM2293
27	Churchyards of St Mary's and St Laurence's <i>Watching brief. TVAS, 2007</i> All digging within the churchyard was undertaken by archaeologists by hand, and any human remains recovered were reburied within the churchyard in an appropriate manner.	RTR07/168 ERM813
28	Friar Street, Reading <i>Roman findspot</i> Romano-British coarse sherds from the site of the former Littlewoods store.	MRD11257
29	Vaudeville Theatre, Broad Street, Reading <i>Roman findspot</i> Coins of Valens (and Constantine II) found in Broad Street. These may be the four small coins mentioned by Peake as coming from the Vaudeville Theatre and now (1931) in Reading Museum.	MRD11258
30	Broad Street, Reading <i>Medieval findspot</i> Part of a child's skeleton, a bronze spoon, pottery etc. were found on the site of The Oatsheaf, Broad Street, Reading. The Oatsheaf was located at 46 Broad Street. Unable to find source reference for this find.	MRD11378
31	53 Hosier Street, Reading <i>Roman findspot</i> Roman coin of Honorius found in garden of now demolished house.	MRD11305
32	St Mary's Churchyard, Reading <i>Early medieval findspot</i> A coffin disturbed in the churchyard of St Mary's in 1839 contained human remains and a late 9th century coin hoard of silver pennies. A hoard of between 5 and 11 Saxon or Danish silver pennies, deposited c. 875 was found in May 1839 in a coffin in the churchyard of St. Mary's Reading. Three coins went to a private collection and the remainder were dispersed. According to Bilson (1914) the coins were "those of Beorred or Burghred (King of Mercia from 853 to 874) and of Ciulnoth (perhaps Ceolnoth Archbishop of Canterbury in 830)."	MRD11341

DBA No.	Description	Site code/ HER/NHL No.
33	60 Broad Street, Reading <i>Medieval findspot</i> Quantities of 14th century sherds, a broken pipkin and a bone handled knife were found during rebuilding works at 60 Broad Street.	MRD11377
34	Chain Street/Broad Street, Reading <i>Post medieval findspot</i> A 17th century token of Francis Brown of Reading was found at Chain Street/Broad Street.	MRD11389
35	Saxon royal vill at Reading Reading is first documented in the Anglo-Saxon Chronicle in 870-1 when the Danes wintered here. It is recorded they built a rampart between the Thames and Kennet 'on the right hand side of the royal vill'. There is, however, little to indicate the location of this vill. Saxon town at Reading In the 10th century a possible Late Saxon borough was located at Reading, possibly focused on the Old Market, where the roads from Oxford to Winchester and London and Bath crossed near to St Mary's Church. The focus of the settlement moved towards the eastern end of the town after the foundation of the Abbey in 1121	MRD3906 MRD3909
36	Reading - Medieval town The Domesday survey records Reading as a town by 1066. It was assessed at 43 hides, with land for 40 ploughs. The manor housed 55 tenants and small-holders and also had 3 mills, 3 fisheries, 150 acres of meadow and woodland for 100 pigs. The Abbot of battle also held a church in Reading with 8 hides, 2 further mills, 2 fisheries and 17 more taxpayers. A Royal Borough with a market etc. all indicate a commercial settlement of some substance. It is thought the town centred around St Mary's, but archaeological evidence is absent. A pre-conquest market at Reading Domesday records a pre-conquest market at Reading. An early medieval mint at Reading Coins indicate that Reading operated a mint between c 1044 and 1046 Nunnery at Reading A nunnery may have been founded at Reading during Edgar's reign (959-978). It may have stood near or on the site of St Mary's . It had ceased to function by 1071.	MRD3911 MRD3913 MRD3914 MRD3910
37	Old Market/ St Mary's Butts, Reading Old Market/ St Mary's Butts area of Reading was probably the focus of the late Saxon town. This area continued to thrive after the establishment of the 'Abbey' market place. However, by the 14th century much trade had been lost to the 'new' market place and the area 'Old Ward' produced least tax.	MRD3919 MRD3965
38	St Mary's Butts, Reading An unspecified number of skeletons of possible early medieval date were located at St Mary's Butts during building works.	MRD3920
39	Castle Street, Reading A Castle Street is documented in the mid 13th century and is situated to the west of the town. It has been suggested that the name commemorates an earlier castle overlooking the Domesday Borough and guarded the route west, but there is no archaeological evidence for this. Rocque's map of the mid 18th century shows development of the town westward along Castle Street	MRD3924 MRD3925 MRD3969

DBA No.	Description	Site code/ HER/NHL No.
40	St Edmund's Chapel – Reading St Edmund's Chapel was founded in 1204 on permission of Abbot Helias. It was built on land near to the present Greyfriars Church. An early 15th century reference implies it had burial rights. By 1479 it seems to have fallen into disuse, and was being used as barn. At the time of the Civil War a fort was built on site, "the Invincible fort" called "Harrison's Barn", which cut off the approach from Caversham. After its disuse the fort was pulled down and built up again some half-mile further out on part of Bettel estate farm. Excavations index states that a wall of an old barn at Bettel farm was blown over c 1900. This disclosed many worked stones which had apparently belonged to an ecclesiastical building. This stonework was examined by Keyser, and then stored at the Abbey Gateway. In 1906 the chapel-barn-fort-barn was situated off the Oxford Road, at the bottom of Beresford Road.	MRD3944
41	St Mary's Butts, Reading A flint lined well was discovered during constructional works in St. Mary's Butts in 1931. Also a 17th century pottery handled cup and a 17th-18th century clay pipe, initialled PP were found.	MRD3966
42	Rear boundary wall at 9 Castle Street, Reading A brick boundary wall to the rear of a mid-late 18th century building on Castle Street. The wall contains a course of cut stones, which could have been reused from a monumental buildings such as Reading Abbey.	MRD16437

9 Planning framework

9.1 Statutory protection

Human remains

- 9.1.1 Development affecting any former burial ground is regulated by statute, principally the *Burial Act 1857*, the *Disused Burial Grounds Act 1884* and 1981, and the *Pastoral Measure 1983*.
- 9.1.2 The exhumation of any human remains requires approval from either the Secretary of State or the Church of England, depending on the current location of the remains. Exhumations from land which is subject to the Church of England's jurisdiction will need the Church's authorisation (Faculty consent or the approval of a proposal under the *Care of Cathedrals Measure 2011*). This includes consecrated ground in cemeteries.
- 9.1.3 Exhumations from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*. A licence is required from the Secretary of State if the remains are not intended for reburial in consecrated ground (or if this is to be delayed, for example where archaeological or scientific analysis takes place first).
- 9.1.4 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

9.2 National Planning Policy Framework

- 9.2.1 The National Planning Policy Framework (NPPF) was revised on the 19th of December 2023 by the Department of Levelling Up, Housing & Communities (DLUHC) in response to the *Levelling-up and Regeneration Bill: reforms to national planning policy consultation*. It sets out the government's planning policies for England and how these are expected to be applied, and replaces the previous NPPF which was first published in March 2012 with revisions in 2018, 2019, 2021, and September 2023.

Conserving and enhancing the historic environment

- 9.2.2 The NPPF section 16, "Conserving and enhancing the historic environment" is reproduced in full below:

Para 195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 199. Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.

Proposals affecting heritage assets

Para 200. 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.

Para 201. 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.

Para 202. 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.

Para 203. 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.

Para 204. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

Para 205. 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.

Para 206. 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.

Para 207. 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.

Para 208. 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.

Para 209. 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.

Para 210. 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.

Para 211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 212. 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.

Para 213. 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 207 or less than substantial harm under paragraph 208, 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.

Para 214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.3 Local planning policy

- 9.3.1 The new 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. The Local Plan replaces the previous development plans – the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document – which no longer apply.

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

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

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

All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to

or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

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

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

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

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.

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.

Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.3 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 The exhumation of any human remains from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*.
- 11.1.3 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and (in Britain) as the ‘Flandrian’.
<i>Iron Age</i>	600 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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Groundsure historic Ordnance Survey mapping

Berkshire Record Office

13.3 Cartographic sources

John Speed's map of 1611 (Berkshire Record Office, D/Ex2385/1)

St Mary parish tithe map of 1839 (Berkshire Record Office, D/D1/98/1)

Ordnance Survey maps

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13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	Y	pdf	Y
Levelled site survey as existing (ground and buildings)	Y	pdf	Y
Contamination survey data ground and buildings (inc. asbestos)	Y	pdf	Y
Geotechnical report	Y	pdf	Y
Envirocheck report	N	-	-
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	-	



Fig 1 Site location

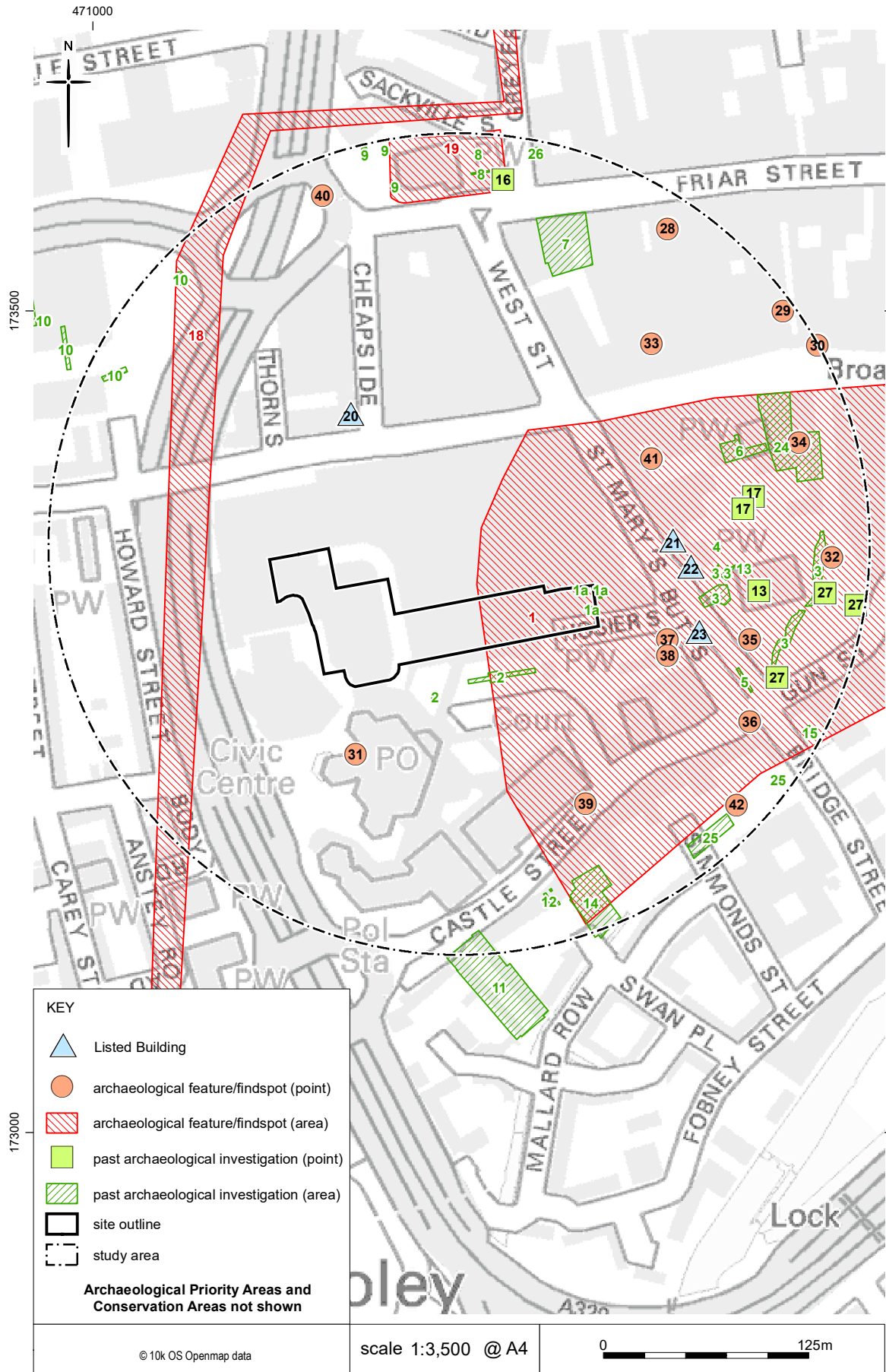


Fig 2 Historic environment features map

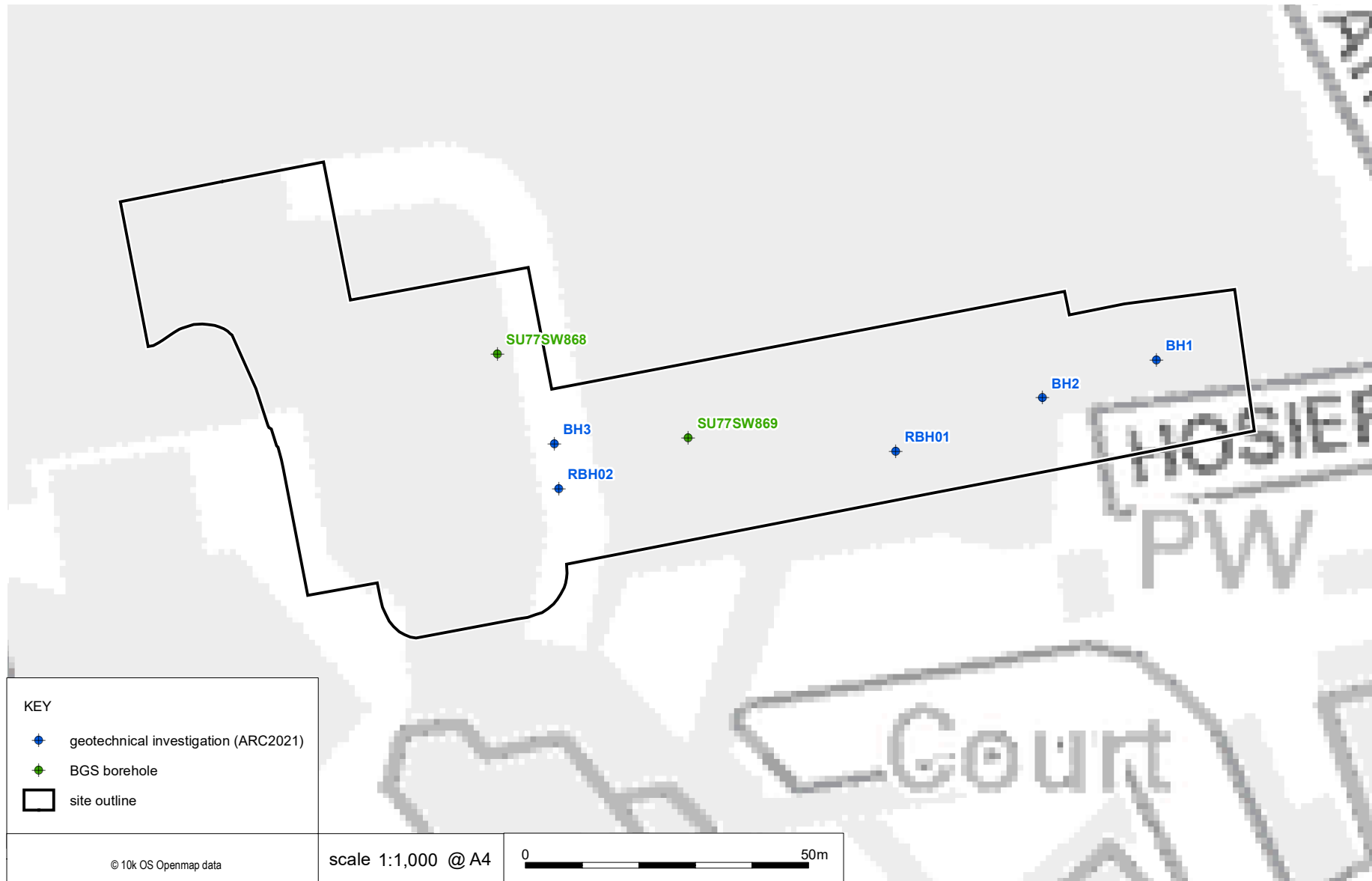




Fig 4a Existing ground floor plan showing levels taken from site survey (Warner Surveys, dwg no S715/0357/P/0028-0035, rev 3, 10/07/2019)



Fig 4b Existing basement plan showing levels taken from site survey (Warner Surveys, dwg no S715/0357/P/0020–0025, 10/07/2019)



Fig 5 John Speed's map of 1611 (Berkshire Record Office, D/Ex2385/1)



Fig 6 St Mary parish tithe map of 1839 (Berkshire Record Office, D/D1/98/1)

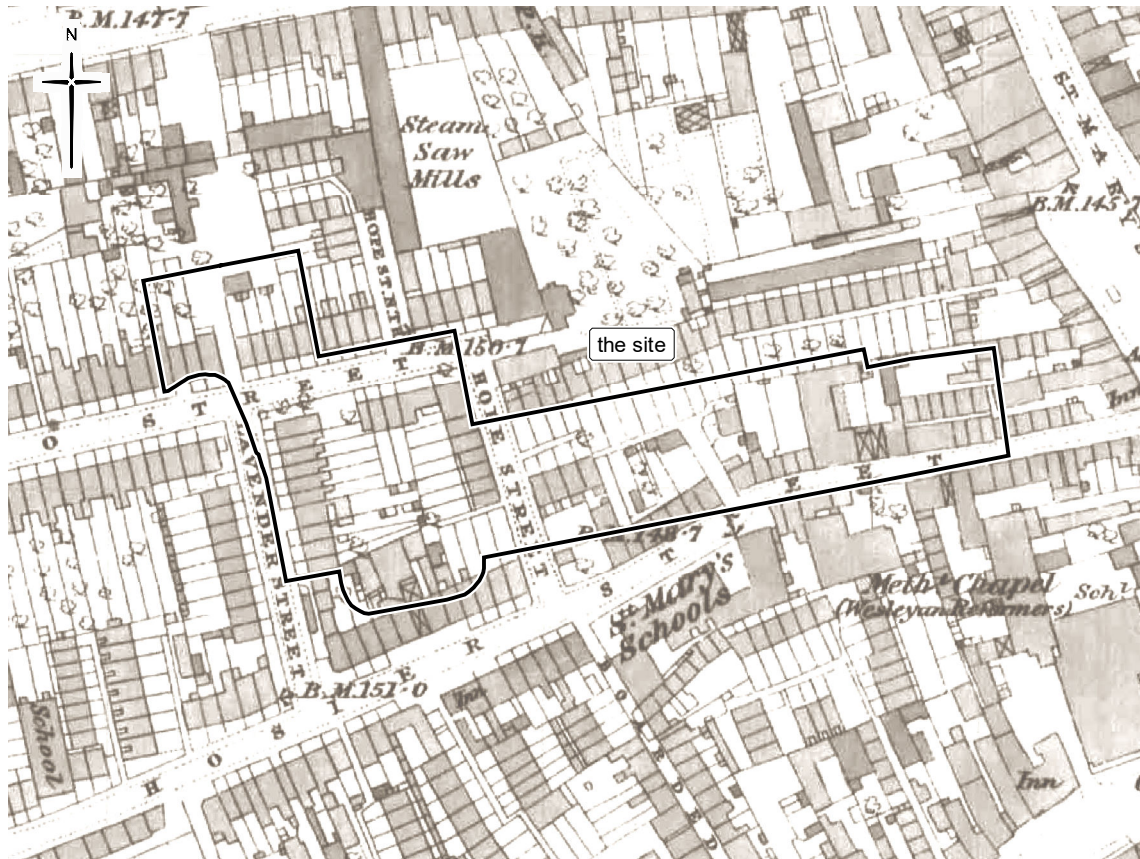


Fig 7 Ordnance Survey 1st edition 25":mile map of 1879 (not to scale)

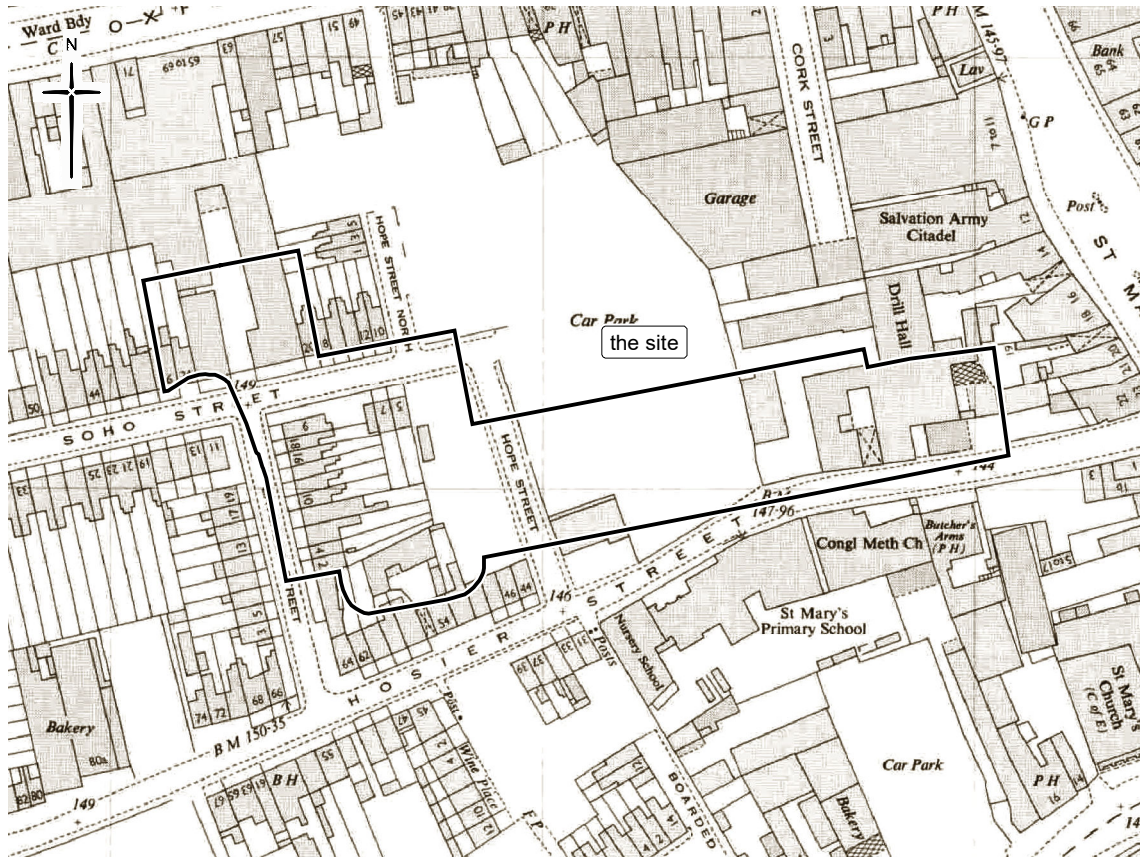


Fig 8 Ordnance Survey 1:1,250 scale map of 1962 (not to scale)

BERK2008DBA23#09&10