

Archaeological Desk Based Assessment

'Flint Street', 53 Castle Street, Reading, RG1 7TH
NGR SU711731

Archaeological Desk Based Assessment

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Prepared by:

Prepared for:

RPS Tetra Tech

S2 Estates

Robert Masefield

Director Archaeology

20 Farringdon Street
London, EC4A 4AB

T +44 20 3691 0500

E Robert.masefield@rps.tetrattech.com

Executive Summary

The proposal Site known as Flint Street comprises the former Reading Police Station at 53 Castle Street, Reading, RG1 7TH, has been assessed for its below ground archaeological potential.

The brownfield Site is located within the centre of Reading to the immediate east of the A329 and north of Castle Street at NGR SU 71176 73159 (RG1 7TH).

The site area is circa 0.63ha hectares in extent and is a L-shaped in plan comprising the Police Station itself and surrounding access and parking hard-standings along with a stand of trees to its west side.

The application is for a mixed residential scheme. The proposals are generally described as the demolition of the existing police station with the erection of one conjoined apartment block formed of one 12-storey building and one 16-storey building in the western portion of the site (Block B), and the eastern portion of the site will comprise a staggered building varying 4 to 10-storeys with a single storey recreational courtyard in the centre (Block A). The existing basement of the police station is to remain and will cover the entire footprint of Block B and partially cover the footprint of Block A.

Prior to Post Medieval and Modern truncation in particular the site is considered to have had a low to moderate potential for prehistoric archaeology of all sub-periods due to its free draining gravel geology and proximity to the River Kennet which runs c.240m to the south, along with its tributaries.

From the available information, it is apparent that during the Roman period the study site lay away from the centre of any known or postulated activity. The potential of the study site for the Roman period can be identified as low.

The site lies only c.50m to the postulated western extent of the late Saxon town with its associated market around the area of St Mary's Church located within the eastern area of the project study area. A nunnery may have been in existence at Reading by the 11th century, possibly founded during the reign of King Edgar (AD 959-75). The name Castle Street may refer to former Norman conquest period castle but no archaeological evidence for its presence has been identified. The remains of the Medieval Reading Abbey (SM 1007932) is located c.650m to the north-east of the site. Medieval occupation including building remains has been identified from c.50-75m to the south east of the site via evaluation and excavations to the rear of 31-37 Castle Street and these corroborate suggestions, based on the extent of the town shown by Post Medieval maps that the Medieval town had extended as ribbon development either side of Castle Street as far as the site area. As such, prior to the effects of later truncation the site has a moderate to high potential for Medieval occupation.

The Post Medieval use of the site is demonstrated via historic maps which show buildings along Castle Street and potentially commensurate with the site since the John Speed Map of Reading of 1611. The accurate tithe map of 1839 and subsequent Ordnance Survey mapping confirm late Post Medieval structures within the site fronting Castle Street. Therefore, prior to modern truncation a high potential for Post Medieval archaeology is applicable.

However, the Police Station has an extensive double basement (to be retained) that will have severely truncated / removed most of the archaeological potential of the site. In addition, the pre Post Medieval phases within the small remaining zone of the site to the south of the basement may have been severely truncated by subsequent phases of construction, demolition and then by the site clearance works for the police station itself in the 1970's.

Given the high level of truncation of the site, Berkshire Archaeology, as advisors to the LPA, are likely to be content that pre-determination archaeological investigation will not be necessary in this instance. If required, post-consent investigation of archaeological survival between the basement and Castle Street / the roundabout could be conditioned.

Any potential effects to its significance from construction of the proposed development on the settings of designated heritage assets are assessed within a separate report.

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1 Introduction & Scope of Study

- 1.1 This below ground archaeological desk-based assessment has been researched by Alex Slater and prepared by Robert Masefield of RPS Heritage on behalf of SE Estates.
 - 1.2 The subject of this assessment, also known as 'Flint Street (the site)', is land at the former Reading Police Station at 53 Castle Street, Reading, RG1 7TH. The site is located to the south-west of Reading Magistrates Court and south-east of the Hexagon Theatre.
 - 1.3 The site is located in the administrative boundaries of Reading Borough Council and currently comprises an active police station. The police station building curves from Castle Street to the A329 and comprises 5-storeys, including basement and lower basement levels. The northern portion of the site has pedestrian access to the Lavender Place Community Gardens.
 - 1.4 The approximate National Grid Reference for the site is SU711731 with a site footprint of approximately 0.63 hectares (ha) and is L-shaped around the police station building itself, with hardstanding areas to the north and south sides, an area of cut grass to the south-west and stands of trees within its western extent. The approximate ground level of the site is +46mOD.
 - 1.5 The Planning Application is for a residential led mixed use development of c.200 apartments (Appendix 1). The proposals are generally described as the demolition of the existing police station with the erection of one conjoined apartment block formed of one 12-storey building and one 16-storey building in the western portion of the site (Block B), and the eastern portion of the site will comprise a staggered building varying 4 to 10-storeys with a single storey recreational courtyard in the centre (Block A). The existing basement of the police station is to remain and will cover the entire footprint of Block B and partially cover the footprint of Block A.
 - 1.6 Any potentials setting related effects to the significance of designated Built Heritage assets from proposed development within its setting are assessed within a separate Built Heritage report.
 - 1.7 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2014, Rev. 2020), the Applicant has commissioned RPS TetraTech to undertake this below ground archaeological desk-based assessment.
 - 1.8 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck Sites occur within or in close proximity to the site.
 - 1.9 This desk-based assessment comprises an examination of evidence on the Berkshire Historic Environment Record (HER) and other sources, together with the results of a comprehensive historic map regression exercise.
 - 1.10 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.
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2 Planning Background & Development Plan Framework

- 2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), setting out the government's planning rules and guidelines. This has been revised a number of times, most recently in December 2024 (with minor corrections issued in February 2025). A 2025/2026 consultation on major reforms to the NPPF concluded in March 2026, and the updated version of the NPPF is yet to be published. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 2.2 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.3 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.4 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.5 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.6 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.7 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.8 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
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- 2.9 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.13 The Reading Borough Local Plan was adopted on 4th November 2019. This document sets out the planning policies for development in Reading up to 2036 and is the main consideration in deciding planning applications.
- 2.14 The Local Plan replaces all previous development plans – the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document – which no longer apply. The role of the Local Plan is to 'proactively conserve and enhance the historic environment and promote its enjoyment' (2019: para 4.2.1).
- 2.15 Reading Borough contains a diverse range of heritage assets:
- 800 nationally Listed Buildings (including 30 Grade I and Grade II*);
 - Nine 'Significant Medieval Sites' including St Giles' Church
 - Five Conservation Areas, including Buildings of Townscape Merit identified in each of the • Conservation Area appraisals;
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- Two Scheduled Ancient Monuments (Reading Abbey, including the Civil War earthworks and Reading Gaol, and High Bridge);
- Five Historic Parks and Gardens;
- Locally listed buildings and structures
- 15 Article 4 Directions protecting locally distinctive buildings by removing permitted development rights;
- Various sites of industrial heritage;
- The Berkshire Historic Environment Record, which contains comprehensive records of over 1200 archaeological sites and finds in Reading.

2.16 The Local Plan is accompanied by a Proposals Map (April 2017), which shows the geographical extent of policies in the plan.
https://images.reading.gov.uk/2019/12/Local_Plan_Adopted_November_2019.pdf

2.17 The main heritage policies that apply to the site are as follows, but are abridged where not relevant to the study site:

“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...

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."

- 2.18 Policy EN2 relates in its entirety to this below ground archaeology DBA whilst the relevant elements of Policy EN1 are shown in italics above. The associated Proposals Map shows 'Areas of Archaeological Potential'. The following Policies EN3 to EN6 below are also only relevant to the site in terms of the setting of above ground heritage assets which are dealt with separately to this archaeological DBA:

"EN3: ENHANCEMENT OF CONSERVATION AREAS

The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.....

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...

EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST

New development should not harm and where possible should make a positive contribution to views of acknowledged historical significance.

The following views merit special protection [abridged]:

2. View northwards down Southampton St from Whitley St towards St Giles Church, St Mary's Church and Greyfriars Church

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

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

- a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space);
-

b. Sensitivity to historic context;

c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);

d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.”

Previous Planning applications

- 2.19 A previous planning application was for a much wider area with the Police Station within its south-west corner (Planning Application 080724). This formally related to “*The erection of new part 4, part 5 storey building (plus) basement to provide approximately 13,183 sq m of office and ancillary floor space to accommodate a new Civic Headquarters Building for Reading Borough Council, post office and retail units, together with alterations to the existing open air car park and installation of plant; alterations to the existing carriageway and parking spaces, and landscaping at St Mary's Butts to create a new public square; the relocation of the existing street market to St Mary's Butts and overspill to Hosier Street; and the provision of a replacement electricity substation.*”
- 2.20 Planning Application 080724 is associated with the former Reading Civic Centre which covers the wider Broad Street Mall area, the Hexagon, student accommodation and hotel, Thames Valley Police Station, and Reading Magistrates Court.
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3 Geology & Topography

Geology

- 3.1 The underlying bedrock geology of the site is mapped by the British Geological Survey (BGS Online 2026) as underlain by the Taplow Gravel Member (a superficial River Terrace Deposits) which is underlain by the bedrock geology of the Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) of the White Chalk Subgroup.
- 3.2 The Taplow Gravel Member typically comprises sands and gravels with lenses of silt, clay or peat. The undifferentiated Seaford Chalk and Newhaven Chalk Formations are described as firm white chalk with conspicuous semi-continuous nodular and tabular flint seams.
- 3.3 The Stage 1 Ground Investigation (A-Squared Studio July 2025) includes that:
- “The British Geological Survey (BGS) Geology of Britain web map services provide access to the geographic locations and logs of historical borehole investigations and well installations. Historical boreholes surrounding the site are shown in Figure 4.3. The following historical records have been reviewed as part of this assessment; SU77SW104, SU77SW105, SU77SW110, SU77SW111.*
- 3.4 These were assessed collectively in the report. The surface of between a 0m and 2m thickness of Made Ground (*Various anthropological deposits, primarily consisting of clayey sand with brick, stones, and flint*) was present at levels from 46.0m to 39.0m OD above between 1m and 7m thickness of Taplow Gravel Member (*Medium dense to dense flint gravel with occasional brown sand and soft to firm brown silty clay*) between upper levels of 45m to 4mOD and above Seaford Chalk Formation and Newhaven Chalk Formation.
- 3.5 Borehole SU77SW110 was within the area now occupied by the police station basement (undertaken for the police station development) and from a ground level of 46.31m AOD, identified 0.6m of ‘chalk with flints’ above 1.2m of ‘clayey sand with bricks and stones’, suggesting that there had been 1.8m of made ground above the Gravels. The made ground like deposits (and any associated archaeology within) will have been completely removed by the double-basement of the police station, along with significant truncation into the gravels below.
- 3.6 A 1965 borehole at the western edge of the site (SW77SW692) records 4 ft 6 inches of ‘fill, bricks, stone and clay’ above 1 ft 6 inches of ‘clay, flints and stones’ above Gravel then Chalk geology.

Topography

- 3.7 The historic core of Reading occupies land formed between the River Thames and the River Kennet as they flow east to a confluence a short distance east of the town centre.
- 3.8 The study site area is characterised by the River Kennet, which runs c.240m to the south.
- 3.9 The site surface morphology has been modified by the construction of the local urban grain including the various structures that stood at the site before the present Police Station, and, in the wider area especially by the formation of the A329. The site is generally flat at c.46m OD.
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4 Archaeological & Historical Background with Assessment of Significance

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/early medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the Site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the Site.
- 4.2 What follows comprises a review of known archaeological assets within a 250m radius of the Site based on SU 71176 73159 (Figure 2), also referred to as the study area, held on the Berkshire Historic Environment Record, together with a historic map regression exercise charting the development of the study area from the eighteenth century until the present day.
- 4.3 There are 26 event records and 67 monuments within the study area.
- 4.4 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.
- 4.5 In terms of nationally significant designated heritage assets, as defined above in Section 2 and as shown on Figure 2a, no World Heritage Sites, Scheduled Monuments, Registered Parks or Gardens, Conservation Areas, Historic Wrecks or Historic Battlefield sites have been identified on the site.
- 4.6 The nearest Scheduled Monuments to the study site comprise the 1788 built High Bridge (SM 1005388) c.500m to east; and the remains of the Medieval Reading Abbey and Civil War earthworks (SM 1007932), c.650m to the north-east of the site. There are no Scheduled Monuments within 250m of the study site are indicated on Figure 2.
- 4.7 In terms of relevant local designations, the site does not lie within an archaeological Priority Area.
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Previous archaeological work

4.8 A number of other Events within the 250m study area are summarised as follows:

- ERD48 (MRD3959-61 & MRD4245-48) - Holy Brook Culvert – 1985 survey of the alignment and internal detail of a culverted section of the Holy Brook during development to the west of Bridge Street – c.140m to the east of the site;
 - ERD49 – Bridge Street West – 1985 watching brief was undertaken on a 1m deep machine trench and thirteen foundation pits through sequence of silt clays, flint gravels and organic debris. A lime barrel containing lime along with layers containing late medieval roof tile, late 12th -13th century pottery and horn cores. A planked wooden waterfront revetment was located c.28m south of Holy Brook and was consolidated to the north by compact chalk rubble, found with possible evidence for Medieval tanning - c.140m to the east of the site;
 - ERD50 - A limited 1986 excavation and watching brief at Reading Waterfront, Fobney Street identified considerable depths of alluvium. Evidence for a sequence of late Medieval linear timber revetments that consolidated the banks of several streams was found – from c.90-160m to the south-east of the site.
 - ERD59 (MRD15701) – A 2000 5-trench evaluation at Land rear 31-37 Castle Street identified 11th-12th century deposits along with Medieval pits and post-holes within four of the trenches. The other trench (4) produced Post Medieval garden features only – from c.95m to the south-east of the site;
 - ERD103 – 2000 excavation at 31-37 Castle Street with Mesolithic flints, Neolithic/Bronze Age and Saxon finds along with 12-13th century land reclamation, a possible former stream course of the Holy Brook, a poorly preserved 13-14th century building and pits. Less intensive Post-Medieval activity before 19th century workshops were constructed – from c.50m to the south-east;
 - ERD76 – A 2001 excavation at Land to the rear of 31-37 Castle Street which located phases of Medieval to Post Medieval occupation – c.55m to the south-east of the site;
 - ERD95 – 2001 watching brief at Almshouses, Castle Street largely negative apart from a humic layers containing a cow skull and horn cores – c.30m to the south of the site;
 - ERD133 (MRD15740) – 2003 photographic survey of the 1950's Old Slipper Baths, Jesse Terrace – 225m to the south-west of the site;
 - ERD135 (MRD15722) – 2003 evaluation at Old Slipper Baths, Jesse Terrace. Located two late Post Medieval pits – c.225m to the south-west of the site;
 - ERD162 – 1999 DBA for Land to the Rear of 31-37 Castle Street – identified that the site was likely within the core of the medieval town near likely the boundary of the late Saxon town;
 - ERD166 – 2002 photographic survey of a culvert at Simmonds Street – c.115m to the east of the site;
 - ERM281 & ERM280 – 1996 DBA followed by a four-trench evaluation at The Maltings, Fobney Street found modern made-up ground 1.05m to 1.15m thick but no features – c.162m to the south-east of the site;
 - ERM383 – watching brief and recording following stone collapse at Holy Brook Culvert, Bridge Street – c.140m to the east of the site;
 - ERM426 (MRM15953) – 2005 evaluation 41 Castle Street (a trench and test pits) at the edge of the Saxon core of Reading and within the centre of the medieval town. One trench with a 15th-16th century linear feature and a rectangular Post Medieval pit within the 10m long trench and a sub-circular Post Medieval pit within a 1.5m square test pit. Also, an infilled cellar of No.41 – c.45m to the south-east of the site;
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- ERM754 – 2007 DBA for the 4.5ha Reading Civic Headquarters and Hosier Street Masterplan site (proposed redevelopment of the Hosier Street zone for a proposed new Civic Centre for Reading. No finds and sites were known within the zone. Centred c.175m to the north-east of the site;
- ERM826 (MRM16212-MRM16215, MRM16224) – 2008 two-trench evaluation at Reading Civic Headquarters and Hosier Street Masterplan site. Trench 2 revealed features and finds of medieval, post-medieval and 19th century date. Medieval pits and a later wall in addition to 16th century features were identified. - Centred c.100m to the north-east of the site;
- ERM892 – 2005 watching brief at 63 Castle Street found no pre-modern features; c.80m to the south of the site;
- ERM1224 – 2010 negative watching brief at St Mary's Butts; c.200m to the north-east of the site;
- ERM2297 – 2018 desk based assessment for 18-20 Hosier Street; c.150m to the north-east of the site;
- ERM2320 – 2000 investigations at 31-37 Castle Street which found fire reddened clay within a Medieval building; c.70m to the south-east of the site;
- ERM2360 – 2019 test pit evaluation at 18-20 Hosier Street identified Post Medieval deposits; c.150m to the north-east of the site; and
- ERM2875 – 2024 watching brief at The Sun Inn, Castle Street identified significant truncation across much of the site but also a Medieval rubbish pit and Post Medieval backfill; c.130m to the north-east of the site;

4.9 The following section assesses archaeology within the study area chronologically by period and includes reference to HER 'monuments' (see Fig. 2a).

Palaeolithic

4.10 No Palaeolithic finds are recorded within the wider 250m study area.

4.11 Geotechnical works on the site indicate the natural geology of the study site to be comprised of Terrace Gravels, within which palaeoliths could be encountered. However, research into the Palaeolithic period in Southern Britain (Bridgland 1996, and Wymer 1999) conclude that the Taplow terrace gravel geology in this location does not contain any rich artefact assemblages (Bridgland 1996: 29).

4.12 Lower Palaeolithic handaxes from these gravels tend to be relatively rare and in rolled or heavily rolled condition, indicating transportation from their original point of deposition.

4.13 Overall, the archaeological potential of the study site for the Palaeolithic period can generally be defined as low.

Mesolithic, Neolithic, Bronze Age and Iron Age

4.14 Prehistoric activity on the Thames and Kennet floodplains throughout prehistory is widely recorded, however, there is little evidence from the immediate site area. Typically, small quantities of residual flint material from the early prehistoric periods might be expected from the general area, but the potential for in situ Mesolithic and Neolithic evidence is low.

4.15 The 2000 excavation at 31-37 Castle Street identified characteristically Mesolithic flintwork (ERD103) in addition to later material.

- 4.16 The 2000 excavation at 31-37 Castle Street (ERD103) also recovered residual Neolithic and/or Bronze Age worked flint.
- 4.17 A late Neolithic to early Bronze Age flint arrowhead is plotted on the HER c.200m to the south-west of the site (MRD11239) along with three spearheads and a ferrule described as 'found in Reading' (MRD11229). Other Late Bronze Age to Iron Age artefacts including coins and pottery (MRD11248) are noted for the same general location, but given the imprecise NGR location at the south-west corner of Grid Square SU 71 73 they may have derived from anywhere within the square.
- 4.18 Whilst it is recognised that river valleys provided attractive environments for prehistoric occupation and habitat exploitation from the Mesolithic period onwards and that, more generally, the absence or paucity of HER evidence is not always a valid indicator of absence of occupation evidence (especially within urban areas where little or no archaeological systematic survey or investigation has taken place), in this instance the absence of later prehistoric activity evidence from the area is considered sufficient to accord the study site a generally low-moderate potential for prehistoric remains, prior to later truncation.

Roman Period

- 4.19 The nature and extent of the Roman occupation of Reading remains unclear. Many of the known finds were made during the 19th century, and much of the area is now built over. It seems likely that the area was occupied, not by a town, but by a number of farmsteads throughout the late Iron Age and Roman periods (Ford et al 2013).
- 4.20 Evidence from archaeological excavations at Reading Abbey suggest that a small Roman settlement may have occupied the ridge of land between the River Kennet and the flood plain of the Thames in that area. However, other evidence of Roman date is sparse and tends to suggest that the main area of activity was south of the River Kennet where a river port for the transport of waterborne cargoes to the road systems for the remaining journey to the regional capital at Silchester has been suggested (Rivet 1964 and Astill 1978, 77).
- 4.21 There are very limited finds of Roman date within the study area search radius and the HER has only two records, as follows:
- two (or three) Roman coins were recovered in c.1949 at 13 Bridge Street c.175m to the east of the site (MRD11256); and
 - a single Roman coin Honorius found on the surface in a garden in Hosier Street c.45m to the north of the site (MRD11305).
- 4.22 From the available information, it is apparent that during the Roman period the study site lay away from the centre of any known or postulated activity. The potential of the study site for the Roman period can be identified as low.

Anglo-Saxon Period

- 4.23 The position of Reading in a border zone between two Saxon provinces has been documented (Astill 1978; Gelling 1973) and an early Saxon burial ground at Kennetmouth provides relatively rare evidence of this period in this section of the Thames Valley. Early to mid-Saxon pottery found during the Oracle excavations is noted by Paul Blinkhorn in the 2013 Monograph (Ford et al: 2013) and there is good evidence that an early Saxon settlement existed in the vicinity of the study site and later medieval town, but to date little structural evidence of it has been discovered.
- 4.24 The name Reading is of a type associated with Saxon settlements and is thought to mean 'the people of Reada'. The earliest documentary reference to a settlement at Reading dates from AD 870-871, when the Anglo-Saxon Chronicle records that a Danish army set up a winter camp there and repulsed the attacks of King Ethelred of Wessex and his brother Alfred (later King Alfred the
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Great). In his biography of King Alfred, Asser records a rampart between the rivers Thames and Kennet 'on the right hand side of the royal vill' (Astill 1978, 75).

- 4.25 Whether the study area contained early Saxon occupations is unknown although it is most likely the site then lay within farmland. The later Saxon origins of Reading are reasonably well understood. Figure 2a shows the probable extent of the Saxon town based on G.G. Astill's 'Historic Towns in Berkshire', and MRD15624, with the site located c. 50m to the west of its western extent. The area designated as the Saxon Town is centred around St Mary's Church and the old marketplace, in the Minster Street and St Mary Butts area. Astill shows the site, however, as within the outskirts of the Medieval town on Castle Street, which extended as far south as Crown Street. The road system particularly London Street and Bridge Street are well established by the Medieval period and are probably Saxon in origin.
- 4.26 Astill has suggested that the royal vill mentioned by Asser could have been situated around the area of St Mary's Church, where a coffin containing a hoard of 9th-century coins was found, and it is interesting that a sherd of Ipswich ware pottery, which tends to be associated with high status sites of the mid Saxon period in the region, was also recovered during excavations nearby at 90-93 Broad Street. Although the precise location of this camp is unknown, it probably occupied the site of the later Abbey to the northeast of the study area and to the west of the Abbey (Astill 1978, 77).
- 4.27 Although, the location of any early Saxon structural settlement remains to be established by fieldwork, late Saxon settlement is thought to have developed around St Mary's Church in the area around Minster Street and Broad Street to the north-east of the study area (Astill 1978; RD15634-RD15634, SU71428 73366).
- 4.28 In the 10th century a borough is thought to have been located c.180m to the north-east of the site (MRD3913; MRD3909) and an early Medieval mint was located in the same area (MRD3914). Astill suggests that the late Saxon borough was probably focused on the Old Market and Old Street (now Bridge Street), where two major long-distance routes crossed (from Oxford to Winchester and from London to Bath). St Mary's Church stands at this crossroads, facing onto the market (Ford et al: 2013, 5 and Figs. 1-4). 'Old Market/ St Marys Butts' was located c.175m to the north-east of the site (MRD3919).
- 4.29 A number of 'possible early Medieval' burials were uncovered during building works at St Mary's Butts c.1973 (MRD3920)
- 4.30 A nunnery may have been in existence at Reading by the 11th century, possibly founded during the reign of King Edgar (AD 959-75). The HER recorded location for the nunnery is at the junction of Castle Street and Gun Street, c.180m to the north-east of the site (MRD3910). The Domesday Book records that Abbess Elveva held a church in Reading with an estate of 8 hides in 1066; the church (almost certainly St Mary's) and its estate were subsequently granted by William the Conqueror to his new foundation of Battle Abbey in Sussex in 1071. By the time of Domesday Book there were two manors at Reading, one manor of 43 hides held by the king in demesne, and the other (assessed at 8 hides in 1066, but only 3 in 1086) was held with the church by the Abbot of Battle. Domesday Book also confirms the existence of a small borough at Reading; the king and the Abbot of Battle held 29 properties each, and a single property was held by Henry de Ferrers. Edward the Confessor seems to have been associated with the initial development of the borough, and the existence of coins minted at, Reading between c 1044 and 1046 shows that a mint was operating there during his reign.
- 4.31 Finds of Saxon and early Medieval date within the study area search radius include a Saxon spearhead found in 1967 c.145m to the south-east of the site at the Courage Brewery site (MRD11344).
- 4.32 An early medieval 'long boss style II' carinated greyware bowl was found from an imprecise location within Reading (MRD11352; within NGR Grid Square SU 71 73).
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- 4.33 A Saxon or Medieval Carved bone figure was also found at Fobney Street c.180m to the south-east (MRD11366).
- 4.34 An early medieval pit was identified at 31-37 Castle Street, c.50m to the south-east of the site (MRD15702) whilst Phase 1 of the 'Land rear 31-37 Castle St' project identified Saxon phases of activity including pottery and structure with a hearth of Late Saxon or Medieval (AD1000 to 1185) date based on archaeomagnetic dating (MRD15622; MRD15700). Trench 2 also produced a floor surface containing 11th century pottery (MRD15701) whilst a pit in Trench 5 produced pottery of 11th to 13th century date (MRD15702).
- 4.35 The two-trench evaluation at Reading Civic Headquarters and Hosier Street Masterplan site in 2008 c.100m to the north-east of the site, identified Saxon to Medieval finds including a knife within Trench 2 (MRM16211; see Fig. 2a).
- 4.36 In view of the available information from the study area and due to its location just west of the likely extent of the Saxon town, the site (prior to truncation) can be considered to have a moderate potential for the Saxon period.

Medieval

- 4.37 In the Medieval period the site lay to the north of the floodplain of the River Kennet (above the 40m contour) and probably to the west of the emerging town. The late Saxon and Medieval historic core of the settlement (MRD3911) was focused on St Mary's Church (List Entry 1113427; Grade I in its 18th century form) c.180m to the north-east of the site, and this remained the nucleus of the settlement into the 12th century when the foundation of Reading Abbey became a major influence over the area. The Abbey became one of the principal religious foundations in the country and by virtue of its Royal patronage and extensive landholdings; it commanded significant power over the local and regional economy, integral to the growth and prosperity of Reading. The Abbey was founded in 1121 by King Henry I, youngest son of William the Conqueror. He intended it to be his own burial place and memorial, and although he died in France, he was buried in Reading before the Abbey's High Altar in 1136. In its heyday, the Abbey was one of the largest monastic sites in Europe. It was closed in 1539 as part of Henry VIII's dissolution of the monasteries and it suffered greatly in the following years. The structural remains that survive were re-opened to the public in 2018 following major conservation work.
- 4.38 The site of Reading Abbey is now a designated Scheduled Monument, not illustrated on Fig. 2 as it lies c.0.6km to the northeast of the site. <https://historicengland.org.uk/listing/the-list/list-entry/1007932>
- 4.39 The Listed Building description for the Church of St Mary includes the following History:
- "The first written record of Reading dates from the C9 when the name seems to have referred to a tribe, called Reada's people. The town lies at the junction of the rivers Thames and Kennet and it is possible that there was a river port here during the Roman occupation. The town was recorded as a royal village by 870 and by 1086 there was a thriving urban community, as recorded in the Domesday Book. Reading Abbey was founded in 1121 and this transformed Reading into a place of pilgrimage as well as an important trading and ecclesiastical centre with one of the biggest and richest monasteries in England. By 1525 Reading was the largest town in Berkshire and the tenth-largest in England when measured in taxable wealth, largely due to the wool and cloth trades."
- 4.40 It is considered that the focus of the town was around St Mary's but clear archaeological evidence of this has not been found according to HER MRD391. The Domesday Survey for 1066 records Reading as a Royal Borough town whose manor had with 55 tenants and small holders (MRD3911). The market cited indicated it to be a significant commercial settlement by this time.
- 4.41 The HER notes that 'a Castle Street is documented in the mid-13th century and is situated to the west of the town' and that although the name has been suggested to refer to a c.1066 period castle,
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there is currently no archaeological evidence for it (MRD3924). Although the focus of the settlement moved towards the eastern end of the town after the foundation of the Abbey, the 1611 John Speed map Rocque's map of 1761 (Figs 4 and 5) show ribbon development buildings either side of Castle Street, which may fossilise earlier (Medieval) expansion westwards along Castle Street. Lyndford House, 17 Castle Street, c.105m to the north-east of the site, is a high-status 16th century (late Medieval and later) extant high-status urban vernacular timber-framed residence and as such is Grade II* listed (MRD15490; List entry 1113413).

- 4.42 Evidence for a sequence of late Medieval linear timber revetments that consolidated the banks of several streams was found (as shown on early maps to have crossed the site) were found c.160m to the south-east of the site at Fobney Street in 1986 (MRD3957; MRD3958; MRD15605; MRD15607; ERD50).
 - 4.43 The 1985 watching brief at Bridge Street West, c.140m to the east of the site, identified a planked wooden waterfront revetment was located c.28m south of Holy Brook and was consolidated to the north by compact chalk rubble. Possible evidence for Medieval tanning along with a sequence of silt clays, flint gravels and organic debris along with a lime barrel containing lime and layers containing late medieval roof tile, late 12th -13th century pottery and horn cores was also recorded (MRD3959; ERD49).
 - 4.44 The 2000 evaluation at Land rear 31-37 Castle Street, from c.50 to 75m to the south-east of the site, identified 11th-12th century deposits along with Medieval pits and post-holes within four of the trenches (MRD15610; MRD15699; MRD15700; MRD15701; MRD15702; ERD59; ERD103). 12-13th century land reclamation was also evidenced along with a possible former stream course of the Holy Brook and a poorly preserved 13-14th century building. Associated record MRD15625 (ERD76) at c.55m to the south-east of the site, includes reference to site phase 2 12th - 13th century pits and fragmentary wall foundations, whilst MRD15626 relates to site phase 3 13th century pits and post-holes (MRD15626). 16th century pit were also reported (MRD15700).
 - 4.45 The 2005 evaluation at 41 Castle Street (a trench and test pits) identified a 1.80m wide and over 0.63m deep linear feature of 15th-16th century date (MRM15953; ERM426).
 - 4.46 The two-trench evaluation at Reading Civic Headquarters and Hosier Street Masterplan site in 2008 c.100m to the north-east of the site (ERM826; MRM16212-MRM16215, MRM16224) identified Medieval pits and a later wall in addition to 16th century features within Trench 2 (see Fig. 2a).
 - 4.47 The aforementioned 2024 watching brief at The Sun Inn, Castle Street, c.130m to the north-east of the site, recorded a Medieval rubbish pit containing a large quantity of animal bone (MRM18687; ERM2875).
 - 4.48 A number of possible medieval burials were excavated at the St Mary's Butts site c.162m to the north-east of the site (MRD3919).
 - 4.49 From a review of the available information, particularly the Medieval features and building remains at 31-37 Castle Street, it is likely that during the Medieval period the study site was situated at the western margins of the Medieval town. Its location immediately north of Castle Street also indicates the possibility of associated Medieval streetside occupation (prior to modern truncation). The extent of the town shown by Post Medieval maps has also been used to infer that of the Medieval town had extended as ribbon development either side of Castle Street as far as the site area. A moderate to high potential for the study site to have contained Medieval archaeology has, however, been severely reduced because of the truncation of the site (see below).
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Post Medieval & Modern (including map regression exercise)

- 4.50 The economic fortunes of the town following the Dissolution of the Abbey in 1539 are unclear, however, given the town was established and formed a regional market centre and appears not to have suffered economically.
- 4.51 The Listed Building description for the Grade I listed 18th century-built Church of St Mary (c.280m north-east of the site) includes the following Post Medieval History relevant to the site area:

“...The dissolution led to the monastic complex becoming a royal palace and by 1611 the town's population had grown to over 5,000. A number of the timber-framed houses from this period survive in Castle Street and Market Place. The civil war caused the building of earthwork defences surrounding the town and it was besieged.

During the C18 Reading became a prosperous market town and administrative centre, due to the development of the town's waterways and road links. In 1723 the River Kennet was transformed into a canal, linking Reading to Newbury, further extended by the opening of the Kennet and Avon Canal in 1810, to create a route between Reading and the Bristol Channel. Turnpike roads were also improved, establishing major coaching routes from London to Oxford, the West Country and the southern coast. Iron works, brewing and malting caused the expansion of the town further west and in the historic centre of Reading, many older, timber-framed buildings were refaced in fashionable brick. A new town hall was built just northeast of the west end of Friar Street in 1786.

In the C19 the town expanded further; three separate railway companies ran routes through the town to London, causing a rapid increase in population (9,400 in 1801 to 21,500 in 1851 and over 70,000 by 1900) as well as the development of Reading's famous Three B's industries: beer (H & G Simonds Brewery, later Courage, 1785-2010), bulbs (Suttons Seeds, 1806-1976) and biscuits (Huntley and Palmers, 1822-1976), although all three have now moved from Reading centre. Growth during this period was characterised by the proliferation of brick terraces, and Hardy referred to Reading as 'Aldbrickham' in his novel Jude the Obscure. The excellent local clay had been used for tile making from medieval times and then bricks after the C18. In 1869 the town was confirmed as the county town for Berkshire and the extent of the borough was increased to the south in 1887 and again in 1911 to the north and west.

The University was founded as an extension college of the University of Oxford and received its charter in 1926. The town centre was considerably changed between 1969 and the 1980s with the development of the Inner Distribution Road and also the opening of the M4 in 1971. In 2022, Reading is one of the largest urban areas in the UK without city status. Information technology and the service economy now dominate commercial activity and the newly built development of the town.

Ecclesiastically, the C18 saw the birth of the Methodist and Evangelical movements. When the minister of the Church of St Giles on Southampton Street, Reading, was succeeded by a rationalist minister in 1797, the Evangelical members of the congregation including R Billing, Dr Thomas Ring and Peter William French, left to establish another church. They raised £2,000 to buy the site of the old country gaol in Castle Street and R Billing (1747-1826) designed a chapel, which was completed in 1798. It was fitted out with box pews over two storeys and designed to seat a congregation of around 1,000.

In 1836, the congregation was reconciled with the Church of England, which may have prompted the enlargement of the chapel around 1840. The principal frontage was embellished with a giant hexastyle order of fluted columns with Corinthian capitals, under a triangular pediment and secured from the pavement by decorative railings (since removed). The capitals are probably of Coade stone, a patented artificial stone invented around 1769. A bell tower in the Greek revival style was added to the apex of the roof, which is thought to have been inspired by the Tower of Winds in Athens (an ancient timepiece that is also considered to be the world's first weather station). The chapel was extended to the rear by the construction of a chancel and two-storey Sunday school.

Internally, a timber pulpit and reading desk were fitted, perhaps replacing a three-decker pulpit. A relocated organ was installed to the side of the chancel. The 1840 work was carried out to the design of Nathaniel Briant of the local architectural and building practice, H & N Briant. The practice was also responsible for the King Street Bank (NHLE entry 1113497, listed at Grade II) and the main block of the Royal Berkshire Hospital (NHLE entry 1156091, listed at Grade II*). In 1882 further improvements were carried out which included encaustic pavement laid in the aisles and chancel by Messrs Strong, Sumner and Lewis under the direction of the architects Messrs Webb and Tubbs.

Around 1956, the bell tower was reduced for safety reasons and a detached episcopal school to the rear of the church was demolished. In the later C20, toilets were inserted to the east side, foreshortening one of the school rooms. In the 1970s a small number of box pews were removed from the rear of the church when a dais was installed.

In 1994 and prompted by changing General Synod policy, the congregation left the Church of England and aligned with the Continuing Church of England, whose worship is based on the 1662..."

- 4.52 In addition to the above Reading was also involved the English Civil War with 'The Siege of Reading' beginning on the 14th April 1643 and lasting 11 days, with a Parliamentary force comprising of approximately 19,000 troops, led by Robert Devereux, 3rd Earl of Essex, blockading the town held by 3,000 Royalist soldiers under Sir Arthur Aston, until the Royalists withdrawal. The 1643 Siege Map shows Civil War defences running north/south c.98m to the east of the site.
- 4.53 There are a number of Post Medieval houses to the south side of Castle Street and the site some of which are referenced by the HER (the remainder are discussed in the Built Heritage report). These include the Grade II* listed Holybrook House at 63 Castle Street (List Entry 1113420). The house, located only c.50m south of the south-west extent of the site, was a prosperous merchant's house of the mid-18th century.
- 4.54 The 16th century and later Lyndford House at 17 Castle Street, c.125m to the east of the site and within the St Mary's Butts and Castle Street Conservation Area, is Grade II* listed (MRD15490; List entry 1113413). The Castle Street Brewery in the courtyard behind 17 castle Street, was mentioned in deeds of 1821. The HER notes that it seemed to be out of use by 1899-1900 (MRD15491).
- 4.55 No. 31 Castle Street, c.65m to the east of the site, is thought to have 18th century origins. And was a listed building (Grade II) in 1978, when it was described as a Post Office of two and a half storeys (MRM18335). The listing entry number is not provided and it may therefore have been removed from the list.
- 4.56 In terms of buried archaeology the archaeological events sites cited above for the Medieval period also generally also produced Post Medieval phases of activity.
- 4.57 The 2000 5-trench evaluation at Land rear 31-37 Castle Street identified Post Medieval garden features within Trench 4, c.75m to the south-east of the site and some Post-Medieval activity before 19th century workshops were constructed c.50m to the south-east of the site (MRD15701; ERD59; ERD103). The subsequent 2001 excavation located phases of Post Medieval occupation c.55m to the south-east of the site (ERD76).
- 4.58 The 2003 evaluation at Old Slipper Baths, Jesse Terrace, c.225m to the south-west of the site, located two late Post Medieval pits (MRD15722; ERD135).
- 4.59 The 2005 evaluation at 41 Castle Street (a trench and test pits) c.45m to the south-east of the site, included excavation of a rectangular Post Medieval pit within the 10m long trench and a sub-circular Post Medieval pit within a 1.5m square test pit (MRM15953; ERM426). Also, an infilled cellar of No.41 was also recorded.
- 4.60 Trench 2 of the 2008 two-trench evaluation at Reading Civic Headquarters and Hosier Street Masterplan site, c.100m to the north-east of the site (MRM16212-MRM16215, MRM16224; ERM826) revealed features and finds of Post Medieval and 19th century date.
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- 4.61 The 2019 test pit evaluation at 18-20 Hosier Street, c.150m to the north-east of the site, identified Post Medieval deposits (MRM18462; ERM2360).
- 4.62 Finally, the 2024 watching brief at The Sun Inn, Castle Street, c.130m to the north-east of the site, identified Post Medieval backfill (MRM18686; ERM2875).

Map Regression

- 4.63 The urban nature of the study area means that it is difficult to separate the Medieval and Post Medieval development chronologically as the archaeological record is continuous through these periods. The progression of development across the study area is more clearly seen through map regression study (Figs 4-15).
- 4.64 The earliest map of Reading published in John Speed's 'Atlas of Great Britain' in 1611 (Fig. 4) clearly shows Castle Street with ribbon development either side, including in the area of the site. St Mary's Church is shown to the north-east along with the town's layout generally.
- 4.65 The John Rocque Map of 1761 (Fig. 5) corroborates the 1611 map evidence for ribbon development along Castle Street, which is again demonstrated by an 1833 (circa) map of Reading based on the Ordnance Survey showing the proposed parish split at that time (Fig. 6).
- 4.66 The 1839 Tithe Map of St Mary Reading (Fig 7) together with the Tithe Award, also shows the site divided by Grape Passage (connecting Castle Street to Hosier Lane to the north), aligned through its north-west area, and occupied by plot 320 to the south and plot 317 to the north.

1839 Tithe Apportionments, St Mary Reading - Berkshire

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
317	-	-	Bounded by Castle Street, Hoiser Street, Boarded Lane and Grape Passage	-
320	-	-	Bounded by Castle Street, Grape Passage, Hoiser Street and tithe no.98,99,100	-

- 4.67 The 1879 First Edition Ordnance 1:500 scale and 1:2,500 scale maps (Fig. 8) show most of the western area of the site occupied by a Coach Manufactory business, with associated buildings surrounding a yard accessed via Castle Street. A walkway known as 'Grape Passage' was located in the north-western area of the site bordering the Coach Manufacturing building to the east with the eastern end of a pair of parallel modest residential terraces known as 'Pearl Court' and 'Pinch Court' within the site to the west. The eastern area is occupied by a series of (ten) residential properties with gardens at the rear. The wider area includes mainly terrace residential properties (including immediately north). An industrial Brewery was located c.10m to the east.
- 4.1 By the 1899 1:2,500 scale Ordnance Survey map (Fig. 9) a short road known as Flint Street was constructed to the immediate north of the eastern area of the site and associated terraced houses were constructed within the north-eastern area of the site itself. The surrounding area remained relatively unchanged.
- 4.2 The buildings of the Coach Manufacturing business remained extant in 1912 (Fig 10) but were no longer labelled as such. The residential buildings and garden were also unchanged. A Tramway on Castle Street now ran in a southwest to northeast direction and passed directly adjacent to the southeastern site boundary.

Archaeological Desk Based Assessment

- 4.3 By the 1931 Ordnance Survey 1:2,500 map (Fig. 11), the Coach Manufacturing buildings and courtyard were demolished or subsumed within a single large (apparent) warehouse, with no associated labelling. During this time, the Tramway on Castle Street was labelled as 'Disused'. A Post Office was now located 40m to the south-west.
- 4.4 By the 1957-60 Ordnance Survey 1:2,500 map (Fig. 12), the large structure dominating the site was labelled as a 'Warehouse'. The terraced houses fronting Castle Street are numbered 56, 58-60, 70, 71-76 and 84 from east to west.
- 4.5 By the 1962-71 Ordnance Survey 1:2,500 map (Fig. 13) the layout of the site and the surrounding area changed as the area immediately north of the site underwent demolition and ground cutting to a lower ground level than previously. A notable change during this time was also the addition of the A329, a dual carriageway in a northwestern to southeasterly direction along the western site boundary. The roundabout which connects the A329 to Castle Street and Castle Hill was also added and is still present on modern day maps.
- 4.6 The site and the area to the north was cleared of buildings by 1973 as shown by the 1968-82 Ordnance Survey 1:1,250 scale map (Fig. 14).
- 4.7 Following a period of demolition, the Reading Police Station was present on-site by 1978, in a similar layout to the present day, as shown by the 1980-1988 Ordnance Survey 1:1,250 scale map (Fig. 15). Reading Magistrates Court, adjacent to the eastern site boundary, was also developed. During this time, the Civic Centre was constructed adjacent to the northern site boundary, however, was later demolished in 2015 and to present day the area remains undeveloped. The present-day Broad Street Mall (originally labelled as the Butts Centre) was developed 84m north of the site c. 1972, adjacent to construction of the Hexagon Theatre (60m north).
- 4.8 The 2003 Google Earth image (Fig. 16) shows the soft landscape to the south side of the police station as cut grass with a line of trees at the south-west edge. By 2017 the trees appear to have been removed but trees / shrubs were once again shown along the southern and western sides of the police station by 2025 (Fig. 17).
- 4.9 Overall, the Post Medieval period witnessed continuity of ribbon development of houses on either side of Castle Street, with buildings of various status represented (as reflected in the descriptions of the associated surviving listed buildings). The site itself was occupied by a coach building business by the late 19th century and by properties fronting Castle Street and at the eastern end of two terraces of smaller properties within the north-western area. Prior to modern truncation there will be a high potential for the presence of Post Medieval archaeology including building foundations and associated cellars.
- 4.10 However, these buildings were all cleared and (for the most part) their foundations removed for the construction of the 1970's police station's basement. It is possible that the small area of un-basemented land to the south side of the police station, adjacent to Castle Street, may not have been entirely removed (e.g. may not have been probed for obstructions with subsequent grubbing out of foundations etc, but this is unknown).

Undated

- 4.68 Several entries on the HER relate to undated features or deposits (Appendix 2).
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Assessment of Significance (Designated Assets)

- 4.69 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.70 There are no designated heritage assets on the site and no designated archaeological assets will be directly physically impacted by the proposed development.

Assessment of Significance (Non-Designated Assets)

- 4.71 NPPF describes significance as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 4.72 As identified by desk-based work above, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance (if recorded)
Prehistoric	Low-moderate	Low (Local)
Roman	Low	Low (Local)
Anglo-Saxon	Low-moderate	Low (Local)
Medieval	Moderate	Low (Local)
Post Medieval	Moderate to High	Low (Local)

- 4.73 Prior to Post Medieval and Modern truncation in particular the site is considered to have had a low to moderate potential for prehistoric archaeology of all sub-periods due to its free draining gravel geology and proximity to the River Kennet which runs c.240m to the south, along with its tributaries.
- 4.74 From the available information, it is apparent that during the Roman period the study site lay away from the centre of any known or postulated activity. The potential of the study site for the Roman period can be identified as low.
- 4.75 The site lies only c.50m to the postulated western extent of the late Saxon town with its associated market around the area of St Mary's Church located within the eastern area of the project study area. A nunnery may have been in existence at Reading by the 11th century, possibly founded during the reign of King Edgar (AD 959-75). The name Castle Street may refer to former Norman conquest period castle but no archaeological evidence for its presence has been identified. The remains of the Medieval Reading Abbey (SM 1007932) is located c.650m to the north-east of the site. Medieval occupation including building remains has been identified from c.50-75m to the south east of the site via evaluation and excavations to the rear of 31-37 Castle Street and these corroborate suggestions, based on the extent of the town shown by Post Medieval maps that the Medieval town had extended as ribbon development either side of Castle Street as far as the site area. As such, prior to the effects of later truncation the site has a moderate to high potential for Medieval occupation.
- 4.76 The Post Medieval use of the site is demonstrated via historic maps which show buildings along Castle Street and potentially commensurate with the site since the John Speed Map of Reading of 1611. The accurate tithe map of 1839 and subsequent Ordnance Survey mapping confirm late Post Medieval structures within the site fronting Castle Street. Therefore, prior to modern truncation a high potential for Post Medieval archaeology is applicable.
- 4.77 The site has been subject to very significant previous disturbance via the double basement which includes an underground car park. This will have removed all but very deep negative features. In

Archaeological Desk Based Assessment

addition the various Post Medieval and Modern development phases at the site, culminating in the 1970's construction of the police station will likely have denuded archaeological survival in proximity to the historical route of Castle Street. Nevertheless truncated archaeology of the above periods could theoretically be present in the area south of the basement up to Castle Street. As above it is most probable that any surviving layers, features and/or structures would survive partially and would be of no more than local significance.

5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological Assets

Site Conditions

5.1 A site visit was undertaken on 17th March 2026 (see Plates 1-6). The site comprises a building of five-storeys including basement and lower basement levels. Access was to the outside perimeter of the building only from the publicly accessible streets and walkways.

5.2 The police station building is not occupied and is currently heras fenced off. It is surrounded mainly by areas of hardstanding but also included some areas of grass to the west and south-west. The below ground car park is accessed via Castle Street (see Plate 2) with a small tarmac surfaced car parking area to its east side to form the remainder of the southern zone (along with pedestrian access). The southwestern site boundary is lined with mature trees but the area west and south-west of the building is otherwise grassed along with a pedestrian walkway around the edge of the building that wraps around the northern side of the building where there is no soft landscaping. Further areas of limited hardstanding/ car parking space at the rear of the building at street level, are accessible through Cusden Walk. Narrow and small raised beds with soft landscaping were also present at the rear of the building at street level.

5.3 The A-Squared Phase 1 report (2025) also includes the following observations of the basement:

“The two-storey basement had internal access through a staircase from the ground floor reception and car access through a ramp on Castle Street which led down to the basement car park. The lower basement level was connected to the upper basement via an internal ramp, but also had vehicular access through a north facing gate which led to the podium level at the rear of the police station.

The lower basement level was utilised mainly for car parking and bicycle storage, but also contained limited general storage areas.

The lower basement had pedestrian access to the sub-podium level and car access to street level via a concreted ramp. Limited parking was also available outside the lower basement on the northern part of the site at podium level in gated concreted areas.

The upper basement level was also mainly utilised as a car park with some bicycle storage, however, it also contained numerous chemical storage rooms which were inaccessible at the time of the walkover. A portion of these chemical storage rooms were labelled on the door as containing asbestos materials. A flammable material storage cupboard was seen, but appeared to be in good condition with no signs of leaks or spills. Numerous fire hydrants were stored together, directly on the concrete flooring which showed some signs of cracking.

An empty tank was observed on one of the basement floors, however, the former contents of the tank was not clear.

Both basement levels were lined with concrete flooring and had no areas of soft landscaping within the parameter walls. The concrete floors displayed some signs of cracking throughout. Cracking was also observed on the ceiling of both the upper and lower basements...

Proposed Development

5.4 The Planning Application is for the 0.63ha site is as follows:

“Full planning permission for the demolition of the existing building and the erection of a residential-led mixed-use development comprising Use Class C3 residential units, with Use Class E and Sui Generis on the ground floor and with some elements at lower ground floor, plus public realm, hard and soft landscaping, access and servicing arrangements, cycle parking, and other associated works.”

- 5.5 The proposals are generally described as the demolition of the existing police station with the erection of one conjoined apartment block formed of one 12-storey building and one 16-storey building in the western portion of the site (Block B), and the eastern portion of the site will comprise a staggered building varying 4 to 10-storeys with a single storey recreational courtyard in the centre (Block A). The existing basement of the police station is to remain and will cover the entire footprint of Block B and partially cover the footprint of Block A.

- 5.6 The Phase 1 Desk-top study (A-Squared Studio, July 2025) states:

The proposed development includes the demolition of the current police station building, with the retention of the existing basement, and the erection of two staggered structures which will be utilised for mixed use. The proposed development plans have been displayed in Figure 2.2 to Figure 2.6.

The building located in the west of the site will comprise two connected staggered buildings...

At the ground level they will comprise a residential amenity space, a lobby and other non-residential uses. The remaining storeys will be for residential use, with a range of one-, two- and three-bedroom apartments. The site will be divided by Flint Street, a walkway which will allow pedestrians to cross the centre of the site from San Francisco Libre Walk, a new pathway.

The eastern portion of the site will comprise a staggered building structure of different sections, between 4 and 10-storeys. The ground floor will comprise a food store, 3no. lobbies, 4no. non-residential spaces, a residential amenity area and 2no. substations.

The non-residential spaces on the ground floor of the building structures are proposed for commercial and retail use. The first floor of the eastern building will comprise different sized apartments and a communal courtyard located in the centre of the building.

The current basement of the police station will be utilised as a car park, commercial and residential refuse, bicycle storage, residential amenity, various plant rooms and a police equipment storage room. The extent of the basement walls as well as the depth of the basement are currently not proposed to change and will cover the entire footprint of Block B and partially cover the footprint of Block A as shown on Figure 2.5”.

- 5.7 The landscape and public realm strategy prioritises an increase in tree planting across the site. The development proposal seeks to retain 10 existing trees which border the Site on the south east corner. There will be approximately 40 new trees planted across the site, with a further 7 new trees will be planted outside the red line boundary, along Castle Street and on Cusden Walk.

- 5.8 The Development is expected to be constructed over a period of approximately 2.5 years. Subject to planning permission, the construction work could start in quarter three (Q3) 2027 and finish by Q2 2030.

Review of Potential Development Impacts on Designated and Non-Designated Archaeological Assets

- 5.9 The application is for a mixed-use residential led scheme with the existing double basement (with underground car park) of the police station to remain. The proposed footprint would be wider than the current police station bringing it slightly closer to Castle Street.
- 5.10 The existing extensive double basement will have severely truncated / removed most of the archaeological potential of the site. In addition, the pre Post Medieval phases within the small remaining zone of the site, to the south of the basement, are likely to have been severely truncated by subsequent phases of construction, demolition and then by the site clearance works for the police station itself in the 1970's leading to, at best, fragmentary survival of archaeological features, structures and deposits.
- 5.11 Given the high level of truncation of the site, Berkshire Archaeology, as advisors to the LPA, are likely to be content that pre-determination archaeological investigation will not be necessary in this instance. If required, post-consent investigation of archaeological survival between the basement and Castle Street / the roundabout could be subject to an archaeological Planning Condition on consent.
- 5.12 Any potential effects to its significance from construction of the proposed development on the settings of designated heritage assets are assessed within a separate report.
-

6 Summary & Conclusions

- 6.1 The proposal Site known as Flint Street comprises the former Reading Police Station at 53 Castle Street, Reading, RG1 7TH, has been assessed for its below ground archaeological potential.
- 6.2 The brownfield Site is located within the centre of Reading to the immediate east of the A329 and north of Castle Street at NGR SU 71176 73159 (RG1 7TH).
- 6.3 The site area is circa 0.63ha hectares in extent and is a L-shaped in plan comprising the Police Station itself and surrounding access and parking hard-standings along with a stand of trees to its west side. The application is for a mixed residential scheme. The proposals are generally described as the demolition of the existing police station with the erection of one conjoined apartment block formed of one 12-storey building and one 16-storey building in the western portion of the site (Block B), and the eastern portion of the site will comprise a staggered building varying 4 to 10-storeys with a single storey recreational courtyard in the centre (Block A). The existing basement of the police station is to remain and will cover the entire footprint of Block B and partially cover the footprint of Block A.
- 6.4 Prior to Post Medieval and Modern truncation in particular the site is considered to have had a low to moderate potential for prehistoric archaeology of all sub-periods due to its free draining gravel geology and proximity to the River Kennet which runs c.240m to the south, along with its tributaries.
- 6.5 From the available information, it is apparent that during the Roman period the study site lay away from the centre of any known or postulated activity. The potential of the study site for the Roman period can be identified as low.
- 6.6 The site lies only c.50m to the postulated western extent of the late Saxon town with its associated market around the area of St Mary's Church located within the eastern area of the project study area. A nunnery may have been in existence at Reading by the 11th century, possibly founded during the reign of King Edgar (AD 959-75). The name Castle Street may refer to former Norman conquest period castle but no archaeological evidence for its presence has been identified. The remains of the Medieval Reading Abbey (SM 1007932) is located c.650m to the north-east of the site. Medieval occupation including building remains has been identified from c.50-75m to the south east of the site via evaluation and excavations to the rear of 31-37 Castle Street and these corroborate suggestions, based on the extent of the town shown by Post Medieval maps that the Medieval town had extended as ribbon development either side of Castle Street as far as the site area. As such, prior to the effects of later truncation the site has a moderate to high potential for Medieval occupation.
- 6.7 The Post Medieval use of the site is demonstrated via historic maps which show buildings along Castle Street and potentially commensurate with the site since the John Speed Map of Reading of 1611. The accurate tithe map of 1839 and subsequent Ordnance Survey mapping confirm late Post Medieval structures within the site fronting Castle Street. Therefore, prior to modern truncation a high potential for Post Medieval archaeology is applicable.
- 6.8 However, the Police Station has an extensive double basement (to be retained) that will have severely truncated / removed most of the archaeological potential of the site. In addition, the pre Post Medieval phases within the small remaining zone of the site to the south of the basement may have been severely truncated by subsequent phases of construction, demolition and then by the site clearance works for the police station itself in the 1970's.
- 6.9 Given the high level of truncation of the site, Berkshire Archaeology, as advisors to the LPA, are likely to be content that pre-determination archaeological investigation will not be necessary in this instance. If required, post-consent investigation of archaeological survival between the basement and Castle Street / the roundabout could be conditioned.
-

- 6.10 Any potential effects to its significance from construction of the proposed development on the settings of designated heritage assets are assessed within a separate report.

Sources Consulted

General

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The National Archive

Internet

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[National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2) – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
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Victoria County History Berkshire Volume 3 1923

Cartographic

1611 John Speed Map of Reading

1761 Rocque Map of Berkshire

1833 (circa) Reading from the OS showing proposed parish split

1839 Tithe Map of St Mary, Reading

1879 Ordnance Survey 1:2500

1899 Ordnance Survey 1:2500

1912 Ordnance Survey 1:2500

1931 Ordnance Survey 1:2500

1957-60 Ordnance Survey 1:2500

1962-71 Ordnance Survey 1:2500

1973 Ordnance Survey 1:1,250

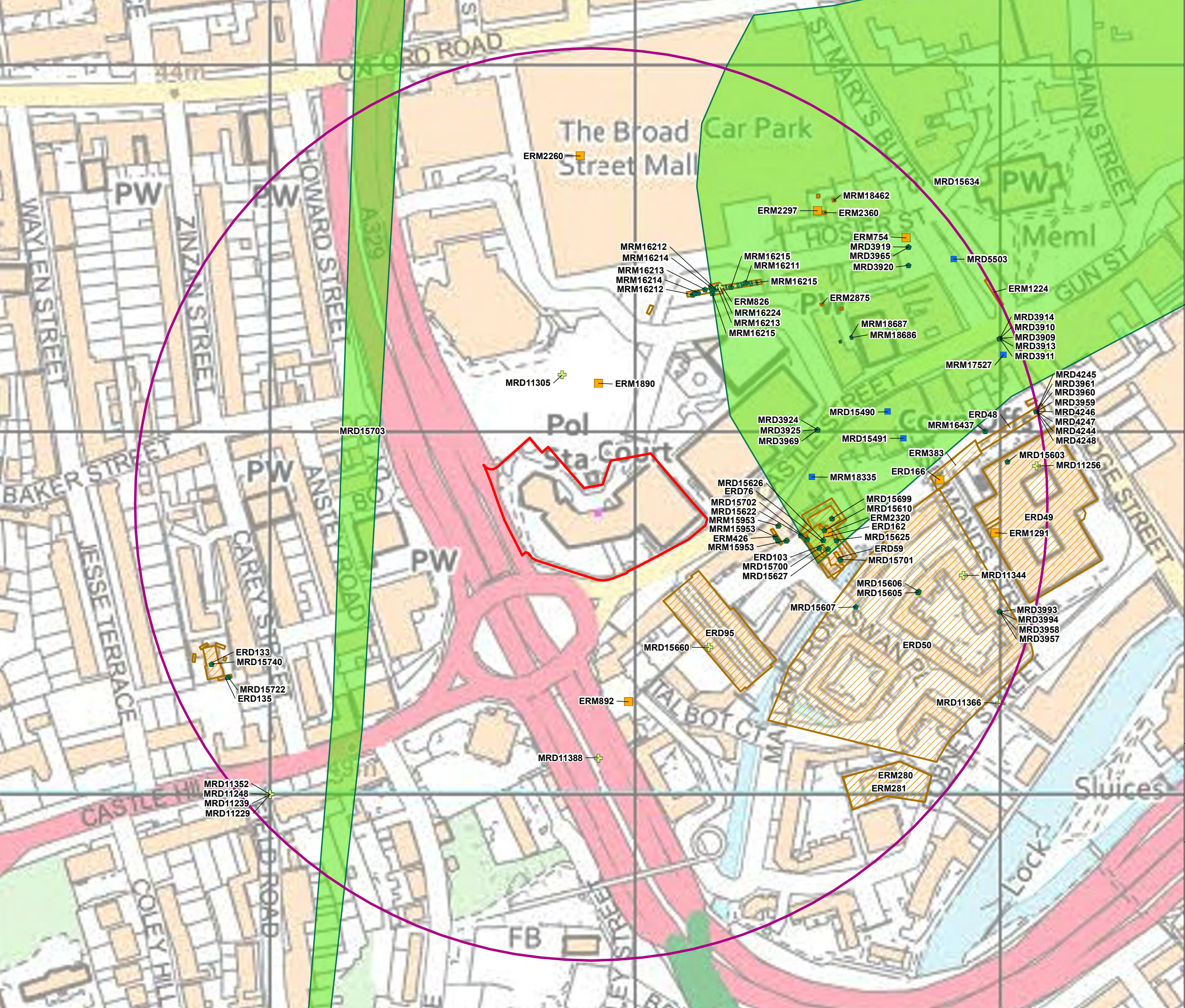
1980-88 Ordnance Survey 1:1,250

Figures



Figure 1
Site Location

Project Ref: N1794-PLN-HER-02000-0299902253 - Reading Police Station\Figures\Mapping\GIS\Projects\HER plot.mxd



Legend

- Site Boundary
- 250m search buffer

Non-designated Heritage Assets:

HER Records Points

- Monuments
- Findspots
- Buildings

HER Records Polygons

- Monuments

Previous Archaeological Work:

- HER Events Points
- HER Events Polygons

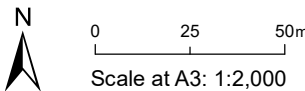
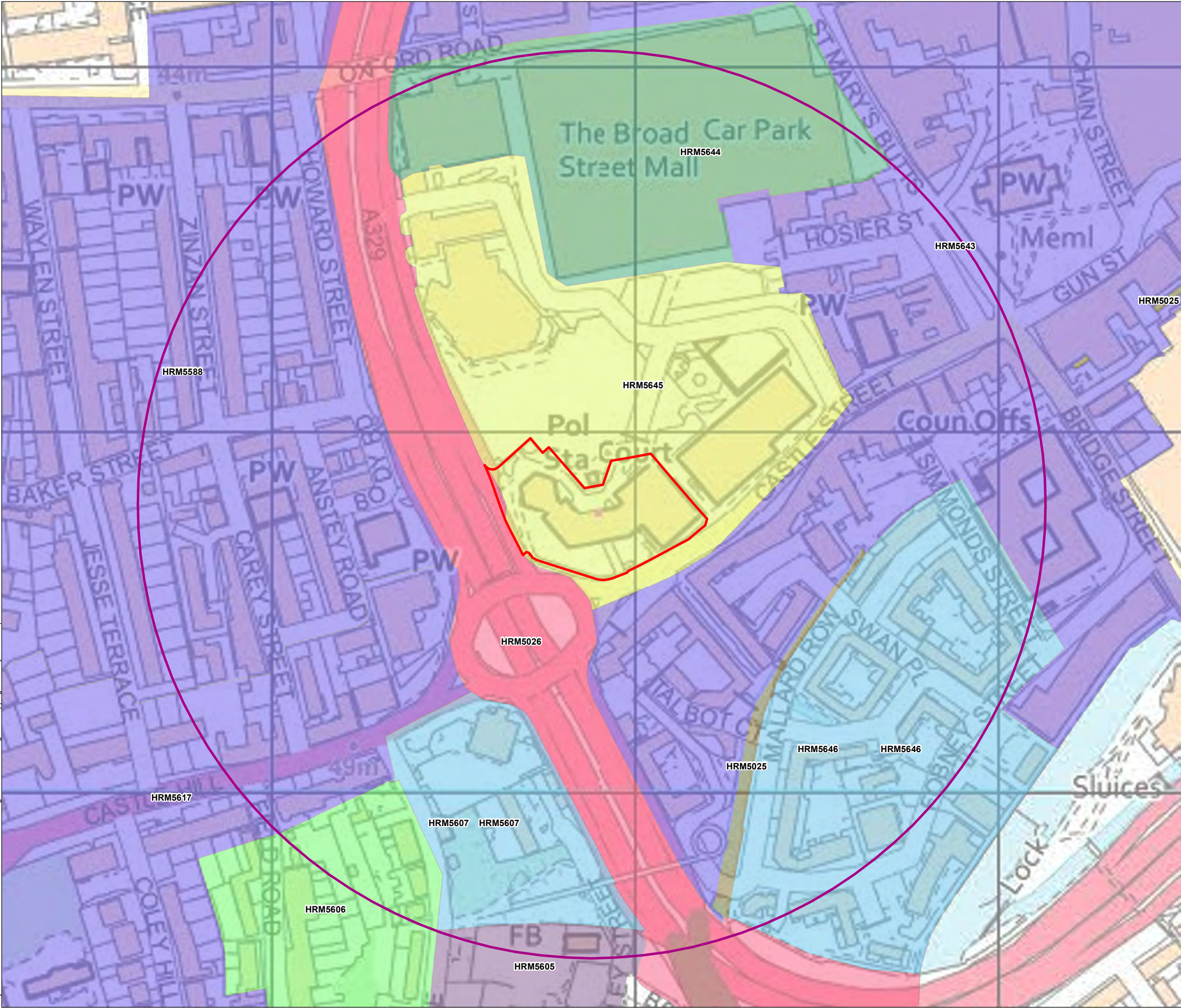


Figure 2a

HER Plot



Legend

- Site Boundary
- 250m search buffer

Historic Landscape Characterisation:

- Education
- Flats
- Government Offices
- Historic settlement core
- River
- Road
- Shopping Centre
- Terraced housing

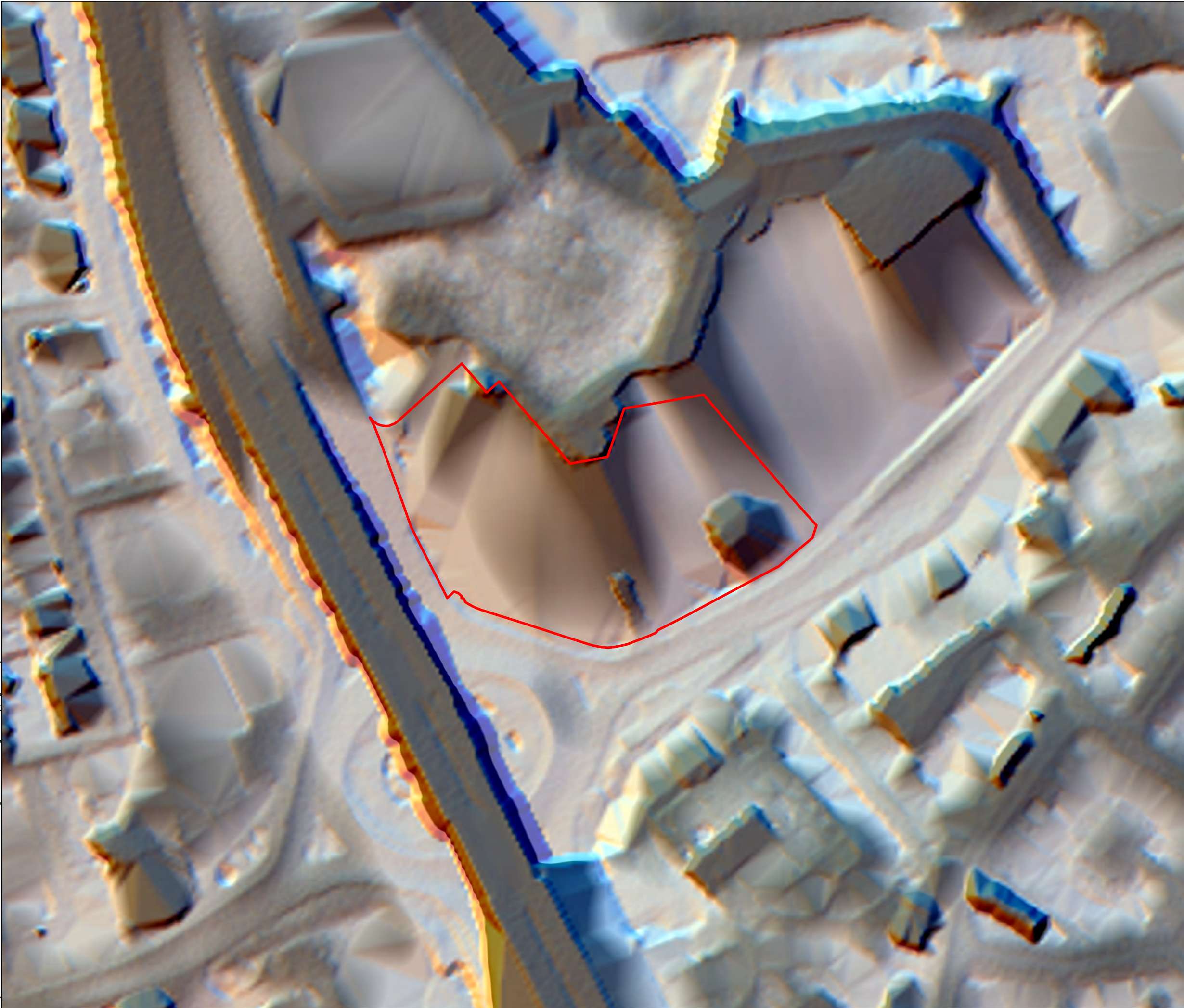


0 25 50m
Scale at A3: 1:2,000



Figure 2b

HLC Plot



Legend

Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
23.01.2019 - 25.03.2019

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model



0 10 20m

Scale at A3: 1:1,000



Figure 3

LiDAR Plot



Approximate site location



Not to Scale
Illustrative Only



Figure 4

1611 John Speed Map of
Reading



Approximate site location



Not to Scale
Illustrative Only



Figure 5

1761 Rocque Map of Berkshire



 Approximate Site Boundary



0 100 200m
Scale at A4: 1:10,000
(approximate)



Figure 6

1833 (circa) Reading from the OS
showing proposed parish split

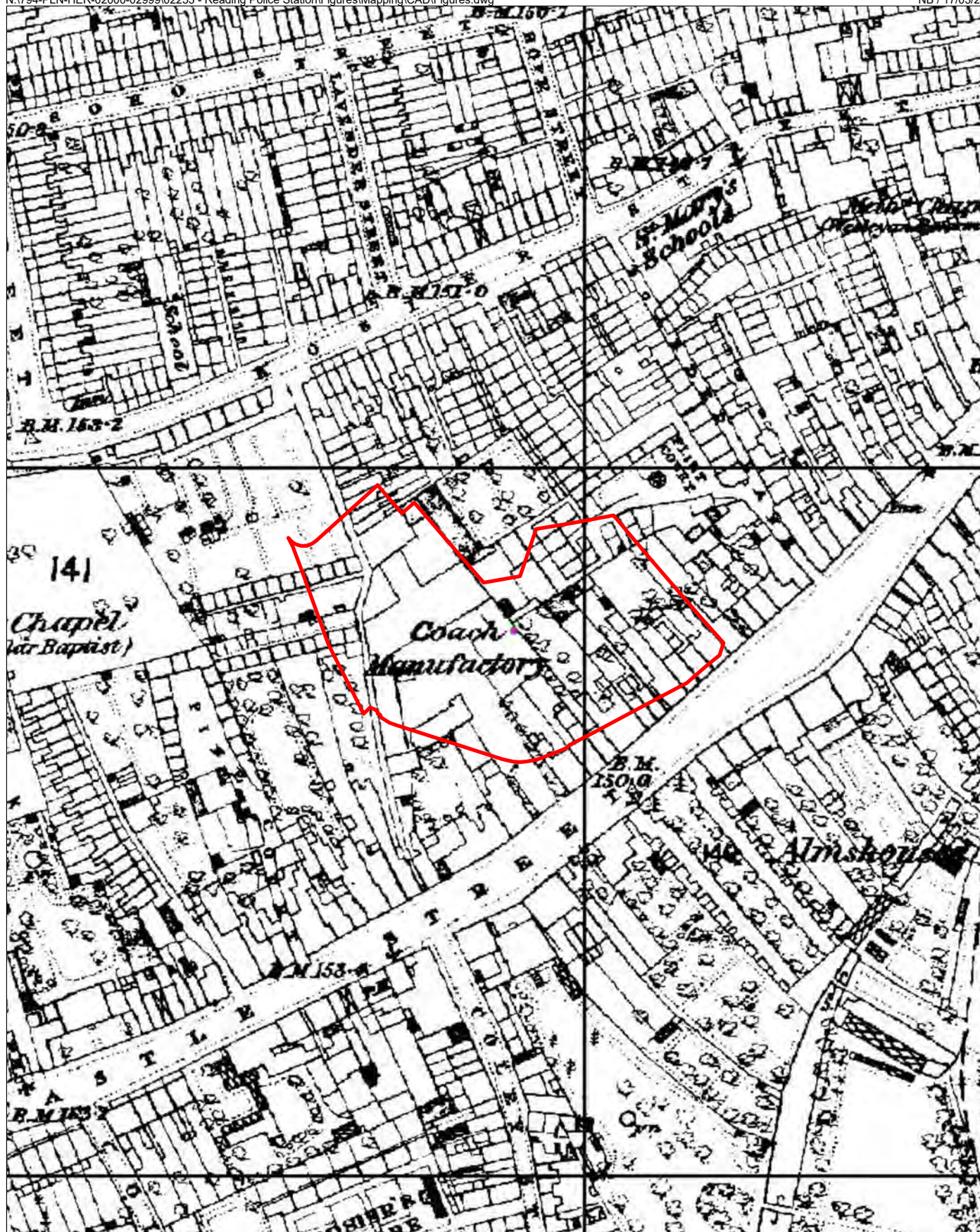


Scale at A4: 1:1,500



TETRA TECH

1839 Tithe Map of St Mary,
Reading



 Site Boundary

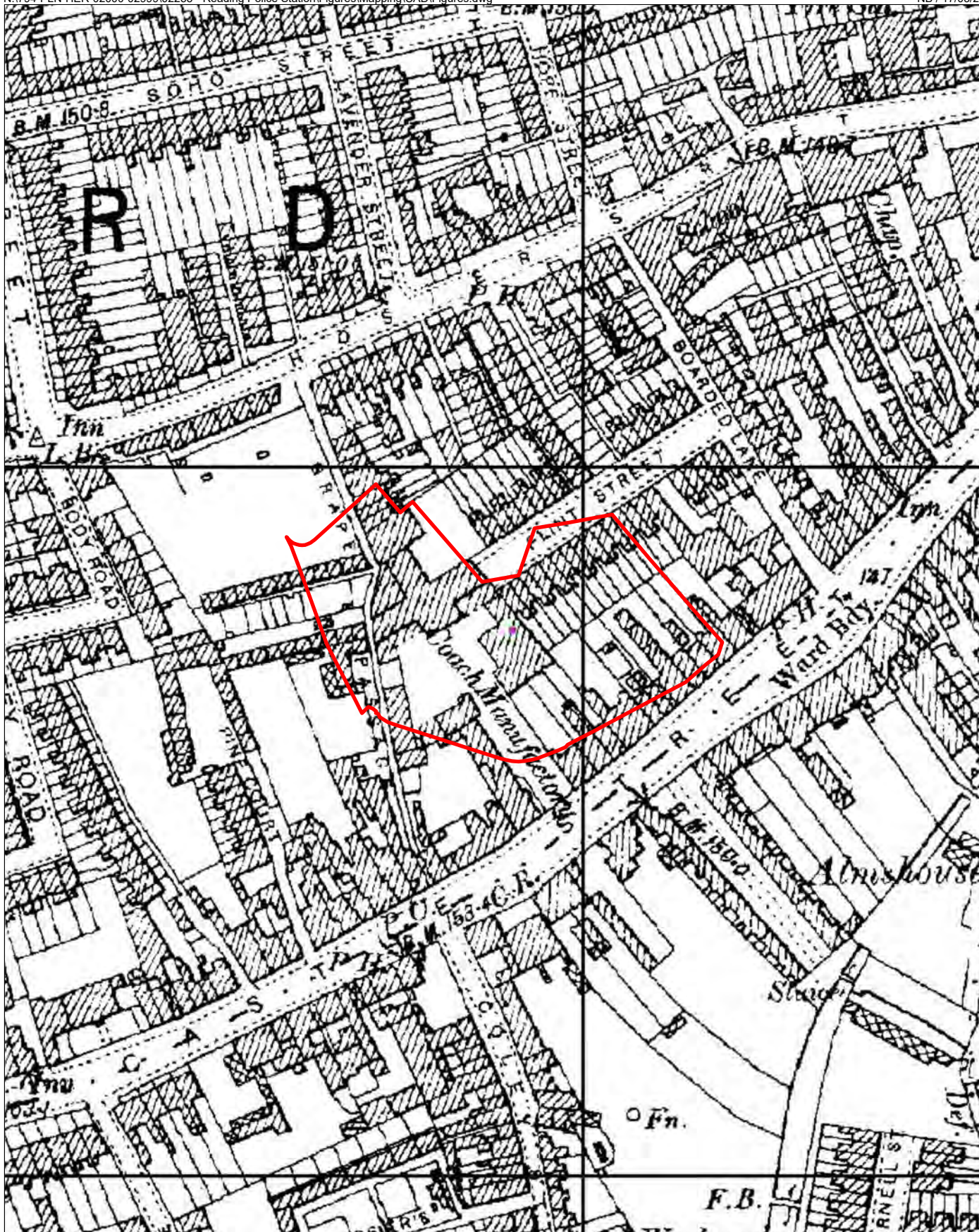


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Scale at A4: 1:1,500



Figure 8

1879 Ordnance Survey Map



 Site Boundary

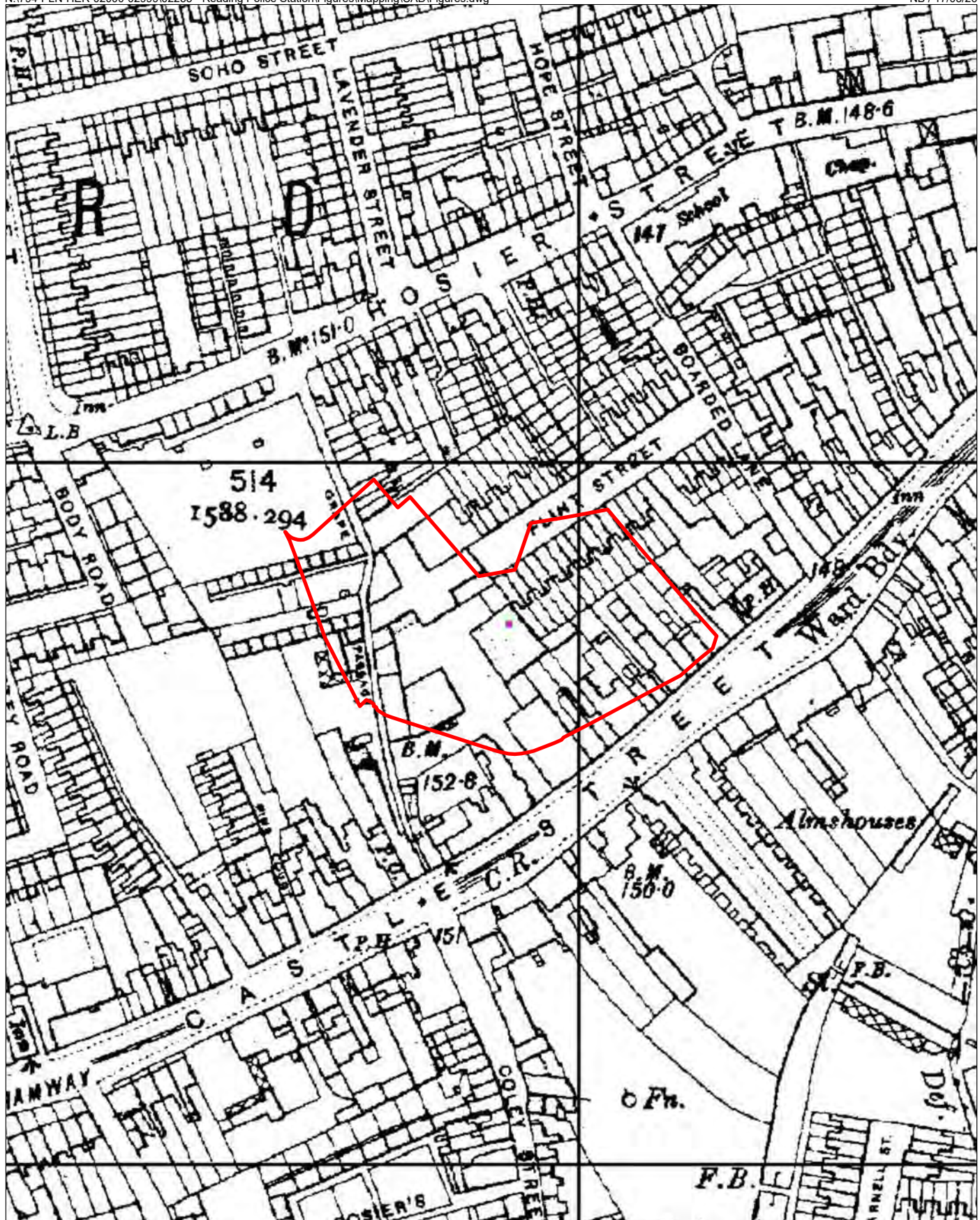


0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 9

1899 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 10

1912 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 11

1931 Ordnance Survey Map



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 12

1957-1960 Ordnance Survey Map



 Site Boundary

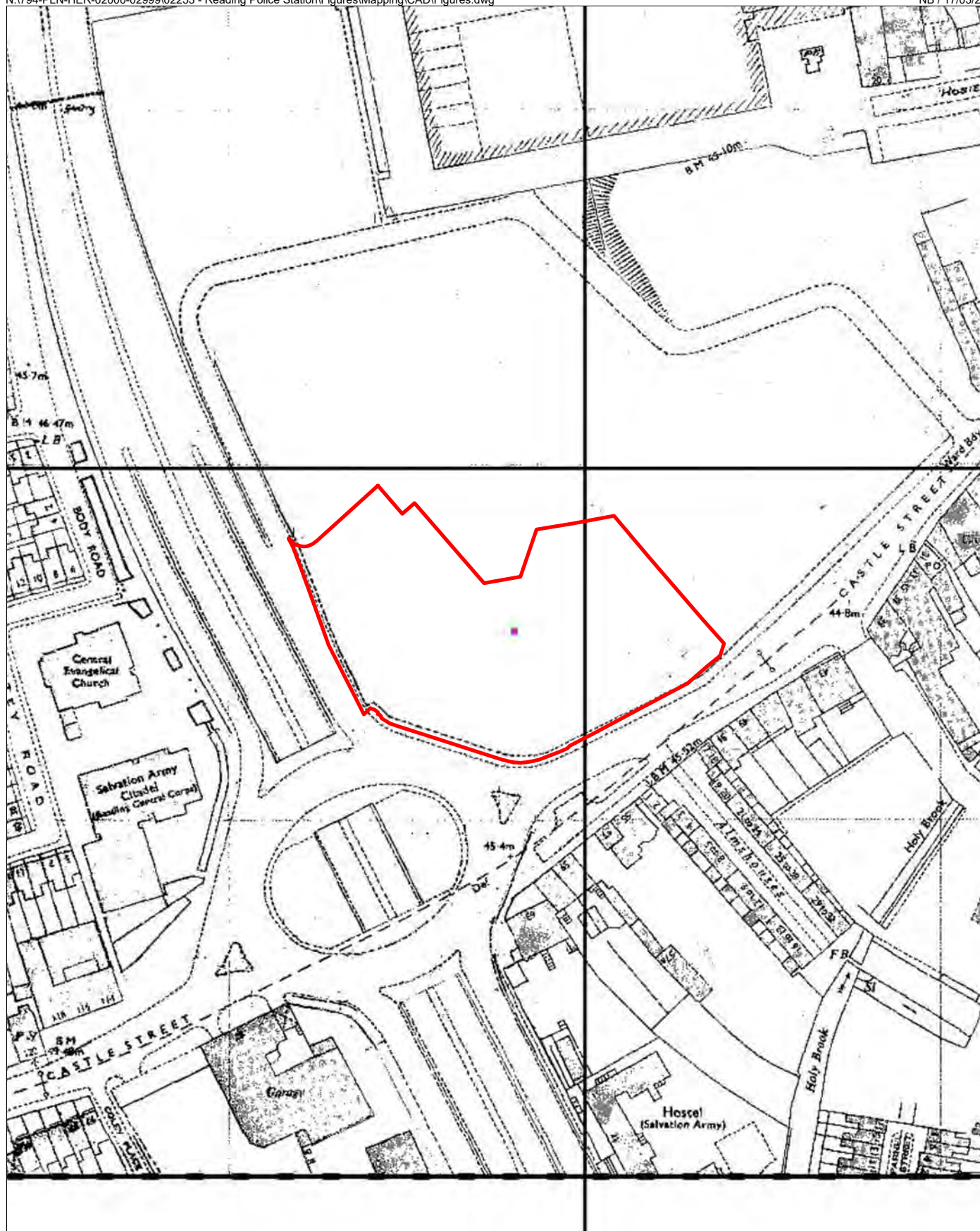


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Figure 13

1962-1971 Ordnance Survey Map



 Site Boundary

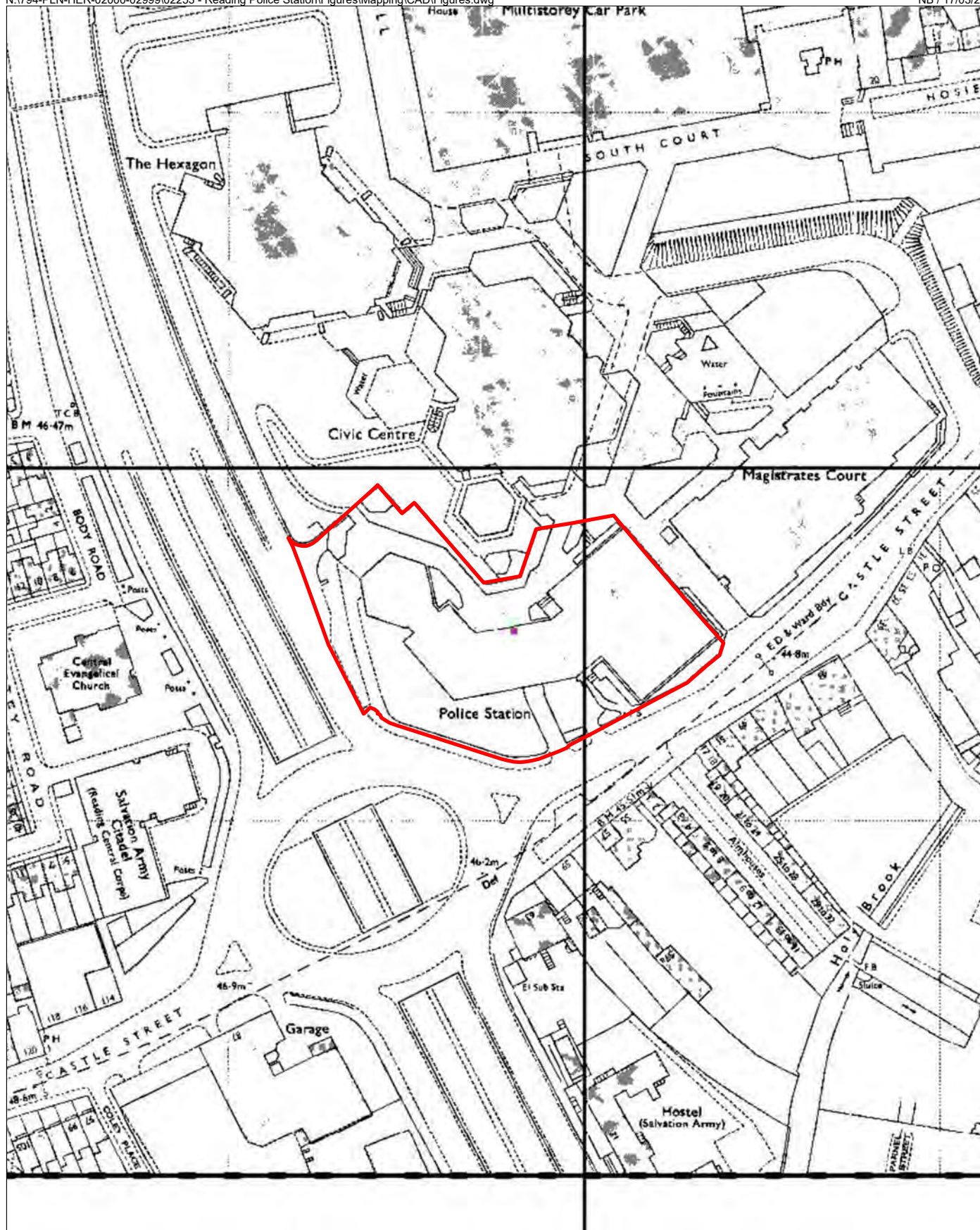


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Scale at A4: 1:1,500



Figure 14

1973 Ordnance Survey Map



Site Boundary

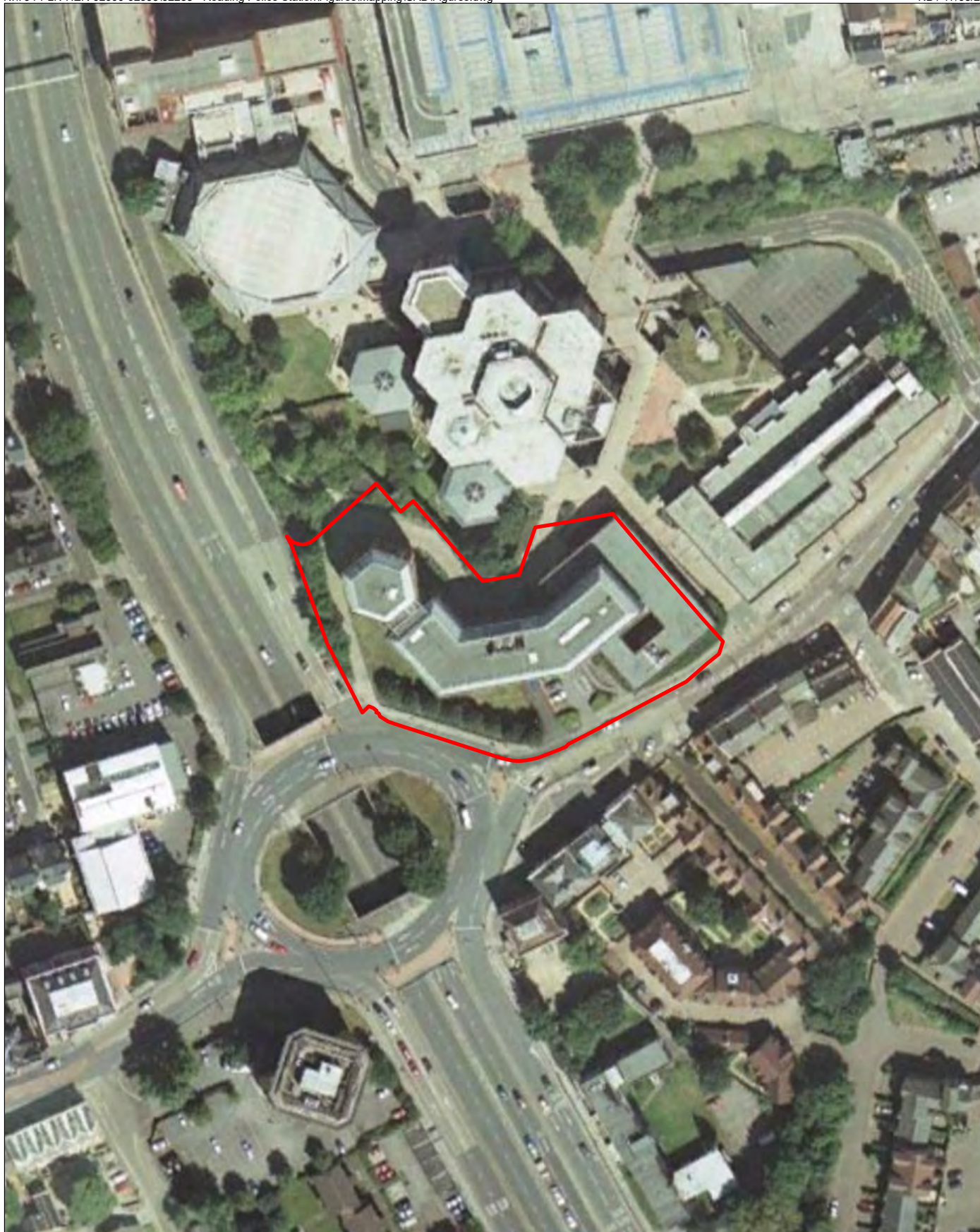


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Scale at A4: 1:1,500



Figure 15

1980-88 Ordnance Survey Map



 Site Boundary

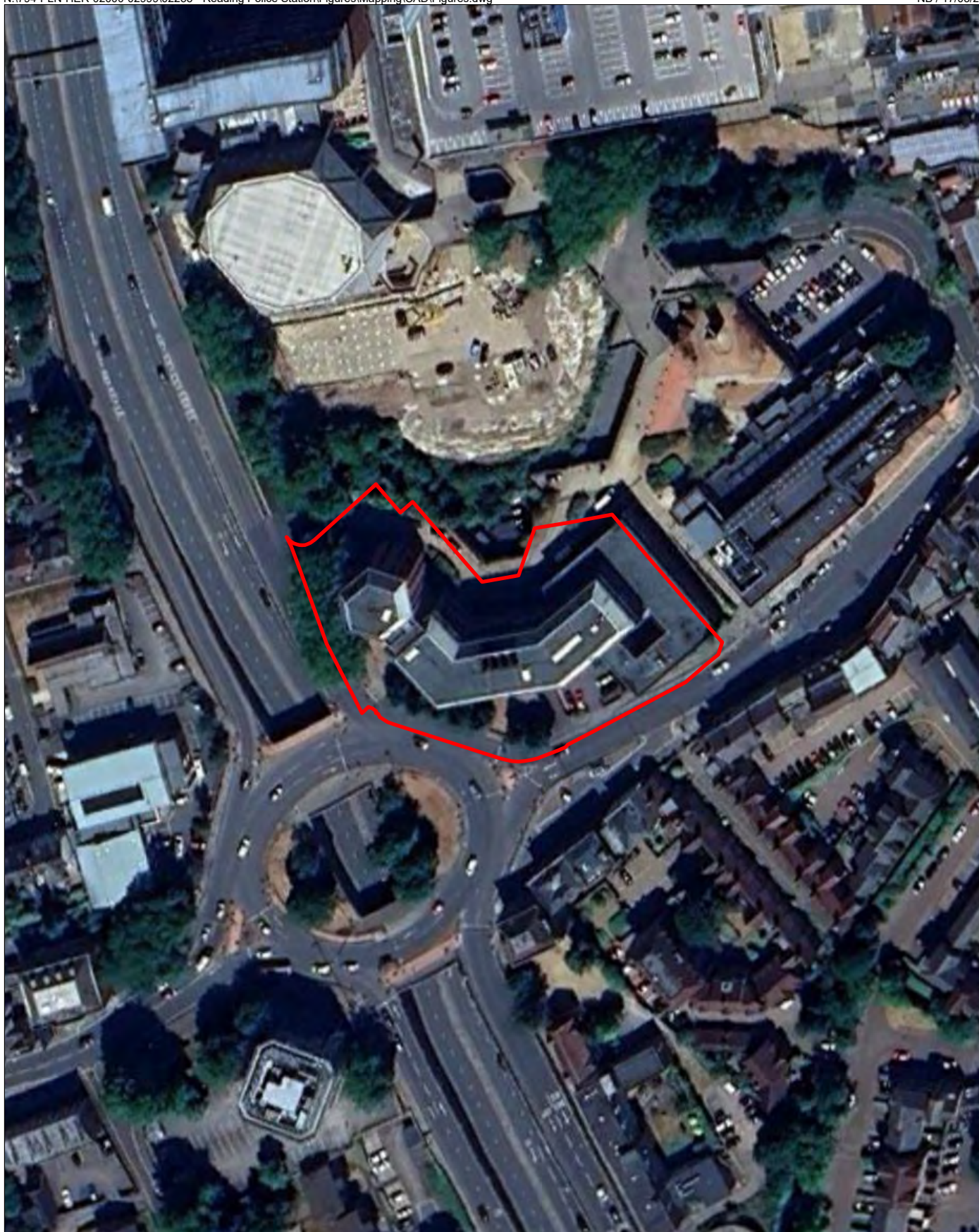


0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 16

2003 Google Earth Image



 Site Boundary



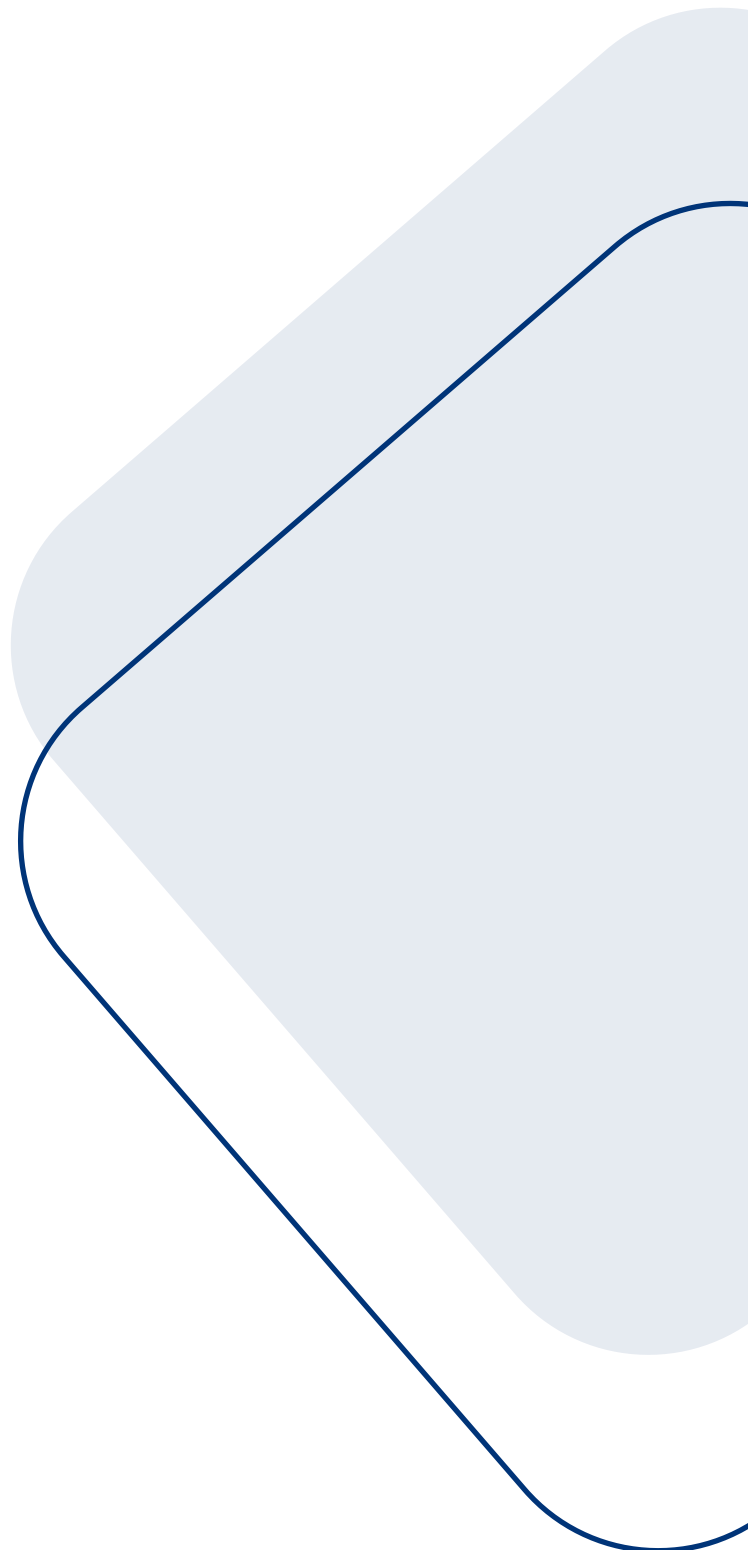
0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 17

2025 Google Earth Image

Plates



Plates



Plate 1: Police Station building and southern yard looking west



Plate 2: Entrance to basement car park from Castle Road (looking north)



Plate 3: Grass and trees to the south-west side of the building (looking NW)



Plate 4: Western edge of the Site looking north



Plate 5: Western edge of the site looking south



Plate 6: Northern areas of the site looking south-east

Appendices

Appendix 1

Development Proposals (TB provided)



Notes

Do not scale from this drawing.
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Key

Application Boundary

Existing building to be demolished

P1 24.04.26 Planning Submission JTP DJF

Rev	Date	Description	Drawn	Chkd
-----	------	-------------	-------	------

Drawing Status

PLANNING

Client
S2 Estates



JTP Studios, Unit 5
The Rum Warehouse
Pennington Street
London, E1W 2AP
+44 (0) 20 7017 1780
www.jtp.co.uk

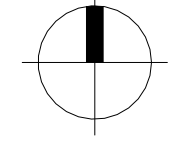
Project
Reading Police Station

Drawing Title
Demolition Plan - Basement 02 Level

Scale @A1 1 : 200 Job Ref. 01962

Drawing No. DP_01 Revision. P1

Scale Bar 0 2 4 6 8 10 m





Notes

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Key

Application Boundary

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Drawing Status

PLANNING

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S2 Estates



JTP Studios, Unit 5
The Rum Warehouse
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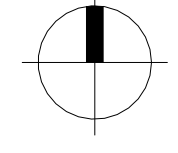
Project
Reading Police Station

Drawing Title
Demolition Plan - Basement 02 Level

Scale @A1 1 : 200 Job Ref. 01962

Drawing No. DP_01 Revision. P1

Scale Bar 0 2 4 6 8 10 m



Notes

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- Key
- Basement Car Park
 - Car Park Vent
 - Cold Water Tank Room
 - Comms Room
 - Cycle Store (Non Resi)
 - Cycle Store (Residential)
 - Generator
 - HHP3 Sprinkler & Wet Riser
 - Life Safety Switchroom
 - Low Temperature Hot Water Plant Room
 - Police Room
 - Protected Lobby
 - Refuse
 - Refuse (Non Resi)
 - Residential Parcel Room
 - Risers
 - Smoke Shaft
 - Sprinkler Tank (Residential)
 - Ventilated Common Corridor
 - Ventilated Evacuation Lobby
 - Building footprint above
 - Shaft above - Lift/Stair does not provide access to basement
 - Indicative column locations

P1 24.04.26 Planning Submission JTP DJF

Rev	Date	Description	Drawn	Chkd
-----	------	-------------	-------	------

Drawing Status

PLANNING

Client

S2 Estates

jtp

JTP Studios, Unit 5
The Rum Warehouse
Pennington Street
London, E1W 2AP
+44 (0) 20 7017 1780
www.jtp.co.uk

Project

Reading Police Station

Drawing Title

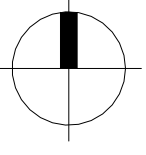
Proposed Sitewide - Basement Plan

Scale @A1 1 : 200 Job Ref. 01962

Drawing No. SP_01 Revision. P1

Scale Bar

0 2 4 6 8 10 m



Indicative Ground Cut

Notes

Do not scale from this drawing.
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- Key
- Community
 - Convenience Food Store
 - Final Exit Route
 - Final Exit Route (Non-Resi)
 - Lobby
 - Non-resi
 - Protected Lobby
 - Residential Amenity
 - Residential Low Voltage Switchroom
 - Retail Low Voltage Switchroom
 - Risers
 - Service Corridor
 - Smoke Shaft
 - Substation
 - Ventilated Common Corridor
 - Ventilated Evacuation Lobby

P1 24.04.26 Planning Submission JTP DJF

Rev	Date	Description	Drawn	Chkd
-----	------	-------------	-------	------

Drawing Status

PLANNING

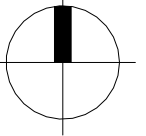
Client
S2 Estates



Project
Reading Police Station

Drawing Title
Proposed Sitewide - Ground Floor Plan

Scale @A1 1 : 200	Job Ref. 01962
Drawing No. SP_02	Revision. P1
Scale Bar 0 2 4 6 8 10 m	



Appendix 2

The Rural Settlement of Roman Britain Extract (Allen et al 2025, updated 2016)

HER Records

MonUID	Name	Period
MRD11256	Roman coins - 13 Bridge Street, Reading, Berkshire	Roman
MRD11305	Roman coin - 53 Hosier Street, Reading, Berkshire	Roman
MRD11344	Saxon spearhead at Courage Brewery Site, Reading, Berkshire	Saxon
MRD11366	Carved bone figure - Fobney Street, Reading, Berkshire	Saxon to Medieval
MRD3909	Saxon town at Reading	Saxon
MRD3911	Reading - Medieval town	Medieval
MRD3913	A pre-conquest market at Reading	Saxon
MRD3914	An early medieval mint at Reading	Saxon
MRD3919	Old Market/ St Mary's Butts, Reading, Berkshire	Saxon
MRD3920	Possible medieval burials - St Mary's Butts, Reading, Berkshire	Medieval
MRD3924	Castle Street, Reading, Berkshire	Medieval to Post Medieval
MRD3925	Castle Street, Reading, Berkshire	Medieval
MRD3957	Oak and birch revetment at Fobney Street, Reading, Berkshire	Medieval to Post Medieval
MRD3958	Oak post and plank revetment- Fobney Street, Reading, Berkshire	Medieval
MRD3959	Waterfront - Bridge Street (West) Reading, Berkshire	Medieval to Post Medieval
MRD3960	Bank and back braces at West Bridge Street, Reading, Berkshire	Medieval to Post Medieval
MRD3961	Piles - West Bridge Street, Reading, Berkshire	Medieval to Post Medieval
MRD3965	Old market/St. Mary's Butts, Reading	Post Medieval to Modern
MRD3969	Castle Street, Reading, Berkshire	Post Medieval to Modern
MRD3993	Timber revetment - Fobney Street, Reading, Berkshire	Post Medieval
MRD3994	Chalk block rampart - Fobney Street, Reading, Berkshire	Post Medieval
MRD4244	The Holy Brook Culvert, Reading, Berkshire	Medieval to Post Medieval
MRD4245	16th/17th century brick arch - Holy Brook, West Bridge Street, Reading, Berkshire	Medieval to Post Medieval
MRD4246	Walling - Holy Brook Culvert, West Bridge Street, Reading, Berkshire	Medieval to Post Medieval
MRD4247	Holy Brook Culvert - West Bridge Street, Reading, Berkshire	Medieval to Post Medieval
MRD4248	Ribbed arch roofing - Holy Brook Culvert, West Bridge Street, Reading, Berkshire	Medieval to Post Medieval
MRD5503	St Marys Butts stall - St Marys Butts, Reading, Berkshire	Modern
MRD15490	Lyndford House, 17 Castle Street, Reading, Berkshire	Medieval to Post Medieval
MRD15491	Castle Street Brewery, Reading, Berkshire	Post Medieval
MRD15603	Reading Waterfront - Bridge Street West, Reading, Berkshire	Medieval
MRD15605	Reading Waterfront - Chalk bank and revetments, Fobney Street, Reading, Berkshire	Medieval to Post Medieval
MRD15606	Reading Waterfront - Chalk bank at Fobney Street, Reading, Berkshire	Medieval to Post Medieval
MRD15607	Reading Waterfront - Revetments at Fobney Street, Reading, Berkshire	Medieval to Post Medieval
MRD15622	Phase 1 - Land rear 31-37 Castle St, Reading, Berkshire	Saxon to Medieval
MRD15625	Phase 2 - Land rear 31-37 Castle St, Reading, Berkshire	Medieval
MRD15626	Phase 3 - Land rear 31-37 Castle St, Reading, Berkshire	Medieval
MRD15627	Phase 4 -Land rear 31-37 Castle St, Reading, Berkshire	Medieval to Post Medieval
MRD15660	Animal remains - Almshouses, Castle Street, Reading, Berkshire	Unknown
MRD15700	Medieval deposits - 31-37 Castle Street, Reading, Berkshire	Medieval
MRD15610	Medieval pits at land to rear of 31-37 Castle St, Reading, Berkshire	Medieval
MRD15699	Medieval pit and post-medieval features at 31-37 Castle Street, Reading, Berkshire	Medieval to Modern
MRD15701	Medieval floor layer and later garden feature-31-37 Castle Street, Reading, Berkshire	Saxon to Medieval
MRD15702	Early medieval pit at 31-37 Castle Street, Reading, Berkshire	Saxon to Medieval
MRM15953	Medieval and post-medieval features - 41 Castle Street, Reading, Berkshire	Medieval to Post Medieval
MRM15953	Medieval and post-medieval features - 41 Castle Street, Reading, Berkshire	Medieval to Post Medieval
MRM15953	Medieval and post-medieval features - 41 Castle Street, Reading, Berkshire	Medieval to Post Medieval
MRM15953	Medieval and post-medieval features - 41 Castle Street, Reading, Berkshire	Medieval to Post Medieval

MRM16211	Medieval activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Saxon to Medieval
MRM16212	16th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Medieval to Post Medieval
MRM16212	16th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Medieval to Post Medieval
MRM16212	16th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Medieval to Post Medieval
MRM16213	17th century activity, Reading Civic Headquarters and Hosier Street, Reading	Post Medieval
MRM16213	17th century activity, Reading Civic Headquarters and Hosier Street, Reading	Post Medieval
MRM16214	18th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16214	18th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16214	18th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16215	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16215	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16224	Undated human remains-Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Unknown
MRD3910	Nunnery at Reading, Berkshire	Saxon
MRM16437	Rear boundary wall at 9 Castle Street, Reading, Berkshire	Post Medieval
MRM17527	1 Castle Street, Reading, Berkshire	Post Medieval to Modern
MRM18335	31 Castle Street, Reading, Berkshire	Post Medieval to Modern
MRD11229	Bronze Age finds - Reading, Berkshire	Bronze Age
MRD11239	Flint arrowhead - Castle Hill, Reading, Berkshire	Late Neolithic to Early Bronze Age
MRD11248	Late Bronze Age to Iron Age finds - Reading, Berkshire	Late Bronze Age to Late Iron Age
MRD11352	An early medieval bowl - Reading, Berkshire	Saxon
MRD11388	Post-medieval coin at 17 Coley Street, Reading, Berkshire	Post Medieval
MRD15722	Modern pits - Old Slipper Baths, Jesse Terrace, Reading, Berkshire	Post Medieval to Modern
MRD15740	Old Slipper Baths, Jesse Terrace, Reading, Berkshire	Modern
MRD15703	Civil War Defences at Reading, Berkshire	Post Medieval
MRM16215	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16215	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16215	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16215	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16215	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRM16215	19th century activity, Reading Civic Headquarters and Hosier Street, Reading, Berkshire	Post Medieval
MRD15634	Saxon Reading	Saxon
MRM18462	Post-medieval brick structures – 18-20 Hosier Street, Reading	Post Medieval
MRM18462	Post-medieval brick structures – 18-20 Hosier Street, Reading	Post Medieval
MRM18686	Cobbled surface at the Sun Inn, Reading	Medieval to Post Medieval
MRM18686	Cobbled surface at the Sun Inn, Reading	Medieval to Post Medieval
MRM18687	Medieval rubbish pit at the Sun Inn, Reading	Medieval

HER Events

EvUID	Name
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ERD166	Simmonds Street Culvert, Reading
ERM754	Reading Civic Headquarters and Hosier Street Masterplan
ERM892	63 Castle Street, Reading, Berkshire
ERM1291	Plaza West, Bridge Street, Reading
ERM1890	Reading Civic Centre, Reading
ERM2260	Broad Street Mall, Reading. Historic environment assessment
ERM2297	18-20 Hosier Street, Reading. Historic environment assessment
ERM2320	31-37 Castle Street, Reading, Berkshire
ERD48	Holy Brook Culvert
ERD49	Bridge Street West, Reading
ERD50	Reading Waterfront - Fobney Street, Reading
ERD76	Land rear 31-37 Castle Street
ERD95	Almshouses, Castle Street, Reading
ERD103	31-37 Castle Street, Reading
ERD59	Land rear 31-37 Castle Street, Reading
ERD133	Old Slipper Baths, Jesse Terrace, Reading
ERD135	Old Slipper Baths, Jesse Terrace, Reading, Berkshire
ERM280	The Maltings, Fobney Street, Reading, Berkshire
ERM281	The Maltings, Fobney Street, Reading, Berkshire
ERM383	Holy Brook Culvert, Bridge Street, Reading, Berkshire
ERM383	Holy Brook Culvert, Bridge Street, Reading, Berkshire
ERM426	41 Castle Street, Reading, Berkshire
ERM426	41 Castle Street, Reading, Berkshire
ERM426	41 Castle Street, Reading, Berkshire
ERM826	Reading Civic Headquarters and Hosier Street Masterplan
ERM826	Reading Civic Headquarters and Hosier Street Masterplan
ERM1224	Water Pressure Manager, St Mary's Butts, Reading, Berkshire
ERD162	Land to the Rear of 31-37 Castle Street, Reading
ERM2360	18-20 Hosier Street, Reading - Test Pit Survey
ERM2360	18-20 Hosier Street, Reading - Test Pit Survey
ERM2360	18-20 Hosier Street, Reading - Test Pit Survey
ERM2875	The Sun Inn, Castle Street, Reading - Watching Brief
ERM2875	The Sun Inn, Castle Street, Reading - Watching Brief
ERM2875	The Sun Inn, Castle Street, Reading - Watching Brief
ERM2875	The Sun Inn, Castle Street, Reading - Watching Brief

Appendix 3

Existing Basement

Notes

Do not scale from this drawing.
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All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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Magistrates Court

Indicative Ground Cut

D3	20.02.26	Design Freeze	JSC	DJF
D2	22.07.25	Issued for Information	JTP	DJF
D1	02.05.25	First Issue	MM/DJ	DEC
			F	

Rev	Date	Description	Drawn	Chkd
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Drawing Status

Draft

Client
S2 Estates



JTP Studios, Unit 5
The Rum Warehouse
Pennington Street
London, E1W 2AP
+44 (0) 20 7017 1780
www.jtp.co.uk

Project
Reading Police Station

Drawing Title
Existing Site - Basement Level
01 Plan

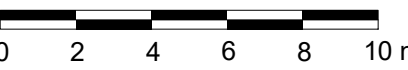
Scale @A1 1 : 200

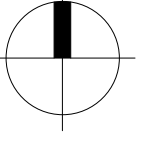
Drawing No. EX_11

Scale Bar

Job Ref. 01962

Revision D3





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Magistrates Court

Indicative Ground Cut

Rev	Date	Description	Drawn	Chkd
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Draft

Client
S2 Estates



Project Reading Police Station

Drawing Title

Existing Site - Basement Level
02 Plan

Scale Bar

0 2 4 6 8 10 m