

Silver Street / Crown Street, Reading

Archaeological Desk-based Assessment





**SILVER STREET/CROWN STREET,
READING**

Archaeological Desk-based Assessment

Prepared for
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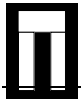
Summary

WA Heritage was commissioned by Unite Group PLC to undertake an Archaeological Desk-Based Assessment of a Site on the corner of Crown and Silver Street, Reading, Berkshire. The Site lies under the jurisdiction of Reading Borough Council and is centred on National Grid Reference (NGR) 471853 172834 and covers an approximate area of 0.3 hectares. Current development proposals involve the demolition of all extant buildings within the Site footprint and the construction of university halls of residence comprising blocks of single study bedrooms and associated services, car parks and open green spaces. Construction details and associated depths are not available at the time of writing. A circular Study Area extending for 350m from the Site centre has been considered in order to provide an archaeological and historical context for interpretation. Listed Buildings are referenced where they exist in the immediate vicinity of the Site.

Archaeological and historical evidence reflects human presence in the Study Area from the prehistoric period through to the present day with an emphasis on medieval and Post-medieval occupation. Reading grew as a settlement from the Saxon period, with the parish of St Giles (in which the Site lies) established in the 12th century. Archaeological investigation in the locality has identified archaeological deposits of medieval and Post-medieval date particularly relating to small scale industry. The Site lies on the junction of key long distance routes traversing the town, in use from medieval times. Of particular importance is the location of the Site in proximity to the historic line of the Civil War defences dating from 1643. The cartographic record suggests a broadly residential use for the site since the 17th Century and a high level of piecemeal redevelopment. Ground intrusion associated with previous development is likely to have impacted on any surviving pre-dating archaeological material. A small area to the south-west of the Site appears to have remained clear of buildings to the present day, this area holds a higher potential for the survival of archaeological deposits.

Overall, the Site is situated in an area of **moderate** archaeological potential with a **low- moderate** potential for the survival of archaeological deposits. Given the relative scarcity of finds dating from the prehistoric periods within the Study Area, a **low** potential for the recovery of remains of this date has been identified. Romano-British evidence is limited to residual material within the Study Area, as such a **low** potential for the recovery of material from this date is predicted. There is a **moderate** potential for the recovery of medieval remains given the development of the area during this time as part of the parish of St Giles and the level of archaeological material already recorded in the Study Area.

As a result of the proximity of the Site to the line of the Civil War defences and the level of known archaeology dating from the Post-medieval period it is considered that there is a **moderate** potential for the recovery of Post-medieval material from the Site. There is a **high** potential for the survival of foundations and features associated with 18th, 19th and early 20th century structures previously extant at the Site.



Due to the nature and extent of ground intrusion envisaged for planned construction at the Site, it is anticipated that small scale archaeological evaluation fieldwork is likely to be required by the Archaeological Officer for Berkshire. It is likely that this would comprise the excavation of strategically placed archaeological test trenches designed to determine the actual degree of archaeological survival on a site. This mitigation would require agreement with the Archaeological Officer for Berkshire Archaeology on behalf of Reading Borough Council.



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Acknowledgements

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This report was researched and compiled by Katharine Barber and Alice Hobson, the illustrations were prepared by Kitty Brandon. The Site visit was undertaken by Katharine Barber. The project was managed for WA Heritage by Lawrence Pontin.



SILVER STREET/CROWN STREET, READING

Archaeological Desk-based Assessment

1 INTRODUCTION

1.1 Project Background

1.1.1. WA Heritage, part of Wessex Archaeology, was commissioned by The Unite Group plc to undertake an Archaeological Desk-Based Assessment of a site at the junction of Silver Street and Crown Street, Reading (**Plates 1, 2 and 3, Figure 1 and 2A**; hereafter the Site). The Site lies under the jurisdiction of Reading Borough Council and is centred on National Grid Reference (NGR) 471853, 172834.

1.1.2 Current outline proposals include the demolition of all extant buildings within the Site footprint and the construction of university halls of residence comprising blocks of single study bedrooms with associated facilities, services, car parks and open green spaces (**Figure 2B**). Specific construction details and depths associated with these proposals were not available at the time of writing.

1.1.3 Development is likely to necessitate ground intrusion across the Site incorporating foundation, service and landscaping excavation. The Site covers an approximate area of 0.3 hectares.

1.2 Landscape and Geology

1.2.1 The Site is situated south-east of Reading town centre, it is bound to the north by the line of Crown Street, to the east by Silver Street, to the south by properties fronting onto Silver Street and Upper Crown Street and to the west by Newark Street and terraced properties there on. The north-east corner of the Site fronts onto the crossroads between, Silver Street, Crown Street, London Street and London Road.

1.2.2 The Site is currently occupied by a series of separate landholdings. For the purpose of this study these areas are referred to as **Areas A, B and C** (Refer **Figure 2A**). **Area A** at the western extent of the Site comprises an area of overgrown, fenced off wasteland (the interior of which was not accessible at the time of the Site inspection) and a strip of land allowing access to the rear of properties fronting onto Newark Street. **Area B** includes a series of elongated industrial buildings fronting onto Crown Street. West, south and south-east of this, the ground is open under tarmac and concrete and is currently in use as a car park. Two parts of this area, adjacent to the south of **Area C** and at the south-east corner are fenced off and overgrown.

1.2.3 The Site is situated on level ground, on a geology of valley gravel (Geological Survey of Great Britain Drift 1:50,000; Sheet 268 Reading).



2.0 METHODOLOGY

2.1 Scope

- 2.1.1. The aim of this assessment is to detail the known information relating to sub-surface archaeology at the Site and to assess the potential for the presence of previously unknown elements that may be impacted by the proposed development.
- 2.1.2 The archaeological resource within a 350m circular Study Area (**Figure 1**) of the Site centre has been considered in order to provide a context for the discussion and interpretation of the known and potential resource. Listed Buildings are referenced where they exist in the immediate vicinity of the Site.
- 2.1.3 A brief summary of the sources consulted is given below.

2.2 Research

- 2.2.1 Various publicly accessible sources of primary and synthesised information were consulted.

Berkshire Archaeology Sites and Monuments Record

- 2.2.2 The Berkshire Sites and Monuments Record (BSMR) is maintained by Berkshire Archaeology. This comprises an index with associated distribution maps of all known archaeological sites and finds spots within the county. The information included in this report was collated from a search by Berkshire Archaeology of the BSMR. A synthesised summary is presented as **Appendix 1**.
- 2.2.4 SMR's are not a record of all *surviving* elements of the Historic Environment but a record of the discovery of a wide range of archaeological and historical components of the Historic Environment. The information held within them is not complete and does not preclude the subsequent discovery of further elements of the Historic Environment that are at present unknown.

Documentary Sources

- 2.2.5 A search of other relevant primary and secondary sources was carried out via Berkshire Sites and Monuments Record, Berkshire Record Office, on line and in Wessex Archaeology's own library. The sources consulted are listed in the References (**Section 7**).

Cartographic Sources

- 2.2.6 A search of historic manuscripts and Ordnance Survey maps was undertaken. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Study Area in two ways. Firstly, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas within the Study Area which, as a result of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in the References section (**Section 7**).

Aerial Photographs

- 2.2.7 Under certain conditions sub-surface archaeological features can be visible on Aerial Photographs (AP's). Given the urban setting of the Site, aerial



photography would provide no additional historic information regarding the study area.

Site Visit

- 2.2.8 The Site was visited on Thursday 29th November 2007. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from sources. A photographic record of the visit was made and is held in the project archive, selected images are included in the report (**Plates 1-9**).

Best Practice Guidance

- 2.2.9 This assessment has been carried out in accordance with the Institute of Field Archaeologists' Standards and Guidance for Archaeological Desk-Based Assessment (IFA 2001).

Assumptions

- 2.2.10 The Berkshire SMR data consists of secondary information derived from varied sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. Listed Buildings have been identified from English Heritage Listed Buildings Online database. The information is available to registered users and is stated to be 'complete, but has not yet been fully assured'.

2.3 Legislative and Planning Background

National Legislation and Planning Guidance

Archaeology

- 2.3.1 The main legislation concerning the protection of important archaeological sites is the *Ancient Monuments and Archaeological Areas Act 1979* (as amended). This act provides for nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments (SAM's). Under this act Scheduled Monument Consent (SMC) must be sought for any works which may affect a designated Scheduled Monument.
- 2.3.2 The principal national guidance on the importance, management and safeguarding of the archaeological resource within the planning process is *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in November 1990. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

...Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation. (Para. 8)

- 2.3.3. Paragraph 19 states:

In their own interests...prospective developers should in all cases include as part of the research into the development of a site...an initial assessment of whether the site is known or likely to contain archaeological remains.



2.3.4 Paragraph 22 adds:

Local Planning Authorities can expect developers to provide the results of such assessments ...as part of their application for sites where there is good reason to believe there are remains of archaeological importance.

In addition paragraph 25 advises:

Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstance of the case...it would be entirely reasonable for the planning authority to satisfy itself, before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavating and recording of the remains. Such excavation and recording should be carried out before the development commences, working to a project brief prepared by the planning authority and taking advice from archaeological consultants.

Conservation Areas and Listed Buildings

2.3.5 Conservation Areas and Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.

2.3.6 Sections 16 and 66 of the Act [(Planning (Listed Buildings and Conservation Areas) Act 1990)], require “....authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building”.

2.3.7 Guidance on the identification and protection of historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) issued by the Department of the Environment in September 1994.

Regional Planning Guidance

2.7.8 Reading Borough and Wokingham District Council have statutory duties regarding the control of development within the Site. With regard to the historic environment, these authorities have drawn up policies and management plans incorporating statutory advice from the national guidelines outlined above (PPG15 and PPG16), and from the Berkshire Joint Strategic Planning Unit. These plans seek a balance between necessary development and the protection of the historic environment.

Berkshire Joint Structure Plan 2001-2016

2.7.9 The Berkshire Joint Structure Plan contains one policy related to the historic environment. Policy EN4: ‘Historic Environment’ states:

‘1. Historic features and areas of historic importance and their settings will be conserved and where appropriate enhanced. The Councils will only allow



development if it has no adverse impact on features or areas of historic importance.'

2. Proposals will be expected to have regard to the wider historic environment and will only be permitted when they conserve or enhance the character or setting of Berkshire's historic landscape and built environment.'

2.8.10 Reading Borough Council Local Plan 1991-2006: Chapter 6 deals with Conservation and Urban Design. The Local Plan, adopted in 1998 remains the relevant planning policy document, of particular interest are:

Policy CUD 4: 'Setting of listed buildings':

'The council will seek to preserve or enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate by the preservation of trees and landscape features.'

Policy CUD10: 'Historic parks and gardens':

'The borough council will encourage the conservation, maintenance and, as appropriate, restoration of historic parks and gardens at Caversham court (site 81), Forbury Gardens (site c3), Prospect Park (site 41), Caversham Park (site 83) and elsewhere in the borough and will not normally permit any development which would adversely affect any part of them or their setting.'

Policy CUD11: 'Ancient Monuments and other important archaeological remains':

'The council will seek to ensure the preservation of the sites and settings of scheduled ancient monuments and other important ancient monuments and remains of archaeological importance. The council will not normally permit development which would adversely affect such sites or settings.'

Policy CUD12: 'Development impact on archaeological remains':

'Appropriate mitigation of a development's effect on archaeological remains will be secured before any planning permission is granted and, where appropriate, this will have to be implemented before development takes place. When necessary, mitigation will include provision for archaeological work to be undertaken during development.'

Policy CUD13: 'Preservation of archaeological sites':

'Where appropriate the council will seek to secure the satisfactory preservation of remains of outstanding archaeological importance in situ or otherwise in a satisfactory location on site or offsite.'



3.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 Prehistoric (500,000BC-43AD)

- 3.1.1 To date, there has been limited evidence of prehistoric material to suggest significant early settlement at Reading. There is an increased potential for the recovery of prehistoric material in proximity to riverine environments. The Site is located on the extremity of the River Kennet flood plain. Stray prehistoric artefacts are also commonly found in association with gravel geology, as is the case here.
- 3.1.2 The topography and geology of a landscape can be used to interpret and substantiate the potential for the recovery of archaeological deposits. Rivers were commonly exploited by prehistoric people for a variety of means including as food and water sources, transportation routes, fording points, meeting points, votive sites and they commonly form a focus for transient or permanent settlement. To surmise, in spite of the apparent lack of prehistoric evidence for the Reading area, the location of the Site on gravel geology in proximity to two significant rivers (River Thames and River Kennet) does offer an increased potential for the recovery of prehistoric material.
- 3.1.3 The only other prehistoric evidence outlined by the SMR within the 350m Study Area is the recovery of a stray find from Katesgrove (**WA 1**), west of Crown Street and Southampton Road. The record comprises two artefacts, a greenstone axe and a ground flint axe. The artefacts have been attributed an early to late Neolithic date (4000BC-2351BC).
- 3.1.4 Beyond the Study Area, a possible Bronze Age barrow is postulated 1km south of Reading at Whitley and an Iron Age dwelling at Southcote 2.5km to the south-west of the town.

3.2 Romano-British (43AD-410AD)

- 3.2.1 As with the prehistoric evidence, the recovery of Romano-British material from Reading is limited. There are no Romano-British roads in the locality and it would appear that activity in the wider area during this time was focussed on Roman Silchester (formally Calleva, the chief town of the British tribe of the Atrebates). While no settlements or roads are proven in proximity to Reading, it is argued that the fording point was known (Phillips 1980, 12).
- 3.2.2 Two records of possible Romano-British activity are recorded by the SMR however both are represented by residual material. The first record includes residual Romano-British pottery recovered during excavations at 32-38 Silver Street (**WA 2**) south of the site. The sherds were found within the fill of a linear feature.
- 3.2.3 The second record comprises a watching brief at 67-73 London Street (**WA 3**) where again out of context residual Romano-British pottery was recorded.

**3.3 Saxon (AD410-1066) -medieval (AD 1066 -1499)**

- 3.3.1 It is with the onset of the Saxon era that the history of Reading begins to come to light. The place name suggests a Saxon origin, named after an individual named 'Reada', 'Readingas' meaning the 'people of Readas' (Phillips 1980, 12-13).
- 3.3.2 Early settlers at Reading were attracted by the flat gravel terraces created by the River Thames and River Kennet in proximity to the ford across the Kennet. Such land provided ideal fertile ground for agricultural production. The town is sited at the convergence of two main road routes, the first running east-west between London and Bristol, the second roughly north-south from the midlands through Oxford to Southampton. This followed the line of Southampton Street which runs west of the Site and to which the southern extension of Silver Street joins south of the Site. Southampton Street is listed as 'Olde Street' and 'Horner Street' from 1272 (Harman 1946, 8).
- 3.3.3 The first documentary records of the town date from the 9th Century. In the year 871, the Anglo-Saxon Chronicle records "in this year...the army came into Wessex to Reading" (Phillips 1980, 14). At this time, Reading would not have acted as an administrative centre being secondary to the nearby town of Wallingford whose importance is reflected in its fortification. The importance of Reading is however demonstrated by examples of coinage dating from the reign of Edward the Confessor (1042-1066), known to have been minted at Reading (*ibid*).
- 3.3.4 At the time of Domesday in 1086, Reading was held by the King and included a small borough and two manors one belonging to the King and one to Battle Abbey. The King's estate comprised 56 plough teams, 85 peasants, 4 mills and 3 fisheries (Phillips 1980, 17).
- 3.3.5 An abbey was founded at Reading in 1121, by Henry I. The southern extent of Abbey lands was defined by the River Kennet, which flows roughly east-west, 300m north of the Site. It is likely that this foundation nurtured the growth of the town. London Street (which runs approximately north-south continuing the northwards alignment of Silver Street) was most likely to be contemporary with the abbey. It is certainly referenced in a document of 1200 as "the new street towards London" (Harman 1946, 8).
- 3.3.6 The Victoria County History suggests that an earlier abbey existed at Reading which was probably destroyed by the Danes in 1006 (1923, not numbered).
- 3.3.7 By the end of the 12th century Reading was expanding south and eastwards along the roads leading to London and Southampton. To serve the growing population, a daughter church of St Giles was built south of the town centre on the east side of Southampton Street approximately 200m north-west of the Site. A Chaplain of St Giles is referenced in 1190 so it may be asserted that the parish was established at this date. It is however unlikely that it was established in the early part of that century evidenced by a charter of Roger, Bishop of Salisbury dating from 1125 which does not make reference to the parish (Harman 1946, 8). By 1220 the church had its own graveyard, a sign that it was a separate parish church (Phillips 1980, 30).
- 3.3.8 Silver Street is first mentioned as 'Synkarstrete' in c.1300 (Harman 1946, 8). Harman in his publication of 1946 undertook a survey of the parish pieced together from documentary records focussed as closely as possible on the year 1552. At this time, no. 2 Silver Street on the west side of the road south of the junction with Crown



Street (that is within the Site boundary) is recorded as a corner plot owned by WM Gray (25). A 'cornerhouse and garden' is also recorded on the opposite side of the road at the junction of Silver Street and London Road at the same date. This plot later became the site of Talbot's Inn before passing, by lease, to the corporation for the founding of the Reading Bluecoat School on the 1st April 1659. The school later moved to its present site on Bath Road at which time the site reverted to its former function as an inn.

- 3.3.9 During the medieval period, Reading developed rapidly as a manufacturing and marketing centre; particularly regarding the production of woollen cloth and leather goods. This phase in Reading's history is subsequently well documented in the SMR data.
- 3.3.10 Archaeological evidence from the medieval period is recorded at several locations across the Study Area. The closest excavation was undertaken at Jubilee Square to the east of the Site, here a tile kiln and associated floors, rubbish and extraction pits were recorded (**WA 4**).
- 3.3.11 Archaeological evaluation at East Street, approximately 200m to the north of the Site, recorded ditches and associated pottery dating from the medieval period (**WA5**). There is speculation that these ditches may delineate the edge of the medieval town (SMR Record).
- 3.3.12 There is a concentration of medieval evidence to the north of the Site in the vicinity of London Road and London Street (refer **Figure 1**). **WA6** represents a Medieval Foundry site identified during evaluation at London Street. A second evaluation along the same street identified a medieval pit containing animal bone and pottery dating from the 12-14th Centuries (**WA7**). On London Road approximately 100m north of the Site, evaluation works identified four medieval pits suggestive of quarrying activity (**WA8**). The street frontage had been truncated by late Post-medieval basements and service runs.

3.4 Post-Medieval (1500-1799)

- 3.4.1 During the Elizabethan era, the southern extent of the town was marked by the junction of Silver Street with Southampton Road approximately 400m south of the Site. The centre of the town was focused north of the River Kennett. During the Civil War period (1649-1651), Reading occupied a strategic location between the royalist forces based at Oxford and the parliamentary forces at London, it was adopted as a Royalist garrison.
- 3.4.2 Under Sir Arthur Aston, the Governor of Reading, the town was fortified with ditches and ramparts enclosing the town except where the River Kennet provided sufficient defence. An earthen redoubt was constructed at various locations across the town including at Castle Hill, the west end of Friar Street, Abbey Bridge and Silver Street (Phillips 1980, 61). The defences were tested in April 1643 when Reading was besieged by parliamentary forces commanded by the Earl of Essex.
- 3.4.3 The first available cartographic evidence of the site is John Speed's Map of 1610 (**Figure 3C**) which reflects an established town; focussed on the north side of the River Kennet. South of the river the key routes out of the town along London Street/Silver Street and St Giles Street/Southampton Street are shown lined with terraced properties. Within the Site boundary, the west side of Silver Street and the south



side of Crown Street are occupied by buildings with open areas behind. Crown Street is named as 'Crowne Lane' and Silver Street as 'Sivier Stret'.

- 3.4.4 The map of Reading's Civil War defences dating from 1643 (**Figure 3D**) reflects little detail of the streetscape itself but clearly shows the Site within the south-east corner of the walled town. The defensive bastion crosses Silver Street approximately east-west south of the Site and would appear to be formed of a wall and ditch.
- 3.4.5 Evaluation at Jubilee Square approximately 50m east of the Site (**WA9**) recorded 37 cesspits and soakaways, a large feature possibly created for the extraction of gravel together with rubbish pits and a beam slot. At this location excavations also revealed part of a ditch likely to be part of the Civil defences ditch as it appears identical in shape to that shown on the 1643 map of Reading.
- 3.4.6 On Silver Street, approximately 100m south of the Site, excavation revealed two phases of Post-medieval activity, the earliest dating to the 17th Century (**WA10**). Recorded features included a large curvilinear ditch aligned north-south, curving to the east and southern end. The ditch contained a small amount of 18th and 19th Century material in the upper fill and might relate to the Civil War defences recorded 100m further south.
- 3.4.7 **WA11** concerns a Civil War defence ditch identified during excavation works at Silver Street/Southampton Street approximately 200m south of the Site. It forms part of defence system of ditches and ramparts with the outer line representing a simple ditch whilst the inner is a ditch with rampart. Recorded finds include brick/tile, clay pipes and pottery sherds including Surrey/Hampshire whiteware.
- 3.4.8 Post-medieval pottery dating to the late 17th and 18th centuries has been found within the study area at East Street, 300m north of the Site (**WA12**). There is a probability that an associated substantial ditch represents an element of the aforementioned Civil War defences. Related to this **WA13** comprises the possible line of the Civil War defences taken from the map of 1643. Part of this feature is a Scheduled Monument.
- 3.4.9 Two evaluations have taken place on London Street north of the Site (**WA14** and **WA15**) both revealed Post-medieval pits, probably representative of gravel quarrying, containing pottery. The first location at no. 68 London Street recorded significant Post-medieval and Modern disturbance comprising demolition and levelling layers.
- 3.4.10 Also dating from the Post-medieval period, evaluations on East Street, approximately 150m north east of the Site (**WA16**) revealed three pits and a possible oval well or cess pit containing Post-medieval pottery, glass, clay tobacco pipe, bone, metal work, clay, brick and tile.
- 3.4.11 The final piece of archaeological evidence relating to the Post-medieval period is an evaluation on St Giles Close, approximately 50m north of the Site (**WA17**). Remains of Post-medieval cellars were uncovered, backfilled with demolition debris. Identified cellar remains were consistent with 19th Century back to back terracing.

3.5 18th-20th Centuries

- 3.5.1 Urban development continued into the 18th and 19th centuries. There was rapid settlement increase at the end of the 19th century with the coming of the railways. A



large population employed by the Great Western Railway, South-eastern and Chatham railways (VCH 1923, 342). This provoked increased industrial activity.

- 3.5.2 From the 18th century onwards, cartographic evidence gives a clearer picture of the function and layout of the Site. A house on Silver Street, on the Site boundary (**WA18**), now demolished was dated to this period. John Rocque's plan of the town dating from 1761 (**Figure 4E**) names Silver Street and shows the Site towards the southern extent of the town. The Site is occupied by a terrace of buildings fronting onto Silver Street and a single property fronting onto Crown Street. To the rear, a strip of vacant ground stretches along the rear of the Silver Street terrace. West of this, the land is occupied by garden plots. The Crown Inn (**WA19**), on the north side of Crown Street, was on one of the principal streets of the town at this point due to its location at the crossroads of two significant routes.
- 3.5.3 A burial ground, associated with The Friends Meeting House and shown on a 1879 map is situated off Crossland Road approximately 300m north of the Site. Several bellarmine jars have been excavated from within the grounds (**WA20**). An evaluation in Crown Street (**WA21**), west of the Site revealed cellars of this period. Foundations of 19th century buildings have been identified in Southampton Street, Mill Lane and Letcombe Street (**WA22**), incorporating cellars as well as brick wells, possibly part of a 19th Century sewer. Here a single sherd of late medieval pottery was also recorded.
- 3.5.4 A separate evaluation (**WA23**) at Letcombe Street provides further evidence for the period in the form of a late 19th Century well cut through with sandy clay deposits into the natural chalk. Dating from the 20th century, a demolished concrete air raid shelter was noted during evaluation trenching at Kendrick School (**WA24**)

Negative evidence

- 3.5.6 Two archaeological investigations undertaken within the Study Area have produced negative evidence. While the results of these do not reveal specific evidence, they are significant in that they identify areas that are likely to be archaeologically sterile. Such information in conjunction with other methods of research can be used to identify the limits of occupation or archaeological activity within the wider landscape. The first investigations was undertaken at 1 Livery Close (**WA25**) approximately 350m north-east of the Site in proximity to the identified Civil War Defences (**WA13**). While 19th and 20th century made ground was recorded. A lack of pre dating evidence suggests that Civil War defences did not extend this far east of London Road.
- 3.5.7 The final investigation within the Study Area was undertaken at the Hellas Warehouse on Mill Lane (**WA26**). Approximately 300m north-west of the Site, No archaeological deposits were recorded.

Map Regression:

- 3.5.8 Charles Tompkins' Town Plan of 1802 (**Figure 4F**) names Silver Street 'Sivier Street' and Crown Street 'Crown Lane' and gives the first detail of buildings within the Site footprint. A continuous terrace of buildings fronts onto Silver Street and terminates just north of the southern Site boundary which is partially in place as today. This gap between the terrace end and the southern boundary gives access to agricultural land to the rear of the properties, part of which occupies the south-western part of the modern Site. West of this terrace is an open yard enclosed on all sides by further



irregular elongated buildings which extend southwards from the Crown Street frontage (Boundary **Areas B** and **C**). It is possible that these represent tenements properties which may explain their piecemeal development. West of this again, within **Area B**, at a roughly comparable location to the existing 13 Crown Street, is an elongated building with a floor plan representing an inverted C (aligned north-south). A secondary square structure is adjacent to this to the east which in turn is surrounded by garden plots. A further detached structure is also shown to the west of the main building set within an otherwise open yard accessed from Crown Street at a comparable location to the modern entrance. To the west again, within **Area A**, two small scale buildings are depicted against the western boundary wall which would appear to correspond with the modern site boundary which terminates at Newark Street (not in place in 1802).

- 3.5.9 The St Giles, Reading, Tithe Map (**Figure 5G**) and associated apportionment undertaken in 1840 lack detail concerning residential properties but give an idea of land holdings and function. It would appear that the majority of site was under residential use. A portion of land at the south-western corner of **Area B** (Open ground in use as a car park) forms part of a landholding owned by Elizabeth Frankland in use as a kitchen garden. The owner is also listed in association with a second piece of the land on the north side of Crown Street which is referenced as 'Crown Inn Garden'. By association, it may mean that land under the same ownership within the Site boundary (being in use as a kitchen garden) may also have been used to supply the Crown Inn.
- 3.5.10 In 1853, The Local Health Board drew up plans of Reading to survey the state of sanitary provision in the town under the provisions of the Public Health Act, 1848 (**Figure 5H**). This map gives a clear view of property division and location across the Site. The layout of properties fronting onto Silver Street remains similar to that depicted by Tompkins with buildings enclosing a rectangular yard divided into individual plots associated with individual properties. The land shown on the 1802 map off Silver Street running inside the southern Site boundary is named 'Martin Court' (**Area B**) but access is blocked by an infill property fronting onto Silver Street. Flanking Martin Court to the north, on land previously occupied by garden plots, is a terrace of properties. Martin Court itself leads to an area of open ground at the south-west corner of **Area B** formally part of the Tithe lands associated with the Crown Inn.
- 3.5.11 Development of **Area A** and the western portion of **Area B** is more complicated and it is difficult to determine with any certainty whether the depicted properties represent a modified version of those shown on Tompkins Map or whether they represent new build. The inverted C-Shaped building depicted by Tompkins stretching southwards from the Crown Street Frontage is partially in place although a section has been removed to create room for gardens to the rear of the four frontage properties. The southern arm of the building has also been extended westwards to the western Site boundary forming an L-shaped building. The lack of associated gardens and interior divisions would suggest a non-residential function for this building. The L-shaped structure blocks access to Martin court and the open ground to the south and creates the southern boundary of a courtyard accessed from Crown Street (location of modern Site access).
- 3.5.12 On the east side of the courtyard to the rear of the northern arm of the L-shaped building is 'Crown Court' which comprises a courtyard enclosed by residential properties to the north, east and south accessed from Crown Street. Crown Court is separated from the larger court to the east by a narrow strip of open ground probably



representing a laneway. The western boundary of the courtyard is defined by properties within **Area A**, which comprise a public house fronting onto Crown Street and three adjacent rectangular properties probably in non-residential use.

- 3.5.13 The earliest Ordnance Survey of the Site dates from 1877 (**Figure 6I**) and reflects the same footprint as shown on the 1953 Health Board Map. The open area at the south-western extent of **Area B** is shown as a garden. The 1900 OS 25" edition shows the majority of the Site as unchanged with the exception of **Area C**. Here the junction of Silver Street and Crown Street has been 'rounded off' to form a clearer crossroads junction with London Street and London Road. This would have necessitated the clearance of properties formally fronting onto the junction. The 1900 map shows the rebuilt curved terrace (represented by that extant today). The yards to the rear occupy part of the former courtyard, the western and southern sides of which remain extant. This layout is again largely represented on the 1900 (**Figure 6J**) and 1912 (**Figure 7K**) OS editions. On the 1912 edition, the property at the northern extent of **Area A** is named as an Inn; a second structure fronting onto Silver Street is also identified as a public house. This plot (16 Silver Street) is now vacant but the plot boundary is still defined in the modern day.
- 3.5.14 By the time of the 1953 OS edition (not reproduced) changes in the interior layout are notable. Within **Area B**, the garden plot south of 12 Silver Street is in place as today and the terrace reflects the modern layout. Within **Area B**, the L-shaped building separating the courtyard from the garden to the south has been removed allowing access to the rear of the site and to Martin Court as today. In its place smaller scale buildings have been erected forming the pattern visible today. The small cluster of properties backing onto a courtyard towards the eastern extent of **Area B** have been removed and replaced by two large linear properties at 11 and 13 Crown Street. Access to Martin Court is blocked until the 1979 OS edition (not reproduced). The small terraces of probable outbuildings on the north side of the court were removed at some time between 1961 and 1979. Between these dates, 15, 17, 19 and 21 Crown Street have also been removed and replaced with the single lean-to structure currently in use as an office.
- 3.5.15 Within **Area A**, the Inn and associated outbuildings are still shown in the 1970's within the northern half the Site. The southern portion of this area is vacant. This public house is still shown on the 1991 Ordnance Survey Edition (not reproduced).
- ### 3.6 Cultural Heritage Definitions
- 3.6.1 The Site does not lie within a Borough Council designated Conservation Area.
- 3.6.2 There are no Scheduled Ancient Monuments within the Study Area. The majority of the town Civil War defences which lie outside the Study Area to the west, north and north-east of the Site are designated as a Scheduled Ancient Monument. These are identified on **Figure 1** in order to place the Site in its wider historic context. Within the Study Area, further elements of the defences have been identified and postulated (**WA 11, WA 13**) through archaeological investigation. The projected alignment of these are mapped by the SMR but not included in the Scheduled Ancient Monument designation.
- 3.6.3 There are no Listed Buildings within the Site footprint. Two listed Buildings are located within view (to and from) the Site. Both are afforded Grade II status. The closest Listed Building comprises nos. 3 and 5 London Road (**WA 27, Plate 7**), located on the north side of the road immediately east of the Silver Street/Crown



Street Junction (approx. 30m north from the Site). The property is highly visible from the crossroads and has views of the Silver Street/Crown Street junction. The building dates from at least the 16th century and comprises two storeys with exposed timber framing. The first floor comprises a moulded jetty with three double bays (English Heritage listing, www.lbonline.english-heritage.org.uk). The building has been adapted to incorporate a modern tiled roof with no chimney.

- 3.6.4 The second Listed Building is the former Rising Sun Temperance Tavern Inn at 30 Silver Street (**WA 28, Plate 8**) approximately 20m south of the Site. The property is dated to 1877 and was originally constructed for St Giles Parish Council. The fabric comprises grey brick in English bond with red brick quoins, arched bands and decorative features. The building comprises two storeys with four bays and attic. A wing is also in place to the rear right comprising two storeys and two bays (English Heritage listing, www.lbonline.english-heritage.org.uk). Although the property fronts onto Silver Street, the rear of the building is visible from the interior of the Site (**Plate 9**) and views of the Listed Building looking north-west from Silver Street take in the Site.

4 EXISTING AND POTENTIAL ARCHAEOLOGICAL IMPACTS

4.1 Potential Impacts

- 4.1.1 Relevant development activities which may impact upon the archaeological resource, are:

- Excavation, ground disturbance and ground compaction as a result of building (Particularly concerning basement and foundation construction), access, surfacing, service installation.
- Temporary landtake during construction phase including, stockpiling, storage and temporary site access.

- 4.1.2 These activities could lead to the following effects on the Historic Environment resource:

- Permanent complete or partial loss of an archaeological feature or deposit as a result of ground excavation.
- Permanent or temporary Loss of the physical and/or visual integrity of a feature, monument, building or group of monuments.
- Damage to resources as a result of ground excavation.
- Damage to resources due to compaction, desiccation or water-logging.
- Damage to resources as a result of ground vibration caused by construction.

- 4.1.3 All ground intrusive activity proposed at the Site beyond made ground will pose threats to any surviving archaeological deposits or features that survive *in situ*.

4.2 Existing Impacts

- 4.2.1 Knowledge of the recorded historic environment resource can assist in the prediction of buried archaeological remains that may also be present, but as yet undiscovered. However, the potential for the survival of such remains depends partly on the impacts that previous land use may have had on any present remains.

- 4.2.2 The Site would appear to have been situated at the periphery of settlement activity from the medieval period. Prior to the 9th Century evidence of settlement at Reading



is limited, by the 12th Century when settlement had expanded southwards to include the separate parish of St Giles.

- 4.2.3 Historic and cartographic analysis has determined that successive phases of intensive rebuilding and alteration have been undertaken at the Site during the 18th, 19th and 20th centuries. Such development is likely to have impacted upon any pre-dating archaeological deposits present.
- 4.2.4 The historic construction of infrastructure at the Site including services and sewers is likely to have impacted upon any predating archaeological remains. To date, geotechnical investigations have not been undertaken at the site therefore the depth of existing foundations, natural ground or sub-surface conditions are undetermined.
- 4.2.5 The extent of historic basementing across the Site is not identifiable from Ordnance Survey mapping. The extant terrace is not believed to be basemented (access was restricted at the time of the Site inspection). Any ground excavation associated with possible basementing at the Site is likely to have impacted heavily on any pre-dating archaeological remains.
- 4.2.6 Cartographic analysis suggests that the south-west corner of the Site represents the only part of the Site not historically occupied by buildings. Impacts in this area are likely to be limited to ground intrusion associated with service installation and surfacing works.
- 4.2.7 Given the high level of previous intrusion across the majority of the Site footprint, it is considered that conditions for the survival of potential buried archaeological remains are **low-moderate**. Within the south-west corner of the Site where a lower level of previous impact has been identified, the potential for the survival of archaeological deposits is considered to be **moderate**.

5.0 ARCHAEOLOGICAL POTENTIAL

5.1 Introduction

- 5.1.1 This section of the report details the archaeological constraints in terms of the proposed development and is based on information derived from the sources listed in the **Methodology**, taking into account the likely effects of previous land use on the preservation of potential remains.

5.2 Legislative and Planning Constraints

- 5.2.1 For ease of reference details of any statutory and/or local planning designations are detailed separately below.

Scheduled Monuments

- 5.2.2 There are no Scheduled Monuments within the Study Area. Elements relating to the 17th century Civil War defences beyond the Study Area are afforded Scheduled Ancient Monument Status, however no part of the defences identified within the Study Area are scheduled.

Designated Areas

- 5.2.3 The Site does not lie within a Conservation Area



Listed Buildings

- 5.2.4 There are two Listed Buildings close to the Site. While there would be no physical impact on the fabric of these structures as a result of development, it is considered that development may impact upon the setting and visual integrity of these buildings.

5.3 Archaeology

- 5.3.1 Broadly speaking, archaeological and historical evidence within the Study Area reflects human presence from the early prehistoric period through to the present day with an emphasis on Post-medieval and later activity. Historic settlement at Reading was concentrated on the north side of the River Kennet, the area around the Site developing south of the river as the suburb of St Giles (established in the late 12th century). The strategic location of the Site in proximity to London Road, London Street and Southampton Street which represent important long distance routes passing through the settlement is also significant.
- 5.3.2 Cartographic study has shown that within the Site boundary, the Silver and Crown Street frontages have been occupied by buildings from at least the beginning of the 17th century (as shown on John Speed's Map of 1610, **Figure 3C**). Since this time the Site has undergone several phases of rebuilding. Given the piecemeal nature of this development it is likely that the majority of this relates to residential use with a transition into a more mixed use around the late 19th/early 20th century.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary of Archaeological Constraints

- 6.1.1 Overall, a **low- moderate** potential for the survival of archaeological deposits within the Site footprint has been identified. This potential is limited by the large amount of ground disturbance which has previously been undertaken at the Site. At the same time, the high level of historic development at the Site illustrates the central location of the Site at the junction of major roads within the Post-medieval Civil War defences.
- 6.1.2 Given the relative scarcity of finds dating from Prehistoric eras within the Study Area and considering the location of the Site in proximity to the River Kennet, a **low** potential for the recovery of Prehistoric and associated remains has been identified. Romano-British evidence within the Study Area is limited to residual material, as such a **low** potential for the recovery of material of this date at the Site is predicted.
- 6.1.3 There is a **moderate** potential for the recovery of material of medieval origin given the development of the area during this time as part of the parish of St Giles and the level of archaeological material already recorded in the Study Area.
- 6.1.4 As a result of the proximity of the Site to the line of the Civil War defences and the level of known archaeology dating from the Post-medieval period within the Study Area, it is considered that there is a **moderate** potential for the recovery of Post-medieval material from the Site.
- 6.1.5 There is a **high** potential for the survival of foundations and features associated with 18th, 19th and early 20th century structures previously extant at the Site.



6.2 Further Works and Mitigation

- 6.2.1 Overall, the Site is situated in an area of **moderate** archaeological potential. This potential is however compromised by the high level of previous ground intrusion undertaken at the Site. Due to the nature and extent of ground intrusion envisaged for planned construction at the Site, it is anticipated that small scale archaeological evaluation fieldwork is likely to be required by the Archaeological Office for Berkshire.
- 6.2.2 It is likely that fieldwork would comprise the excavation of strategically placed archaeological test trenches designed to determine the actual degree of archaeological survival on a site. Such a requirement would be in line with Reading Borough Council's Policy CUD12: addressing 'Development Impact Upon Archaeological Remains' and Policy CUD13 concerning 'Preservation of Archaeological Sites.'
- 6.2.3 Any future work in the form of a mitigation strategy would require agreement with the Archaeological Officer for Berkshire Archaeology on behalf of Reading Borough Council.
- 6.2.4 Mitigation regarding management of the impact of development on the visual integrity of the two Listed Buildings identified in proximity to the Site lies beyond the remit of this report.



7 REFERENCES

Cartographic Sources

Maps highlighted in **bold** are included as figures in the report.

John Speed's Map of Reading, 1610.

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The Reading Tithe Map (Parish of St Giles), 1840.

A New Plan of the Borough of Reading, 1840.

Reading Local Board of Health Map, 1853.

John Dower's Plan of the Town of Reading, 1861.

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www.reading.gov.uk

www.magic.co.uk

Listed Building information

Secondary source material

Reading Borough Council

GIS Mapping, Statutory and land designations

**8 APPENDIX 1- GAZETTEER OF SITES AND FINDSPOTS ON FIGURE 1**

WA No.	GLSMR Monument ref	Statutory Designation	Address	Description	Type	Easting	Westing	Period
1	02023.00.0 00-		Katesgrove	A greenstone axe and a ground flint axe found at Katesgrove. Reading. Early to late Neolithic in date (4000BC-2351BC)	Findspot	471600	172700	Neolithic
2	MRD15704		32-38 Silver Street	Excavation revealed Residual Romano-British pottery was noted in the fill of a linear feature.	Excavation	471894	172757	Romano-British
3	ERD124 MRD15710		67-73 London Street, Reading	Watching brief following initial evaluation Residual pottery suggests some form of Romano-British use	Evaluation	471846	173057	Romano-British
4	ERM761 MRM15791		Jubilee Square	Most significant feature recorded was the corner of medieval tile kiln, excavation was extended to reveal a tiler's which contained the remains of a solitary rectangular roof and floor tile kiln, a well, possible floors, rubbish pits and extraction pits.	Evaluation/ Excavation/ Watching brief	471945	172856	Medieval
5	MRM15903		24-26 East Street	Medieval ditches and undated features. Fill of dated ditch comprised fragments of roof tile and sherds of 13th/14th century pottery. Two undated ditches also identified, probably not machine cut. During a subsequent watching brief a further two ditches were recorded of probable medieval date. The features were overlaid by deposits containing medieval pottery fragments. It is speculated that these ditches may delineating the edge of the Medieval town.	Evaluation	471876	173106	Medieval



6	ERD64 ERD65 ERD124 MRD15615 MRD15710	67-73 London Street, Reading	Medieval foundry site. A series of 5 small pits containing occasional tile and brick and a small amount of medieval pottery. The third trench revealed a Medieval pit likely to have originated as a cesspit. It contained moderate amounts of oyster shell, tile and some animal bone fragments. Later the pit was used for rubbish disposal with considerable amounts of tile and animal bone. Some evidence of oyster and mussel shell, glass slag a few sherds of 13th century pottery and small drops of copper alloy. No structures identified. During the watching brief 3.4 KG of foundry waste was recovered suggesting there was a foundry in the vicinity casting domestic wares using leaded bronze at some period between the 13th and 16th century. The function of a brick built barrel vaulted structure is not known. At no. 72, a small complete medieval pot and 2 lines of post holes were recorded.	Evaluation/ Watching brief	471846	173057	Medieval
7	ERD286 MRM15789	68 London Street	A medieval pit was identified containing a fragment of animal bone and pottery dating from 12th-14th centuries	Evaluation	471768	173058	Medieval
8	ERD122 MRD15706	96-102 London Road	Evaluation revealed 4 medieval pits and a large number of Post-medieval pits some of which were considerable in size suggestive of quarrying. Re-deposited medieval pottery was recovered from several of the later features. The street frontage of the site had been solely truncated by late Post-medieval basements and service runs.	Evaluation	471813	172972	Medieval



9	ERM761 MRM16040 MRM16041	Jubilee Square	Re-occupation of the site following the abandonment of the tility is in evidence. Post-medieval and modern remains included soakaways, cesspits and the remains of market gardening activities. 16th and 17th century features were also identified in the excavation area including approx 37 cess pits/soakaways. Eight were dated to 116th-18th century. A large feature possibly created for the extraction of gravel, rubbish pits and a beam slot also dated from this period. Towards the limits of the site, a large linear ditch was recorded in the location of the defences indicated on the 1643 map of Reading possibly part of the Royalist Civil War fortifications of Reading. Some 18th century features in the form of cess pits, post holes and small pits were also noted. 11 features of 18th/19th century date also noted. Excavation revealed part of the Civil defences ditch, identical in shape o that shown on the 1643 map of reading suggesting that the ditch was part of the royalist fortifications of reading constructed during the governorship of Sir Arthur Aston.	Evaluation/ Excavation/ Watching brief	471945	172856	Post- medieval
10	ERD120 ERD163 MRD15741 MRD15742	32-38 Street Silver	Excavation revealed 2 phases of activity, earliest dating to the 17th century included a large curvilinear ditch aligned north-south, curving to the east at the southern end, a large quarry pit a small group of pits. The ditch contained a small amount of 18th and 19th century material in the upper fill and my relate to the Civil War defence recorded opposite the site.	Excavation	471894	172757	Post- medieval
11	ERD93 MRD15629 MRD15655 MRD15656 MRD15657 MRD15658	Southampton Street and Silver Street	Civil War defence ditch identified during excavation works. Forms part of a defence system of ditches and ramparts with the outer line representing a simple ditch and the inner a ditch and rampart. Evaluation identified a single line at Silver and Southampton Streets. Recorded finds include brick/tile, clay pipe stem and pottery sherds including Surrey/Hampshire white-ware.	Evaluation	472842	172680	Post- medieval



12	MRM15991	24-26 East Street	A sub circular pit was identified containing fragments of clay pipe, un-diagnostic tile, an iron object and Post-medieval pottery of largely late 17th and 18th century date. Substantial ditch also noted dated by 2 sherds of Post-medieval tile. Significant chance that this feature represents an element of the 17th century Civil War defences.	Evaluation	471876	173106	Post-medieval
13	MRD15631 RD15632	Various Southamption Street, Short Street, Alpine Street	Possible line of the Civil War defences taken from a map of 1643.	Possible archaeological site	471661	172628	Post-medieval
14	ERD80 MRD15736 ERD64 MRD15614 ERD286	67-73 London Street, Reading	Evaluation revealed a Post-medieval rubbish pit, ditch and pit. A large cut feature also identified probably representative of gravel quarrying. Also revealed a series of 5 small pits containing occasional tile and brick and a small amount of medieval pottery. no 69, a grade II listed property collapsed in c.1988 leaving one principal truss standing. Timbers were considered part of the original structure and yielded a precise felling date of 1579. Therefore older than the listing description. At no 68, significant Post-medieval and modern disturbance was recorded comprising demolition and levelling layers.	Evaluation/ Building recording	471846	173057	Post-medieval
15	ERD122 MRD15707 MRD15708 MRD15709	96-102 London Road	large number of Post-medieval pits some of which were considerable in size suggestive of quarrying. Re-deposited medieval pottery was recovered from several of the later features. The street frontage of the site had been solely truncated by late Post-medieval basements and service runs. Un-mortared brick lined well or soakaway modern backfill of well animal bone fragment a single oyster shell recorded	Evaluation	471813	172972	Post-medieval



16	RD239 RM15775 RM15774	Kendrick School, East Street.	Three pits and a possible oval well or cess pit were recorded. Pit 1 contained Post-medieval pottery, glass and clay tobacco pipe. Pit 2 pottery, bone, metalwork and glass and pit 3 pottery clay pipe brick and tile. Also a single sherd of medieval pottery. Probably represent domestic rubbish pits.	Evaluation	471962	173016	Post-medieval
17	ERD149 MRD15733	St Giles Close	Remains of extensive Post-medieval cellars backfilled with demolition debris. Consistent with back to back terracing. No further archaeological remains recorded.	Evaluation	471788	172899	Post-medieval
18	MRM15990	8-12 Silver Street	A mid to late 19th century extension to the rear. The houses were photographed prior to demolition.	Building recording	471887	172860	19th century
19	ERD112 MRD15743	The Crown Inn, 23 Crown Street	Building recorded prior to demolition. Crown Inn standing in 1877 but not in existence in 1802. Building in 1877 had 4 annexes, 2 adjoining the main building to the rear, one to the east and one to the west and a further 2 within the plot. Most had been altered and enlarged and another annex added on the west side by 1899. By 1931, a 6th annex was added.	Building recording	471821	172852	19th century
20	MRM16018 MRM16028	Church Street	A burial ground associated with the Friends Meeting House. Shown on a map of 1879. Several bellamine jars have been found in the grounds.	Archaeological site	471731	173037	19th century
21	ERD131 MRD15717	43-47 Crown Street	Two 19th and 20th century cellars recorded. No further archaeological deposits recorded. Probably represented a recently removed building.	Evaluation	471742	172842	19th/20th century
22	ERD10 02113.24.00	Southampton Street/Mill Lane and Letcombe Street	Area extensively disturbed by 19th century cellars. No surviving medieval stratigraphy. Several brick wells noted and possibly part of a 19th century sewer. Single sherd of late medieval pottery recovered from surface and several pieces of 18th century pottery.	Watching brief	471630	173017	19th century



23	MRM16011		Letcombe Street	A late 19th century well cut through sandy clay deposits into natural chalk. Lined with slightly curved bricks which appear to have been specifically produced for the purpose.	Evaluation	471604	172994	19th century
24	RD239		Kendrick School, East Street.	A demolished concrete air raid shelter was noted during evaluation trenching.	Evaluation	471962	173016	20th century
25	ERD328		1 Livery Close	Site lies close to the projected line of the Civil War defences. No evidence other than 19th and 20th century made ground recorded. Lack of evidence suggests that Civil War defences were not situated this far east of London Road.	Evaluation	471954	173138	Negative evidence
26	ERD5		Heelas Warehouse, Mill Lane	Watching brief on piling, no archaeological features recorded.	Watching brief	471697	173088	Negative evidence
27		LB no. 38997	Nos 3 and 5 London Road	16th century or earlier 2 storeys with exposed timber framing with moulded first floor jetty and 3 double bays on 1st floor. Modern tiled roof with no chimney.	Listed Building	471892	172908	Post-medieval
28		LB No. 39283	30 Silver Street	Former Rising Sun Temperance Tavern dated 1877 for St Giles parish council. Grey brick in English bond with red brick quoins, arches bands and decorative features. 2 storeys with attic 4 bays with wing 2 rear right of 2 storeys and 2 bays.	Listed Building	471905	172801	19th century



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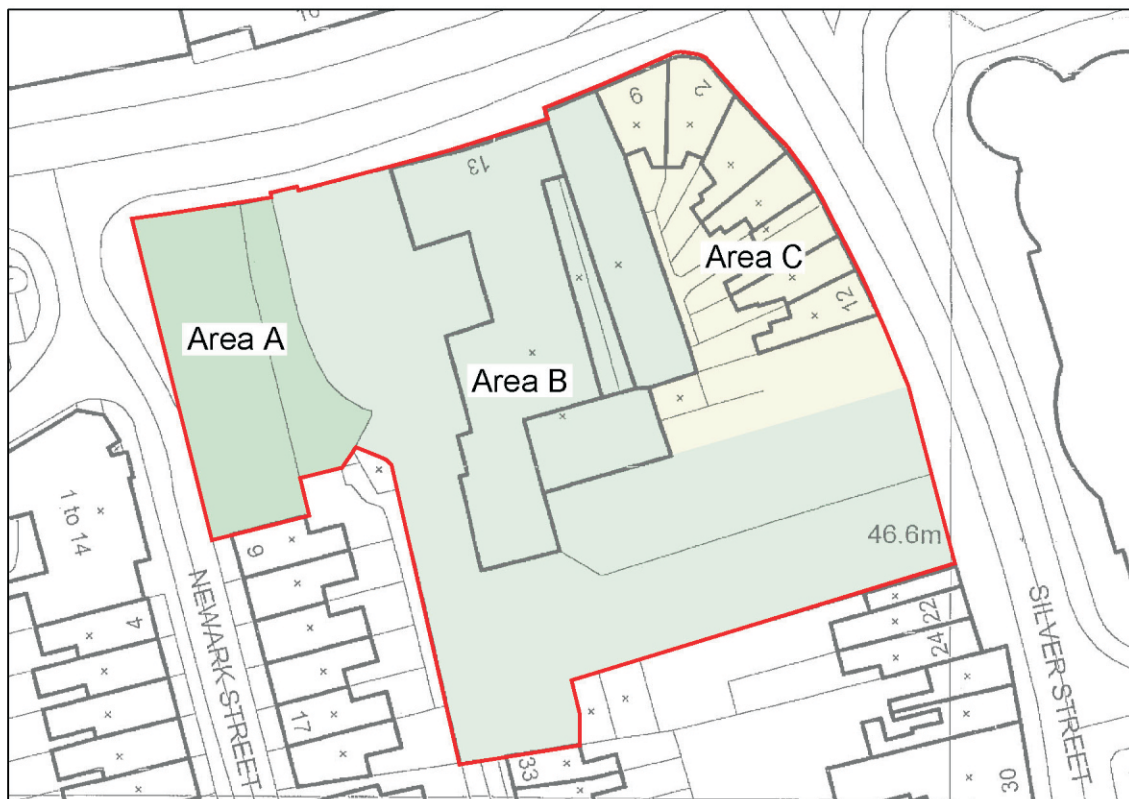
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Study Area showing Site outline and WA Numbers

Figure 1



A. Pre-development Site layout outlining Areas as discussed in the Desk-based Assessment.



B. Outline of the proposed development (courtesy of The Unite Group Plc).

- Site boundary
- Area A
- Area B
- Area C



0 50m

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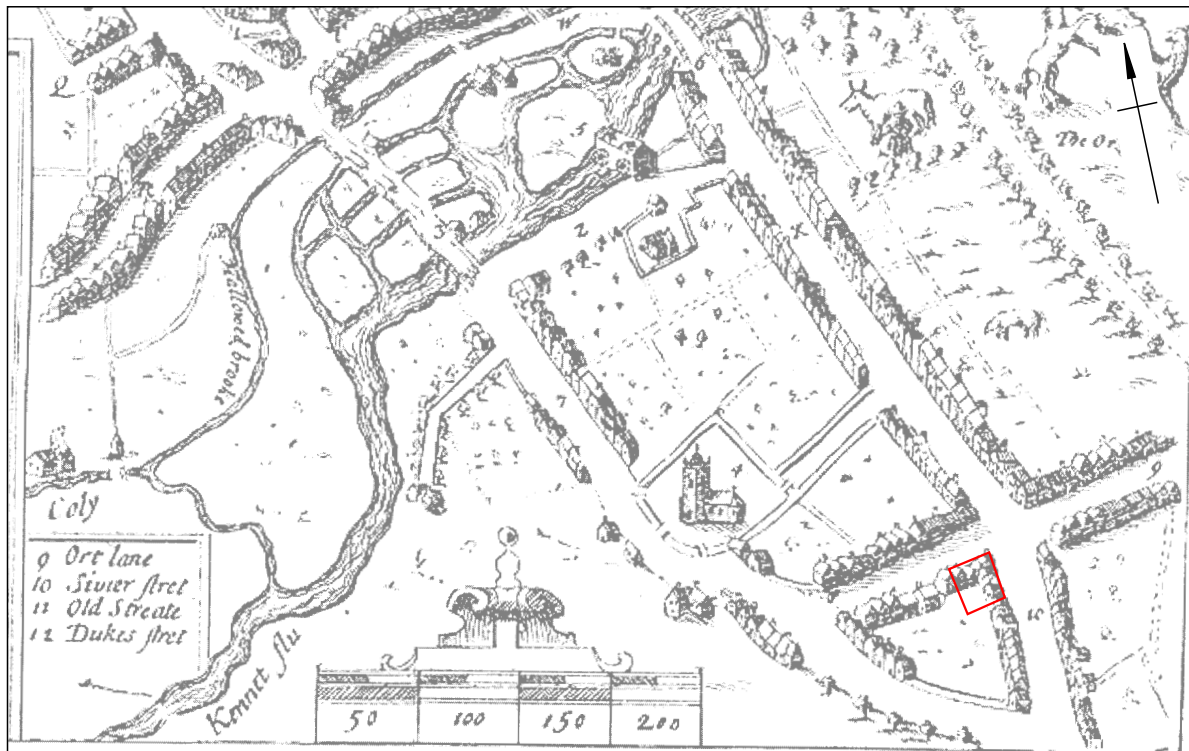
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Revision Number: 0

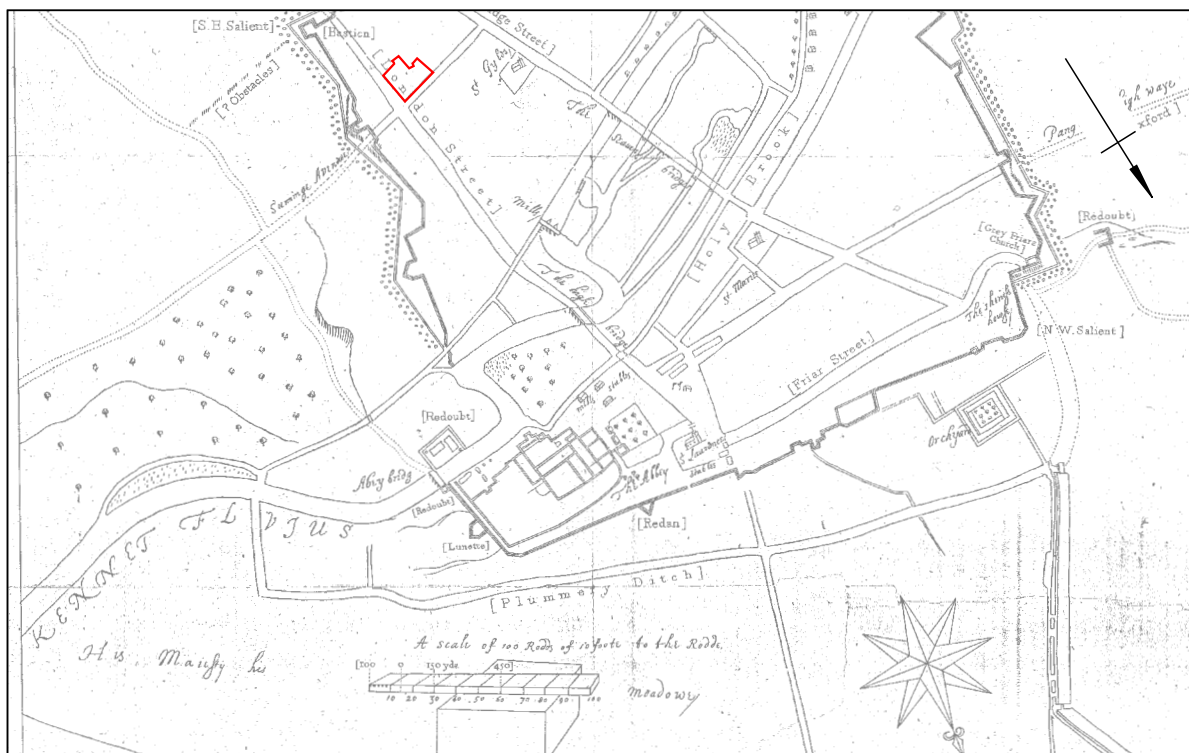
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Illustrator: KJB

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C. John Speed's Map of Reading, 1610 showing approximate Site location



D. Map of Reading's Civil Defences, 1643 (Original in Bodleian Library after Gouling 1892-96, facing 72) showing approximate Site location

Approximate Site location

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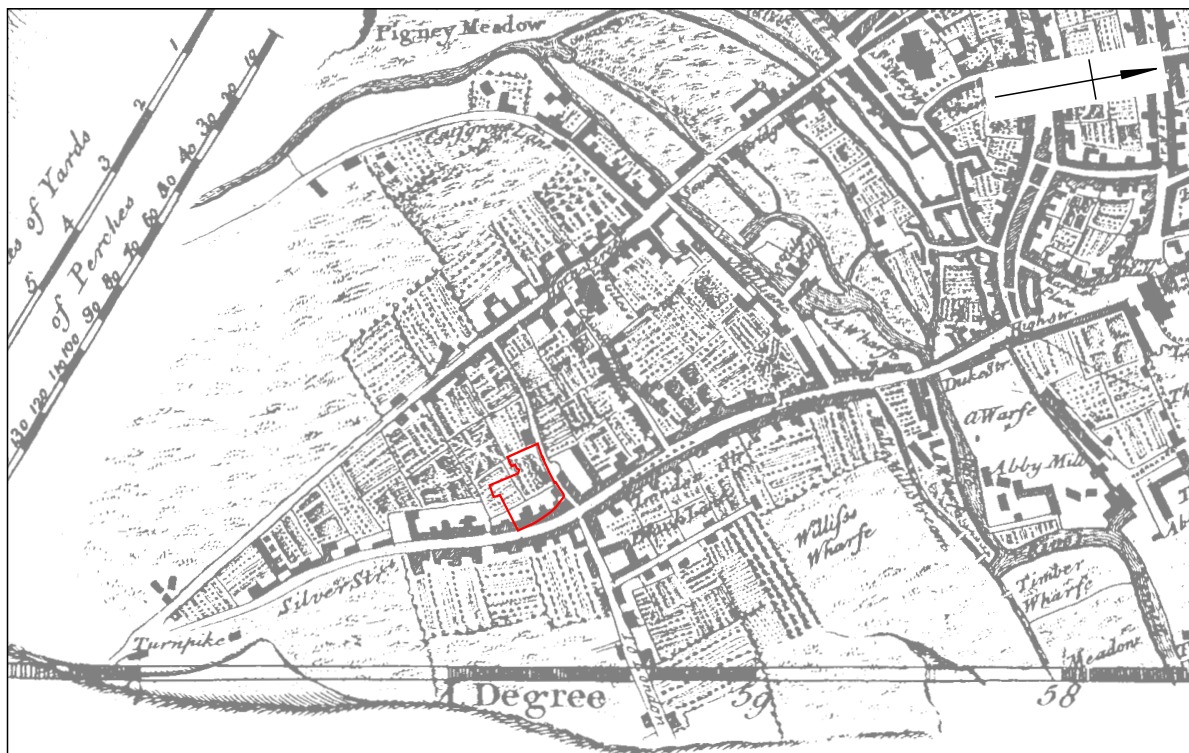
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E. Rocque's map of Berkshire with detail of Reading showing approximate Site location, 1761



F. Charles Tompkins Plan of Reading, 1802

 Approximate Site location

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G. The Reading Tithe Map (Parish of St Giles), 1840 showing Site location



H. Reading Local Board of Health Map, 1853 showing Site location

 Approximate Site location



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I. OS London 1:2500 Series, 1877



J. OS London 1:2500 Series, 1900

 Site location

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Date: 13/12/07

Revision Number: 0


Scale: 1:2000

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K. OS London 1:2500 Series, 1912

 Site location

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Plate 1: View of the Crown Street/Silver Street junction (Area C). Looking south-west from Listed Building at 3 and 5 London Road.



Plate 2: View across interior of Site (Area B). Looking north from south-west corner of the Site towards Crown Street.

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Plate 3: View across interior of Site (Area B). Looking east from south-west corner of Site towards Silver Street.



Plate 4: View of extant buildings within Area B. Looking south-east.

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Plate 5: Overgrown area at north-western extent of Site (Area A). Looking north-west from adjacent access.



Plate 6: Garden to the rear of terraced properties fronting onto Silver Street (Area C). Looking north-west.

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Plate 7: View of 3 and 5 London Road, (Grade II Listed Building) visible to the north-east of the Site.



Plate 8: View of the front elevation of 30 Silver Street (Grade II Listed; former Rising Sun Temperance Tavern) south-east of the Site. Looking west.

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Plate 9: View of the rear of the Listed Building at 30 Silver Street from interior of Site (Area B). Looking south-east.

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