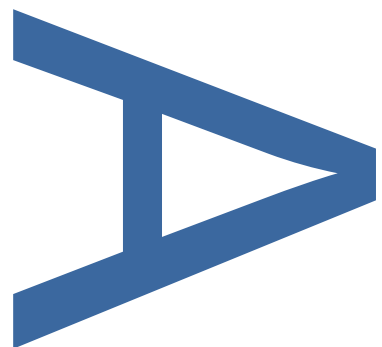
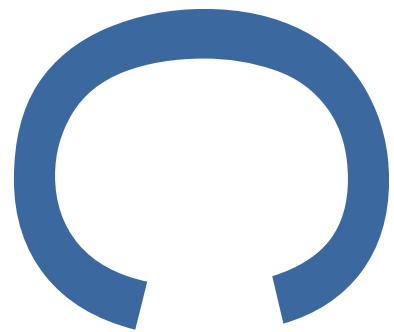


**JACKSON'S CORNER, 1-9 KINGS
ROAD, READING, BERKSHIRE RG1
3AS
AN ARCHAEOLOGICAL
EVALUATION**

**LOCAL PLANNING AUTHORITY:
READING BOROUGH COUNCIL**

SITE CODE: SJKR17

MAY 2017



**JACKSON'S CORNER, 1-9 KINGS ROAD, READING, BERKSHIRE RG1 3AS
AN ARCHAEOLOGICAL EVALUATION**

LOCAL PLANNING AUTHORITY: Reading Borough Council

SITE CODE: SJKR17

PLANNING REFERENCE: 160849

CENTRAL NGR: SU 71740 73411

COMMISSIONING CLIENT: CgMs Consulting

WRITTEN BY: Stacey Amanda Harris
Pre-Construct Archaeology Limited

PROJECT MANAGER: Tim Bradley
Pre-Construct Archaeology Limited

May 2017

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DOCUMENT VERIFICATION

JACKSON'S CORNER, 1-9 KINGS ROAD, READING, BERKSHIRE RG1 3AS

Type of project

**AN ARCHAEOLOGICAL EVALUATION
Quality Control**

Pre-Construct Archaeology Limited Project Code			K4992
	Name	Signature	Date
Text Prepared by:	S Harris		3.5.2017
Graphics Prepared by:	C Faiers		3.5.2017
Graphics Checked by:	J Brown	<i>Josephine Brown</i>	4.5.2017
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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological evaluation that was undertaken at Jackson's Corner, 1-9 Kings Road, Reading, Berkshire RG1 3AS (SU 71740 73411).
- 1.2 The evaluation comprised four test pits positioned across the northern area of the proposed basement. The aims of the project were to determine the natural topography of this area of the site, to establish the nature, date and survival of activity relating to any archaeological periods, to establish the extent of all past post-depositional impacts on the archaeological resource and to synthesise the results of test pits and findings in the wider area and to formulate if necessary, an appropriate mitigation strategy.
- 1.3 Natural deposits were encountered in all four Test Pits. Test Pits 2, 3 and 4 demonstrated that the underlying geology comprised chalk, whilst Test Pit 1 revealed a layer of Taplow Gravel at its lower limit.
- 1.4 Test Pit 1 contained layers of modern material and truncation including the construction cut for the northern wall of the Jackson's Corner building. Below the modern material were the damaged remnants of an earlier cobbled surface, an earlier drainage pipe, potential levelling deposits and a thick layer of material, overlying natural Taplow gravels at a depth of 41.45m.
- 1.5 Within both Test Pits 2 and 3 the natural chalk was seen at a height of 38.43m and 39.29m respectively and was in both cases capped by modern levelling and floor surfaces.
- 1.6 Test Pit 4 contained modern levelling and floor layers, below which were several layers of made ground under which the natural chalk remained at a height of 38.90m. The chalk was truncated to the north-west by a potential cut feature which continued beyond the north and western limits of excavation (LOE) and below the final depth of the test pit at a height of 38.65m.

2 INTRODUCTION

- 2.1 This report presents the findings of an archaeological evaluation at Jackson's Corner, 1-9 Kings Road, Reading, Berkshire RG1 3AS (Figure 1). The work was undertaken by Pre-Construct Archaeology between 21st and 24th April 2017.
- 2.2 The site was centred on National Grid Reference SU 71740 73411. The investigation took place within the proposed basement area of Jackson's Corner, 1-9 Kings Road, for which the ground level varied from 42.46m OD in the north to 39.51m OD.
- 2.3 The work was preceded by detailed assessment of the archaeological background of the site, produced in the form of an Archaeological Desk-Based Assessment (DBA) (CgMS 2017).
- 2.4 The map regression showed the site had been developed continuously since the mid 1700s, with additional buildings being added or extended until the modern day (CgMS 2017).
- 2.5 As outlined in the Written Scheme of Investigation (WSI) (Bradley 2017), the objectives of the test pits were to:
- To determine the natural topography of this area of the site;
 - To establish the nature, date and survival of activity relating to any archaeological periods at the site;
 - To establish the extent of all past post-depositional impacts on the archaeological resource.
 - To synthesise the results of the test pits and findings in the wider area and to formulate if necessary, an appropriate mitigation strategy.
- 2.6 The site was supervised by Stacey Amanda Harris of Pre-Construct Archaeology Ltd. The site was project managed by Tim Bradley, also of Pre-Construct Archaeology Ltd. Kathelen Leary, Archaeological Officer at Berkshire Archaeology monitored the fieldwork on behalf of Reading Borough Council. The project was commissioned by CgMs Consulting.
- 2.7 Following the completion of the project the site archive will be deposited with Reading Museum, under the unique code SJKR17.

3 PLANNING BACKGROUND

3.1 The following planning policies are relevant to development on the site.

3.2 National Guidelines

3.2.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

3.2.2 Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment. In considering any planning application for development, the local planning authority will be guided by the policy framework set by the NPPF.

3.3 Regional Policy

3.4 Local Policy

3.4.1 Planning permission has been granted by Reading Borough Council (planning reference 160849) for the retention and enlargement of commercial space on the ground floor and basement levels, and the conversion of upper areas to 18 residential units. Demolition of commercial ancillary accommodation to rear will be followed by the construction of a new residential block of 16 units, together with the creation of a central courtyard. The permission for the development is subject to a condition, No. 17, which states:

15. No Development shall take place within the site until the applicant, or their agents, or their successors in title, has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation, which shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved written scheme.

Reason. To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interests of protecting the archaeological heritage of the Borough. In accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

3.4.2 No World Heritage Sites, Historic Wreck or Historic Battlefield sites were identified within the vicinity of the study site.

3.4.3 The nearest Scheduled Monuments to the study site were the Civil War earthwork c.40-125m to the east, the High Bridge c.100m to the south and the medieval abbey c. 135m to the north-east. (CgMS 2017).

3.4.4 The study site lay within an Area of Archaeological Potential as designated by Reading Borough Council.

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The Institute of Geological Sciences (IGS 1979) and British Geological Survey (Sheet 268 Reading: 2000) show the underlying geology of this area of Reading to be an outcrop of Cretaceous period Chalk masked by glacial gravels which are classified as part of the Taplow Terrace (<http://mapapps.bps.ac.uk/geologyofbritain/home.html>).
- 4.2 The historic core of Reading occupies a tongue of land formed between the River Thames and the River Kennet as they flowed east to a confluence a short distance east of the town centre. The line of the Holybrook stream flows on a south-west north-east alignment immediately south-east of the site.
- 4.3 This sequence was broadly confirmed by the evaluation test pits, with Taplow Gravel being uncovered within Test Pit 1 at a height of 41.45m OD and chalk being encountered within Test Pits 2, 3 and 4 at a height between 39.29m OD and 38.43m OD.
- 4.4 The site topography was quite varied, with the site situated on a gradient from around 42.46m OD in the north to 38.30m OD immediately to the south-west of the site. The internal layout of the former store made use of this gradient with an upper and lower ground floor, in addition to a basement level.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The site was the subject of an Archaeological Desk Based Assessment (CgMS 2017). The following represents a summary of the archaeological and historical background to the site, as presented in that report:
- 5.1.1 Whilst it is recognised that river valleys provided attractive environments for prehistoric occupation and habitat exploitation during the prehistoric periods and that, more generally, the absence 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 prehistoric activity evidence from the area was considered sufficient to accord the site a generally low potential for prehistoric remains.
- 5.1.2 From the available information it would appear that during the Roman period the site lay to the south of known/postulated activity. The potential of the site for the Roman period was identified as low to moderate.
- 5.1.3 Although the location of any early Saxon settlement remains to be established, late Saxon settlement is thought to have developed around St Mary's Church in the area around Minster Street and Broad Street to the west of the site. In view of the available information the study site was considered likely to have a low to moderate potential for the Saxon period.
- 5.1.4 From a review of the available information, during the medieval period the site lay immediately beyond the Abbey precinct, within the extent of the developing medieval town. The archaeological potential of the study site for the medieval period was identified as moderate to high.
- 5.1.5 The archaeological potential of the study site for the post-medieval and modern periods was categorised as invested in the development of buildings present and formerly present.

6 METHODOLOGY

- 6.1 All archaeological works were carried out in accordance with the Written Scheme of Investigation (Bradley 2017), following guidelines issued by the Chartered Institute for Archaeologists (2014) and PCA's Fieldwork Operations Manual (2009).
- 6.2 Prior to excavation each Test Pit was located, marked and the areas were CAT scanned by a trained individual.
- 6.3 Each Test Pit measured 1m by 1m (Figure 2) and was excavated to a depth of between 0.85m and 1.05m below ground level (BGL)

Test Pit	Maximum Depth (m BGL)	Height At Top (m OD)	Height At Base (m OD)
1	1.05	42.46	41.41
2	0.85	38.55	37.70
3	0.98	39.66	38.68
4	1.00	39.65	38.65

- 6.4 Internal and external floor surfaces were removed and concrete layers were broken using hand breakers. Excavation continued by hand with the assistance of hand breakers where necessary. Excavation ceased at a depth of around 1.00m BGL or when it had been established that natural geology had been reached.
- 6.5 Levels were obtained from known pre-existing heights on site, taken or calculated from survey plan of the site.
- 6.6 Test Pits were hand cleaned, before being hand planned at a scale of 1:20 (Figure 3) and sections drawn at a scale of 1:10 (Figure 3). The deposits that they contained were recorded on *pro forma* context sheets and a full photographic record was compiled.
- 6.7 Once confirmation has been received that all necessary work has been satisfactorily completed, and when all post-excavation reports have been approved, arrangements will be made for the site archive, comprising written, drawn and photographic records, to be deposited at the Reading Museum under the unique code SJKR17.

7 THE ARCHAEOLOGICAL SEQUENCE

7.1 Test Pit 1

- 7.1.1 This Test Pit was relocated from its original location just within the northern boundary of the proposed basement area, due to the number of visible services, and health and safety concerns due the quantities of bird excrement and pigeons nesting within the area. As such Test Pit 1 was relocated to the east of the rear door to Jacksons against the northern face of the exterior wall, in order to allow continued access within the alleyway and avoid modern services. Test Pit 1 was excavated from the ground level at the rear of the building with a surface level at a height of 42.46m OD (Figure 3 TP1, Plate 1).
- 7.1.2 The earliest deposit uncovered was a compacted layer of mid orange sandy gravel [10] recorded at a height of 41.45m OD and continuing beyond the LOE at a height of 41.41m OD. This layer comprised the Taplow Gravels known to overlay the natural chalk in the Reading area. Taplow Gravel was not seen in any other Test Pit.
- 7.1.1 Overlying the gravel was a layer of mid brown clay silt [9] up to a height of 42.11m OD. This 0.67m thick layer extended beyond the LOEs on the north, east and west, and was sterile of any artefactual remains, containing only gravels and rare chalk fragments. This could represent a naturally accumulated layer predating the urban development of the area, and suggested that the top of the gravel had not been truncated.
- 7.1.2 Along the northern edge of the Test Pit, overlying [9] was a firm dark grey clay deposit [8] with rare chalk pieces. This deposit continued beyond the northern, eastern and western LOEs and was truncated to the south by modern services.
- 7.1.3 Cut into layer [9] was an east-west feature [7] for which only the southern edge was visible due to modern truncation. This shallow 0.10m deep feature contained a friable mid yellow orange silt sand fill [6] with occasional inclusions of gravel and chalk fragments.
- 7.1.4 Truncating both layers [6] and [8] was a north-south service trench [12] containing an unglazed ceramic 0.10m diameter drain pipe that had been backfilled with a mid grey brown mixed fill [11] with inclusions of gravel, chalk pieces and rare small pieces of CBM (< 10mm). This drain most likely relates to the earlier phase of the Jackson's Corner building and had been truncated by the northern external wall of the mid 20th century extension to the rear of the property.
- 7.1.5 Sealing this from a height of 42.12m OD was a dark black brown clay sand layer [5] with frequent large cobbles measuring up to 0.18m across. The layer contained occasional small (<50mm) fragments of both purple and green grey slate and rare chalk flecking. As the cobbles did not appear to be in situ, this most likely represented the remnants of a previous cobbled surface, potentially dating to the late 19th century when the area formed a courtyard with stables (see 1895 GOAD Insurance Plan in CgMS 2017).

7.1.6 Modern truncation had impacted this test pit heavily (Plate 2). The construction cut for the mid 20th century extension to the rear of Jackson's Corner had cut through all archaeological and natural deposits within Test Pit 1 and continued beyond its final depth at a height of 41.41m OD. In addition, two services had been laid in an east-west trench running through the northern half of Test Pit 1 to a depth of 0.61m below ground level (41.85m OD). Overlying this were several layers of modern levelling and outdoor surface layers including concrete and ceramic tiles, all of which post-dated the mid 19th century extension of the Jackson's building.

7.2 Test Pit 2

7.2.1 Test Pit 2 was excavated from the basement level of the building with a floor level at a height of 38.55m OD (Figure 2, Plate 3).

7.2.2 The earliest deposit encountered was natural chalk [4] at a height of 38.44m OD.

7.2.3 Overlying the natural chalk were two modern layers, a levelling layer of brick fragments in a dark brown silt from a height of 38.47m OD, capped by 80mm thick layer of pale grey gravelly concrete into which were set north-south metal supports.

7.3 Test Pit 3

7.3.1 This Test Pit was excavated from the lower ground floor of the building, around this Test Pit the floor was level at a height of 39.66m OD (Figure 2, Plate 4)

7.3.2 As was also seen in Test Pit 2, the earliest deposit encountered was natural chalk [4] from a height of 39.29m OD.

7.3.3 Overlying the natural chalk were four modern layers, a levelling layer of pale yellow brown sand with frequent mid red orange and rare dark grey purple brick fragments and occasional gravels, sealed by a 0.13m to 0.19m thick layer of pale grey gravelly concrete to a height of 39.63m OD. This was overlain by a 25mm thick light wood floor and the most recent floor surface made of painted 5mm thick hardboard sheets.

7.4 Test Pit 4

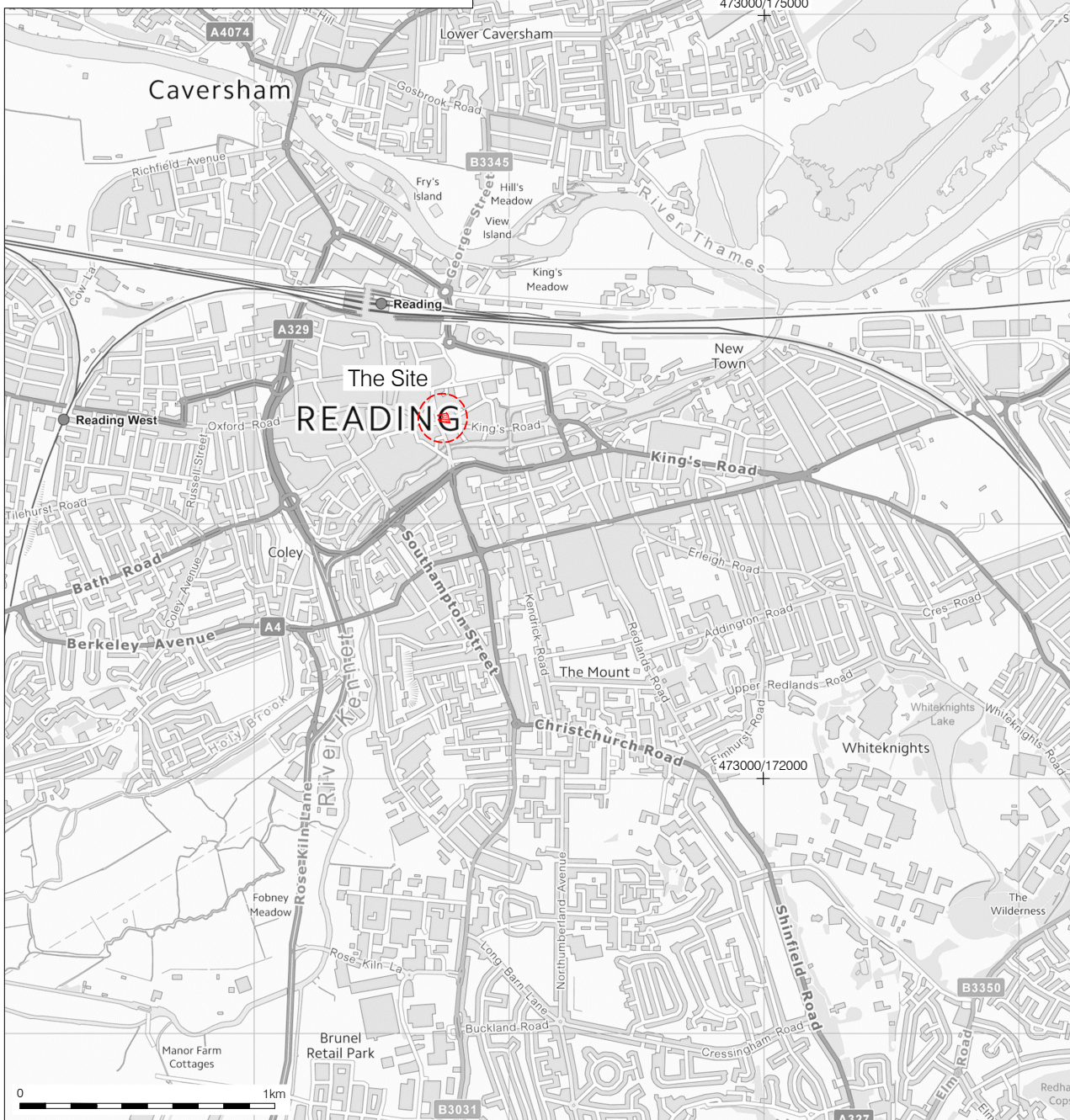
7.4.1 Test Pit 4 was also excavated from the lower ground floor of the building, around this Test Pit the floor was level at a height of 39.65m OD (Figure 3 TP4, section 1, Plate 5).

7.4.2 The earliest deposit excavated was natural chalk [4] from a height of 38.95m OD and continuing below the LOE at a height of 38.65m OD. This deposit was only visible within the south-eastern half of the Test Pit. In the north-western part of the trench, the chalk had been removed, and in its place was a layer of dark brown grey clay silt [3] to a height of 38.71m OD. Whilst there were occasional gravels and chalk flecking, no artefactual remains were found within this layer.

7.4.3 Overlying layer [3] and the natural chalk [4] was a layer of mid yellow grey silt sand [2] with frequent gravels to a height of 39.02m, above which was a 0.25m thick layer of brown grey

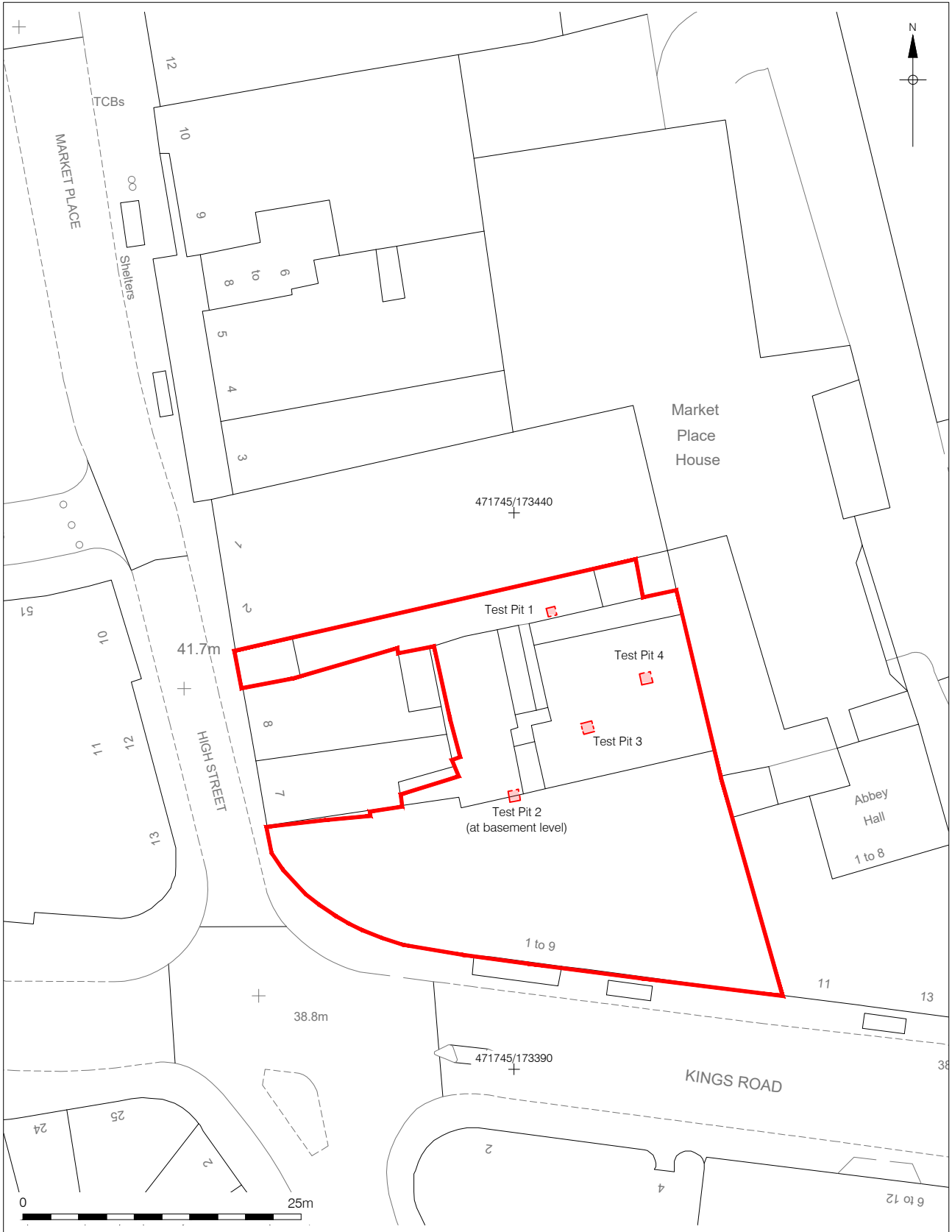
sandy silt [1] with frequent gravels, occasional chalk flecking, rare purple red brick and stone fragments.

- 7.4.4 Due to the constraints of the Test Pit, the purpose of these layers cannot be ascertained, although they most likely date to the 18th and 19th century development of the area. This is also most likely the reason for the truncation of the chalk witnessed within this Test Pit. Terracing is likely to have happened due to the gradient of the land, alternatively it could be a result of foundation trenches from previous phases of building.
- 7.4.5 Overlying the archaeological layers were three modern layers, a levelling layer of mid yellow brown sandy silt with frequent mid red orange brick fragments and fragments of hard and soft mid yellow white mortar, sealed by a 0.18m to 0.27m thick layer of pale grey gravelly concrete to a height of 39.62m OD. This was overlain by a 25mm thick light wood floor, and the most recent floor surface made of 5mm thick 0.5m² carpet tiles.



Contains Ordnance Survey data © Crown copyright and database right 2015
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 04/05/17 CF

Figure 1
 Site Location
 1:2,000,000 and 1:25,000 at A4



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 © Pre-Construct Archaeology Ltd 2017
 04/05/17 CF

Figure 2
 Trench Location
 1:500 at A4

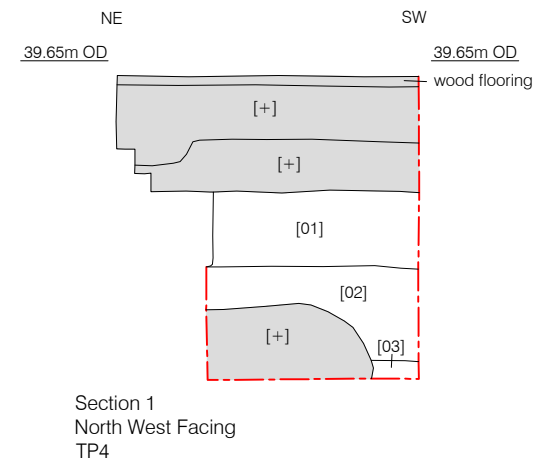
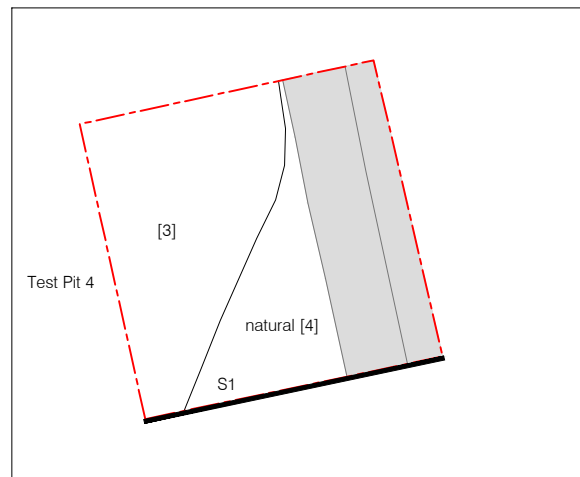
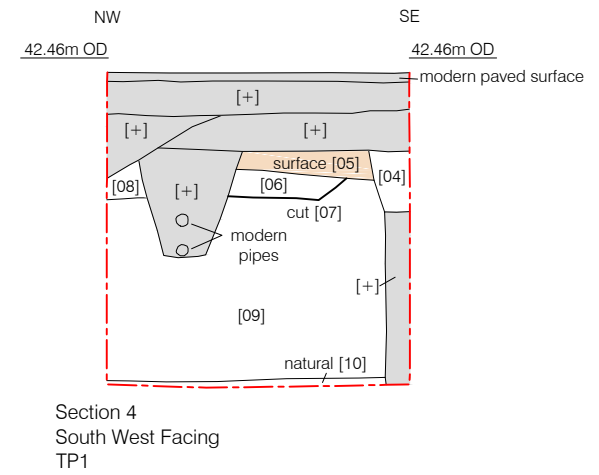
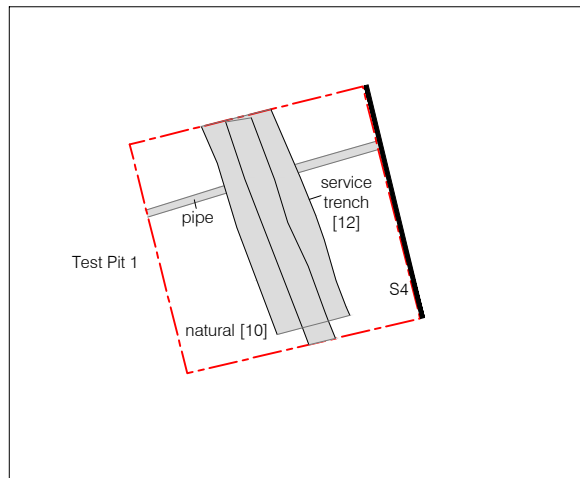


Figure 3
Plans of Trenches 1 and 4 and Sections
All 1:25 at A4

Plates



Plate 1: Looking south, Test Pit 1, northern wall of extension to Jackson's Corner truncating contexts [5], [9] and natural layer [10]



Plate 2: Looking east, Test Pit 1, modern layers, services and northern wall of Jackson's Corner truncating archaeological layers [5], [8] and [9], cut feature [6], [7] and natural layer [10]



Plate 3: Looking west, Test Pit 2, modern overlying natural chalk [4]



Plate 4: Looking east, Test Pit 3, modern layers over natural chalk [4]



Plate 5: Looking north, Test Pit 4, modern layers over contexts [1], [2], [3] and natural chalk [4]

8 INTERPRETATIONS AND CONCLUSIONS

8.1 The results of this evaluation have enabled the research questions that were set out in the Written Scheme of Investigation to be addressed:

- To determine the natural topography of this area of the site;

8.1.1 The natural topography of the site was found to comprise glacial gravels overlying a solid geology of Chalk.

8.1.2 Taplow Gravel was seen within the northern area of site at the base of TP1 from a height of 41.45m OD whilst within the deeper Test Pits the natural gravels had been truncated but Chalk was encountered at heights of between 38.43m OD and 39.29m OD.

- To establish the nature, date and survival of activity relating to any archaeological periods at the site;

8.1.3 During the excavation archaeological remains were only encountered within two of the four Test Pits.

8.1.4 All remains appear to relate to the 18th and 19th century urban development of the site, including layers of made ground, services and external floor surfaces.

8.1.5 No artefactual remains were witnessed or recovered from the site.

- To establish the extent of all past post-depositional impacts on the archaeological resource.

8.1.6 Within the passageway along the northern extent of the site, potential archaeological remains were present, truncated moderately by modern services and the construction of the 1960s extension to the rear of 1-9 Kings Road.

8.1.7 However, within the footprint of the Jackson's Corner building, levelling for the lower ground floor and excavation for the basement level had truncated the natural Chalk in most places, removing almost all archaeological remains.

8.1.8 Some archaeological remains survived within Test Pit 4, although as these most likely relate to the 18th and 19th century urban development of the site, they further support the likelihood that there is a low possibility of surviving archaeological remains elsewhere within the footprint of the proposed development.

- To synthesise the results of the test pits and findings in the wider area and to formulate if necessary, an appropriate mitigation strategy

8.1.9 During the evaluation, no prehistoric, Roman or medieval remains were encountered.

8.1.10 Extensive truncation from the existing building was found in three of the Test Pits, all located within the northern part of the existing footprint of the site.

8.1.11 Along the northern limit of the site, outside the existing building footprint, natural gravels were seen from a height of 41.45m OD, suggesting that survival of archaeological material is possible within areas not already truncated by the basement level. This may also include an area towards the centre of the southern half of the site which remains unbasemented from a height of 39.86m OD. As the proposed basement does not impact upon this area the development is not likely to have a detrimental effect on the surviving archaeological remains.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd. would like to thank CgMs Consulting for commissioning the work and Kathelen Leary, Archaeological Officer at Berkshire Archaeology for monitoring the fieldwork.
- 9.2 Thanks also to Peak Construction and to Entex Projects for the onsite work and assistance.
- 9.3 The author would like to thank Tim Bradley of Pre-Construct Archaeology for his project management and editing, and Charlotte Faiers for the CAD illustrations.

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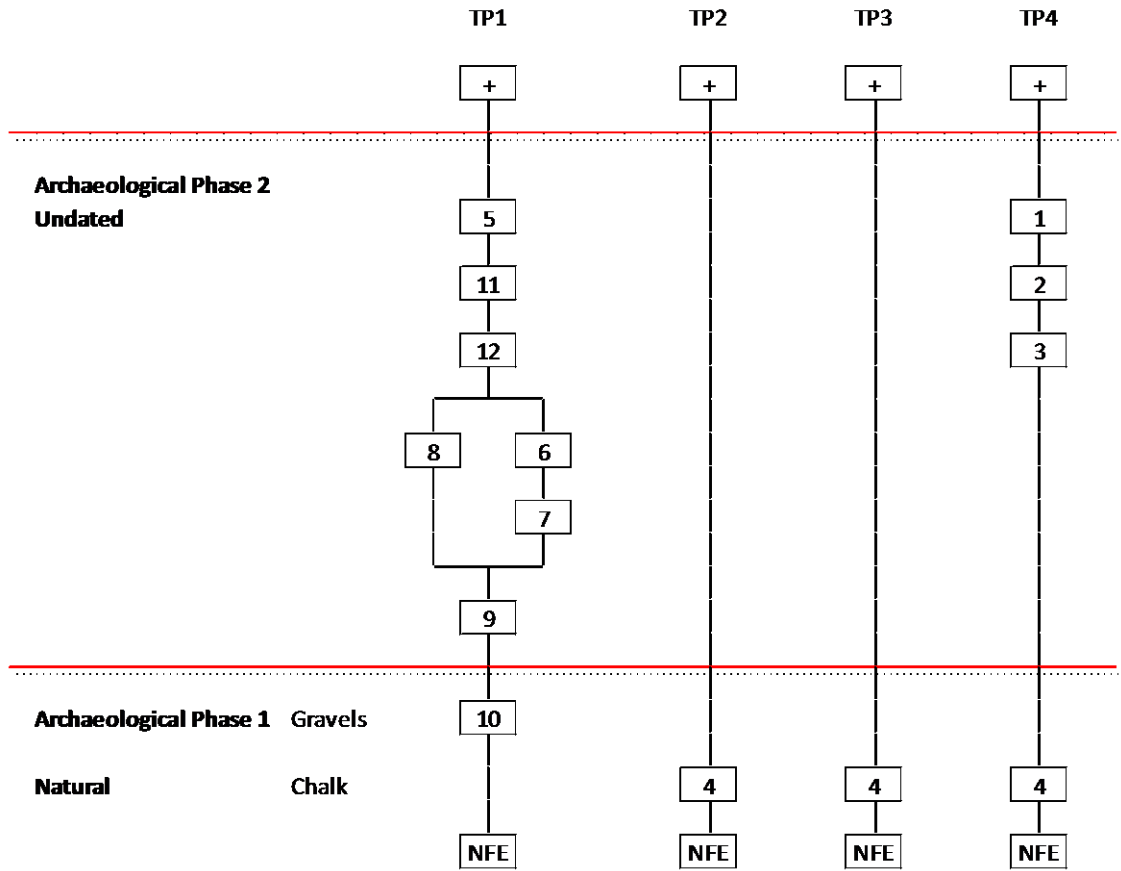
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Taylor, J with Brown, G 2009. *Fieldwork Induction Manual: Operations Manual 1*. Pre-Construct Archaeology Limited

APPENDIX 1: CONTEXT INDEX

Site Code	Context	Trench	Section no	Plan no	Type	Levels high (m OD)	Levels low (m OD)	Phase	Interpretation
SJKR17	1	TP4	1		Layer	39.27		SJKR17-PH2	Made ground
SJKR17	2	TP4	1		Layer	39.02		SJKR17-PH2	Dirty gravely sand
SJKR17	3	TP4	1		Layer	38.71		SJKR17-PH2	Layer of almost clean clay silt
SJKR17	4	TP2, TP3, TP4	1, 2, 3	TP2, TP3, TP4	Natural	39.29	38.43	SJKR17-PH1	Natural Chalk
SJKR17	5	TP1	4		Layer	42.21	42.2	SJKR17-PH2	Remnants of a damaged and truncated cobbled surface.
SJKR16	6	TP1	4		Fill	42.14	42.11	SJKR17-PH2	Fill of [7]
SJKR17	7	TP1	4		Cut	42.11	42.02	SJKR17-PH2	Cut into layer [9] containing [6]
SJKR17	8	TP1	4		Layer	42.18	42.11	SJKR17-PH2	Deposit along northern edge of trench of unknown purpose
SJKR17	9	TP1	4		Layer	42.11	42.04	SJKR17-PH2	Thick built up layer
SJKR17	10	TP1	4	TP1	Natural	41.45	41.44	SJKR17-PH1	Natural Taplow Terrace Gravels
SJKR17	11	TP1			Fill	42.11		SJKR17-PH2	Fill of service cut [12]
SJKR17	12	TP1		12	Cut	42.11	41.62	SJKR17-PH2	Cut of service trench

APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS REPORT

OASIS ID: preconst1-283884

Project details

Project name	Jackson's Corner, 1-9 Kings Road, Reading
Short description of the project	The evaluation comprised four test pits positioned across the northern area of the proposed basement. Natural deposits were encountered in all four Test Pits. Test Pits 2, 3 and 4 demonstrated that the underlying geology comprised of chalk at a maximum height of 39.29m OD, whilst Test Pit 1 revealed a layer of Taplow Gravel at a height of 41.45m OD. Test Pit 1 contained layers of modern material and truncation, under which was the damaged remnants of an earlier cobbled surface, a drainage pipe, potential levelling deposits and a thick layer of material overlaying natural Taplow gravels. Within both Test Pit 2 and 3 the natural chalk was seen to a height of 38.43m and 39.29m respectively and was in both cases capped by modern levelling and floor surfaces. Test Pit 4 contained modern levelling and floor layers, below which were several layers of made ground under which the natural chalk remained to a height of 38.90m and was truncated to the northwest by a potential cut feature most likely relating to the post-medieval urban development of the site.
Project dates	Start: 21-04-2017 End: 24-04-2017
Previous/future work	No / Not known
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 3 - Retailing
Monument type	DRAINAGE Post Medieval
Monument type	MADE GROUND Post Medieval
Methods & techniques	"Targeted Trenches"
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	BERKSHIRE READING READING Jackson's Corner, 1-9 Kings Road, Reading
Postcode	RG1 3AS
Study area	0.19 Square metres
Site coordinates	SU 71740 73411 51.454638920027 -0.967385140846 51 27 16 N 000 58

02 W Point

Height OD / Depth Min: 38.43m Max: 41.45m

Project creators

Name of Organisation Pre-Construct Archaeology Limited

Project brief originator CgMs Consulting

Project design originator Tim Bradley

Project director/manager Tim Bradley

Project supervisor Stacey Amanda Harris

Type of sponsor/funding body Developer

Project archives

Physical Archive Exists? No

Digital Archive recipient Reading Museum

Digital Archive ID SJKR17

Digital Media available "Images raster / digital photography"

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