



Red Lion Public House and 38 Southampton Street, Reading

Written Scheme of Investigation For Historic Building Recording

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1 INTRODUCTION

1.1 Project details

1.1.1 Oxford Archaeology (OA) has been commissioned by Macniven Quays Ltd to undertake historic building recording at the Red Lion Public House and adjoining property at 38 Southampton Street, Reading, Berkshire. The recording will be undertaken to discharge condition 13 of planning permission 181117 which will result in the demolition of all of the building on the site to construct new residential units.

1.1.2 The buildings are not listed nor within a Conservation Area, although it stands opposite St Giles Church which is within the Market Place and London Street Conservation Area. It was assessed for listing by Historic England in 2018 but it was felt that not enough original fabric survived to justify listing. The designation decision reason was:

The Red Lion Public House and 38, Southampton Street, Reading are not recommended for statutory listing for the following principal reasons:

Degree of Architectural interest:

- *The Red Lion has been greatly altered externally, with the loss of almost all of its original internal features and plan form at ground floor level. Externally, it is of a standard design for its period and has also undergone unsympathetic alteration;*
- *The adjacent house, 38 Southampton Street, is earlier but is a fragmentary survival, and appears to have lost much of its historic fabric, original appearance and plan.*

1.1.3 The planning application 19/181117 was formally approved in August 2019. Condition 13 of the building consent states:

‘No development shall take place within the site until the applicant, or their agents or their successors in title, have secured the implementation of a programme of archaeological work (which may comprise more than one phase of work and shall specifically include a scheme of archaeological building recording) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.’

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

1.1.4 Informative 12 of the planning permission states:

1.1.5 *‘In terms of the archaeological building recording required at condition 13, the applicant is advised to follow guidance within Historic England’s ‘Understanding Historic Buildings – A Guide to Good Recording Practice’. Further to discussions during the application being considered by the Planning Applications Committee, you are also strongly advised to explore the possibility of salvaging original/historic features of the buildings and utilising these as part of your future hard and soft landscaping proposals*

(with commentary included regarding this within your future submission to discharge condition 14)'.

- 1.1.6 Jonathan Markland (Principal Planning Officer Reading Borough Council) has subsequently confirmed that the recording should be undertaken at Level 2-3, as defined by Historic England.
- 1.1.7 The current WSI just covers the Level 2-3 recording of the standing building. It is understood that below ground archaeological works after the demolition of the building (eg evaluation trenching or watching brief during the construction phase ground works) are not required by the planning condition and therefore this WSI does not cover such works.
- 1.1.8 All work will be undertaken in accordance with the Chartered Institute for Archaeologists Standard and Guidance for archaeological field evaluation (CIfA 2014), Historic England guidelines (HE 2016), and with other relevant local and national planning policies.

1.2 Aims and objectives

- 1.2.1 The overall aims of the project would be:
- to investigate and record for posterity the buildings prior to demolition
 - to record any features revealed during the works
 - to investigate the history of the buildings
 - to make the record publicly accessible through a report (a public document) and a project archive deposited with a public institution
 - Explore the possibility of salvaging original/historic features of the building with the potential of being used in future hard or soft landscaping.

2 HISTORICAL BACKGROUND

2.1 General

- 2.1.1 Southampton Street is located to the south of central Reading on the opposite side of the River Kennet. St Giles Church, originally built in the 13th century, is shown on Speed's map of Reading (1611) which shows two buildings on the opposite side of the street which predate the current buildings. The street is called St Giles Street at this time. It is not known when but at some time the section of street which contained the Red Lion Public House and no 38 next door was known as Horne Street and this continued until the mid 19th century. Later expansion of Reading saw a greater build up of settlement this side of the river and this is clearly seen on the earliest OS maps.
- 2.1.2 Vast changes were undertaken in the late 20th century with the construction of the ring road to the north which meant the loss of many buildings in this area. As with many built up areas the vicinity of Southampton Street contains many different buildings of different dates.

2.2 Red Lion Public House

- 2.2.1 The Red Lion Public House is situated to the north west of St Giles church. It occupied a corner position pre-19th century as the drive leading Katesgrove House, a large estate with formal gardens situated behind the buildings of Southampton Street, ran beside it. This estate later became a burial ground. The current building is thought to have replaced an earlier public house demolished in the mid 19th century but the exact date of this rebuild is uncertain or whether any of the previous building was incorporated.
- 2.2.2 The Red Lion building is of two parts, the main being three storeys tall with a basement. Linking this block with a small cottage to the south (no 38) is a two storey block which appears to share a chimney with the cottage. Both blocks have a shallow pitch, tiled roof behind a short parapet wall. The three storey block has a basement. Both blocks are shown separately on the 1879 OS map suggesting they were separate premises at this time and were later knocked through to form the larger pub space.
- 2.2.3 To the rear of the Red Lion are various extensions of different dates. The rear buildings are first shown on the 1931 OS Map and are extended and much altered since then.
- 2.2.4 Photographic records show the main frontage of the building, painted white, in 1938 and there has been little, if any, change to the façade since then.
- 2.2.5 The Red Lion closed in 2016 and has been vacant since then.

2.3 No. 38 Southampton Street

- 2.3.1 The cottage to the south of the Red Lion Public House is a two storey small gabled building of 17th or 18th century date. It is timber framed with rendered exterior with a gable roof.
- 2.3.2 The OS maps show this building as separate to the Red Lion. The 1938 photograph shows the exterior without its current white paintwork on the render. There also appears to be a slight projection on the upper floor which has since been rendered over.

3 BUILDING RECORDING METHODOLOGY

3.1 Introduction and general scope

- 3.1.1 In accordance with the advice given by the planning department the recording at 34-38 Southampton Street, Reading will be undertaken at Level 2-3 (as defined by Historic England in Understanding Historic Buildings).
- 3.1.2 The Historic England guidance states that:
- 3.1.3 *'Level 2 is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.'*
- 3.1.4 *'Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.'*
- 3.1.5 It is anticipated that the recording will combine the photographic and descriptive aspects with more in depth research into phasing and the history of the building.
- 3.1.6 The main recording will be undertaken prior to the start of demolition or strip-out works but it is anticipated that some further targeted recording will be undertaken after the soft strip to record elements of the historic structure which were previously hidden but which have been exposed by the removal of modern fabric.
- 3.1.7 OA will liaise with the building contractor on site to ensure that any watching brief visits are made at appropriate points during the soft strip and demolition to ensure any revealed early fabric is recorded.

3.2 Methodology

- 3.2.1 The site recording would consist of three main elements: a drawn record, a descriptive, written record and a photographic record.

3.2.2 Photographic Record

- 3.2.3 The photographic record is intended to act as a general record of the features exposed. It will generally include both general shots of the building as well as detail shots of items/features of archaeological detail.
- 3.2.4 The photographic recording of the buildings will be carried out using a digital camera with up to 24-megapixel capability and stored in .jpeg format.
- 3.2.5 All photographic records will be accompanied by a photographic register.

3.2.6 A photographic scale will be used where possible.

3.2.7 Drawn Record

3.2.8 The drawn record will comprise the annotation of existing elevations and floor plans showing key features and phasing. Further detail drawings of features will also be produced if/as appropriate. The recording will mostly utilise the existing survey of the building with annotations added to explain and describe the structure.

3.2.9 Written Record

3.2.10 The written record is intended to supplement and support the other two elements of the recording and to provide additional descriptive analysis of the building (particularly the roof structure), in terms of its age, construction, alteration and use. It will include a description of specific areas exposed as well as how they fit into the overall complex.

3.2.11 Possible salvage identification

3.2.12 As part of the project OA will identify which, if any, historic features may have the potential to be reused in the proposed development.

3.3 Personnel

3.3.1 The recording will be undertaken by an experienced, dedicated buildings archaeologist under the overall guidance of Jonathan Gill (Project Manager) and Julian Munby, Head of OA's Buildings Archaeology Department.

4 REPORTING AND ARCHIVE METHODOLOGY

4.1 Programme

4.1.1 Reporting

- 4.1.2 Following the on-site recording a report will be produced which details the areas exposed and discusses how this enhances our overall understanding of the buildings.
- 4.1.3 The report will be completed within 5 weeks of the completion of the fieldwork.
- 4.1.4 A draft digital version of the report will initially be provided to the client for comments and then subsequently to the Conservation Officer or Planning Archaeologist prior to being finalised.
- 4.1.5 Two bound copies of the completed report will be provided to the planning authorities. A copy of the report in Adobe Acrobat (.pdf) format will also be provided.

4.2 Content

- 4.2.1 The content of this report will be in accordance with Historic England document *Understanding Historic Buildings: A Guide to Good Recording Practice* and it will include:
 - Introduction section explaining the background to the project;
 - An historical background;
 - A summary description of the overall building;
 - More detailed description of the roof structures exposed;
 - Overall interpretation of the roof;
 - A plan of the roof structure with interpretation;
 - Other relevant maps and figures;
 - Selection of photographs.

4.3 Archive

- 4.3.1 It is anticipated that the site archive will be deposited with Reading Museum (or other agreed archive) following completion of the project.
- 4.3.2 A summary of OA's general approach to documentary archiving can be found in the relevant Appendix.

5 HEALTH AND SAFETY

5.1 Roles and responsibilities

- 5.1.1 The Senior Project Manager, Jonathan Gill, has responsibility for ensuring that safe systems of work are adhered to on site. He delegates elements of this responsibility to the relevant Project Officer or Supervisor who will implement these on a day to day basis.
- 5.1.2 The Director with responsibility for Health and Safety at OA is Dan Poore Tech IOSH (Chief Business Officer).

5.2 Method statement and risk assessment

- 5.2.1 A summary of OA's general approach to health and safety can be found in the relevant appendix . A risk assessment has also been undertaken and approved and will be kept on site, along with OA's standard Health and Safety file, which will contain all relevant health and safety documentation.
- 5.2.2 The Health and Safety file will be available to view at any time.

6 BIBLIOGRAPHY

Historic England, 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*

Forum Heritage Services *Former Red Lion Public House and No. 38 Southampton Street, Reading: Heritage Statement* June 2018

OA STANDARD APPENDICES

The following methods and terms will apply, where appropriate, to all OA fieldwork unless varied by the accompanying detailed Written Scheme of Investigation.

Copies of all OA internal standards and guidelines referred to below are available on request.

APPENDIX A DOCUMENTARY ARCHIVING

A.1 Standard methodology – summary

- A.1.1 The documentary archive constitutes all the written, drawn, photographic and digital records relating to the set up, fieldwork and post-excavation phases of the project. This documentary archive, together with the artefactual and environmental ecofact archive collectively forms the record of the site. The report is part of the documentary archive, and the archive must provide the evidence that supports the conclusions of the report, but the archive may also include data which exceeds the limitations of research parameters set down for the report and which could be of significant value to future researchers.
- A.1.2 At the outset of the project OA Archive department will contact the relevant local receiving museum or archive repository to notify them of the imminent start of a new fieldwork project in their collecting area. Relevant local archiving guidelines will be observed and site codes, which integrate with the receiving repository, will be agreed for labelling of archives and finds.
- A.1.3 Where there is currently no receiving museum for the project archive, although responsibility for the archive ultimately lies with the client, OA will hold the archive on their behalf for a period of up to 3 years after completion of the report, after which time (in the event that a suitable depository has not been secured) provision for further storage of the archive will be made in agreement with Oxford Archaeology, the client and the relevant planning archaeologist.
- A.1.4 During the course of the project the Archive department will assist the Project Manager in the management of the archive including the cataloguing and development technique suitable for photographic archive requirements.
- A.1.5 The hard copy site archive will be security copied by scanning to PdFA and a copy of this will be housed on the OA Archive Server. A full digital copy of the archive, including scanned hard copy and born digital data, will be deposited with and made publicly available on-line through the ADS. A further copy will be maintained on the OA server and if requested a copy on disk will also be sent to the receiving museum with the hard copy. This will act as a safeguard against the accidental loss and the long-term degeneration of paper records and photographs.
- A.1.6 Born digital data will only be printed to hard copy for the receiving museum where practical. Archive elements that need maintaining in digital form will be sent to ADS in accordance with Arches Standard and ADS guidelines. A copy will be sent to the receiving museum by CD and back-up copies will be stored on the OA digital network. In most cases a digital copy of the report will be included in the OASIS project library hosted by ADS.
- A.1.7 Prior to deposition the Archive department will contact the museum regarding the size and content of the archive and discuss any retention and dispersal policies which may be applicable in line with local and SMA Guidelines ' Selection, Retention & Dispersal of Archaeological Collections' 1993.

- A.1.8 The site archive will then be deposited with the relevant receiving museum or repository at the earliest opportunity unless further archaeological work on the site is expected. The documentary archive will include correspondence detailing landowner consent to deposit the artefacts and any copyright licences in accordance with the receiving museum guidelines. Deposition charges will be required from the client as part of the project costs but the level of the fee is set by the receiving body, and may be subject to change during the lifespan of the project. Changes to archiving charges beyond OA's control will be passed across to the client.
- A.1.9 Oxford Archaeology will retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it will provide the receiving repository or museum for the archive with a full licence for use to the client in all matters directly relating to the project as described in the Written Scheme of Investigation, and in line with the relevant receiving body guidelines.
- A.1.10 OA will advise the receiving repository or museum for the archive of 3rd party materials supplied in the course of projects which are not OA's copyright.
- A.1.11 OA undertakes to respect all requirements for confidentiality about the client's proposals provided that these are clearly stated. It is expected that such conditions shall not unreasonably impede the satisfactory performance of the services required. Archaeological findings and conclusions can be kept confidential for a limited period but will be made publicly available in line with the above procedure either after a specified time period agreed with the client at the outset of the project, or where no such period is agreed, after a reasonable period of time. It is expected that clients respect OA's general ethical obligations not to suppress significant archaeological data for an unreasonable period.

A.2 Relevant industry standards and guidelines

- A.2.1 At the end of the project the site archive will be ordered, catalogued, labelled and conserved and stored according to the following national guidelines:
- A.2.2 The 2014 EAC Guidelines A Standard and Guide to the Best Practice for Archaeological Archiving in Europe (GB) Perrin K, Brown E et al.
- A.2.3 The 2014 CIFA Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives.
- A.2.4 The 2011 AAF guide Archaeological Archives A Guide to Best Practice in Creation, Compilation, Transfer and Curation. Brown D.
- A.2.5 The UKIC's Guidelines for the preparation of excavation archives for long-term storage.
- A.2.6 The MGC's Standards in the museum care of archaeological collections.
- A.2.7 Local museum guidelines such as Museum of London Guidelines: (<http://www.museumoflondonarchaeology.org.uk/English/ArchiveResearch/DeposResource>) will be adopted where appropriate to the archive collecting area.
- A.2.8 The site archive will be prepared to at least the minimum acceptable standard defined in Management of Archaeological Projects 2, Historic England 1991.

A.3 Relevant OA manual and other supporting documentation

- A.3.1 The OA Archives Policy.

APPENDIX B HEALTH AND SAFETY

B.1 Standard Methodology - summary

- B.1.1** All work will be undertaken in accordance with the current OA Health and Safety Policy, the OA Site Safety Procedures Manual, a site-specific Risk Assessment and, if required, Safety Plan or Method Statement. Copies of the site-specific documents will be submitted to the client or their representative for approvals prior to mobilisation, and all relevant H and S documentation will be available on site at all times. The Health and Safety documentation will be read in conjunction with the project WSI.
- B.1.2** Where a project falls under the Construction (Design and Management) Regulations (2015), all work will be carried out in accordance with the Principal Contractor's Construction Phase Plan (CPP).

B.2 Relevant industry standards and guidelines

- B.2.1** All work will be carried out according to the requirements of all relevant legislation and guidance, including, but not exclusively:
- B.2.2** The Health and Safety at Work Act (1974).
- B.2.3** Management of Health and Safety at Work Regulations (1999).
- B.2.4** Manual Handling Operations Regulations 1992 (as amended).
- B.2.5** The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (2013).
- B.2.6** The Construction (Design and Management) Regulations (2015).
- B.2.7** Relevant OA manual and other supporting documentation
- B.2.8** The OA Health and Safety Policy.
- B.2.9** The OA Site Safety Procedures Manual.
- B.2.10** The OA Risk Assessment templates.
- B.2.11** The OA Method Statement template.
- B.2.12** The OA Construction Phase Plan template.



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