

Heritage Statement

Site Address: Land adjacent to 28 Southampton Street, Reading RG1 2QL
Date: 14/04/19



Proposal of 8 mixed apartments and 1 bed flats



The purpose of this statement is to appreciate the existing heritage assets within the immediate area of the proposal.

To the South of the site stands the Red Lion public house, which has been appraised by the current owner and English Heritage and has been deemed of no significant historical or Architectural interest and has since been awarded planning permission for demolition as part of a modern scheme.

To the North of this site stands number 28 Southampton street. The description below is an extract from the Historic England Listed building Register and was listed as Grade II on 14th December 1978:

"SOUTHAMPTON STREET 1. 5128 (West Side) No 28 SU 7172 NE 4/574 II 2. Apparently C17 in fact an early C20 replica, timber framed and jettied brick infill, herring-bone below left hand 1st floor windows. Tiled roof with end chimneys. Jetty beams stop chamfered Right hand bay breaks forward slightly with 1 range of 2 light casements. Left hand bay has 3 close-set casements on 1st floor and shop window on ground floor, door panelled and stained to appear early C17. "

The description focuses purely on the frontage of this building which would not be affected as part of the proposed development at land adjacent to 28 Southampton Street. The recessed entrance open porch designed under the proposal will allow the listed building to be viewed from an angle South of the building.

Searching previous maps of this site, It can be seen on the map below from 1879 that there were originally buildings on this site.



English heritage also commented during the pre app phase that they were not concerned as the proposal wouldn't in fact touch the listed building.