

Case Name: Red Lion Public House and 38 Southampton Street, Reading

Case Number: 1457872

Background

Historic England has been asked to assess these two neighbouring buildings to see if they should be listed or granted a Certificate of Immunity from Listing.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1460849	Red Lion Public House and 38 Southampton Street, Reading	Listing	Do not add to List

Visits

Date	Visit Type
09 October 2018	Full inspection

Context

The buildings are subject to a live planning application for redevelopment. The buildings do not stand in a conservation area.

Assessment

CONSULTATION

Our consultation report was issued on 11 October 2018 and sent to the applicant, their agents, the local planning authority and the HER officer.

We received responses from two agents representing the owner indicating points of detail and providing a condition survey for the property, for which we are grateful. The owner contacted us asking why the application for a Certificate of Immunity was proceeding and it transpired that their agent had not withdrawn the application before a visit had been arranged and undertaken.

DISCUSSION

The revised Principles of Selection for Listed Buildings (DCMS, November 2018) state that before 1700, all buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest. From 1700-1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary. After 1850, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary. Careful selection is required for buildings from the period after 1945. This is amplified by our Selection Guide for Commerce and Exchange Buildings (December 2017) which notes that the Beer Act of 1830 was intended as a reaction against the perceived evils of gin. It resulted in a large increase in the number of pubs, often converted from private houses. Further legislation and licensing

controls led to the type of pub which became prevalent in the later C19 with multiple entrances and a variety of bars with different types of activity going on inside smoking rooms, public bars etc. Decoration was sometimes lavish and generally solid and comfortable with mahogany fittings, bevelled glass and shelved bar backs.

The Red Lion is a mid-C19 building of this type, with an external treatment of classical motifs and three entrances originally leading to different bar spaces. Its external architecture is the traditional type used for commercial and domestic buildings across Britain at this date with sash windows set in rendered and colourwashed walling with a slate roof and while still showing historic character as such, is not exceptional. Internally it has been compromised by the removal of all original fittings and the opening out of the floor space to create one inter-connected floor area. On upper floors features such as the staircase and fireplaces have either been removed or vandalised. The rear yard has been largely built over to create kitchens and other rooms for catering and storage.

The house to the south-east, 38 Southampton Street, is of earlier date than the pub and appears to be of C17 date in part. Chamfered ceiling beams survive at ground and first floor levels with exposed joists. This may be a fragmentary survival of a larger building which was partially demolished to make way for the pub, and it has been considerably altered with the rebuilding of external walls to the street front, which has a classical window surround at ground-floor level, and to the south-eastern gable end and to the rear, which has also been extended with a gabled wing. It is not now possible to ascertain with any degree of certainty whether the building was originally timber framed or its original plan and functioning.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled and a Certificate of Immunity from listing should be issued.

REASONS FOR DESIGNATION DECISION

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 internally, 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.

Countersigning comments:

Agreed. The Red Lion public house and 38 Southampton Street are too altered to be listed. A Certificate of Immunity should be issued. SG 19/11/18

Annex 1

Factual Details

Name: Red Lion Public House and 38 Southampton Street, Reading

Location: Red Lion, 34 Southampton Street, Reading, Reading, RG1 2QL 38 Southampton Street, Reading, RG1 2QL

County	District	District Type	Parish
	Reading	Unitary Authority	Non Civil Parish

History

The cottage of C17 or C18 date stands to the south of the site and was joined to the pub when it was built in the mid C19. Flanking buildings adjoining each gable end are shown on the Ordnance Survey map of 1879. Buildings over the rear yard are first shown on the OS map of 1931 and have since been extended. The building is in close proximity to the medieval Church of St Giles and was formerly embedded in a network of housing and industrial structures bordering the River Kennet, before the building of the present flyover to the north. The two buildings are now in one ownership. The public house closed in 2016 and has been vacant since then. It has been subject to vandalism and is currently (October 2018) boarded up.

Details

A public house and attached cottage. The cottage is of C17 or C18 date, and the pub appears to be mid C19.

MATERIALS & PLAN: timber framed with brick infill and rendered and colourwashed brick with a tile and slate roof. Two and three storeys with a single-storey extension to the rear. The earlier, timber-framed building is to the south and the mid-C19 pub is to its north.

EXTERIOR: the street front has a two-storey portion to the left and three storeys at right. The left-hand bay is the earliest part of the building, but appears to have been refaced in the C19 with a moulded classical surround to the ground-floor window at right and a plain, C20 door at left. The first floor has a two-light casement to left, set below the eaves, above which the tiled roof is steeply pitched. At right of this the pub has parapets masking its shallow-pitched roofs and a fascia with moulded border which crosses the front above the ground floor openings. The single, two-storey bay at left has two, closely-set window openings at left and a doorway to the right of the ground floor with a sash window of 3x4 panes to the first floor. The three-storey, three-bay portion at right again has two doorways and two windows at ground floor level and three, 3x4 pane sashes to the first floor and three 2x3 sashes to the second floor. The gabled flanks of the building are rendered and blind. The rear has exposed random-bond brick walling and two bays to the taller portion at left, with cambered heads to the openings. The first floor sill at left has been lowered to allow for glazed doors leading onto the flat roof of the extension which projects at ground-floor level across the former back yard.

INTERIOR: the ground and first floor ceilings of the earliest, southern portion have cross-axial, chamfered beams with joists with a wall plate showing on the rear wall at first-floor level. Attic timbers, including boxed purlins, are masked by C20 boarding. The ground-floor bar area of the pub has been opened out with the removal of dividing walls. Bar backs and counters are all of C20 date. Kitchens and lavatories have been built to the rear of the original building across the former back yard. At first and second floor level fireplaces have been sealed or else the hearths have been removed. Several windows have been replaced with uPVC substitutes and there has been some vandalism to fire surrounds and banisters.

Selected Sources

Map**National Grid Reference: SU7158672946**

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1460849_1.pdf