



HERITAGE STATEMENT

RED COW. 50 CROWN STREET READING RG1 2SE

PRESENTED BY: HUSSAIN ARCHITECTURAL DESIGN LTD
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Introduction

The purpose of this Heritage statement is as follows:

As the property is a Grade II Listed Building, a Heritage Statement is needed to demonstrate the design proposal for the building site based on 50 Crown Street Reading, RG1 2SE. The aim is to demonstrate the significance of the property and how the design proposal will affect the preservation of those features.



History

Reading is a large town and unitary authority area in the ceremonial county of Berkshire, England. It has strong royal connections as it consists of a monastery and a grade I listed Reading Abbey; built by Henry I in 1121-1125. Many pilgrims came to visit the abbey along with the king who would occasionally come to stay with his servants and bodyguards; increasing in the town's financial economy. This suggests the importance of the town in the medieval period.

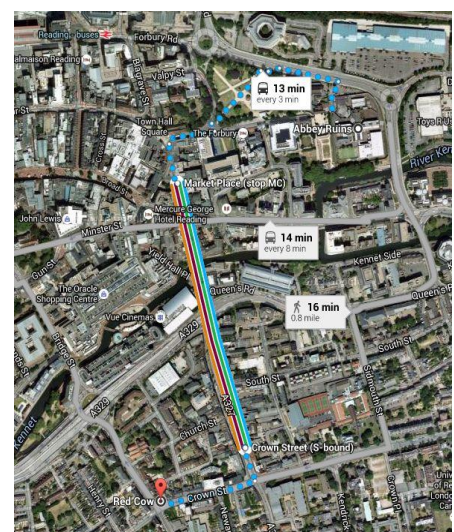
However, in the 1680s, the town was seriously affected by the English Civil War, along with a major siege, a loss of trade & played a role in the Revolution of 1688.



The Abbey is placed relatively close to the building site; approximately 16 minutes away as demonstrated below. Currently, Abbey Reading has been renamed and the remained structure and ruins are left for viewing.



The above image is the earliest map of reading, Berkshire. Published in 1611 by John Speed.



Significance

During the medieval period, brick and tile making had been prevalent in the town. Brick making was in general hard work and the working hours were long. During the 19th century, most of Reading's Georgian and Victorian buildings were built of locally produced brick, tile and terracotta. For that reason, Thomas Hardy; a Victorian poet and novelist, re-christened Reading as 'Aldbrickham'; the old brick town, in his novel Jude the Obscure.

However, prior to this era; before the 15th century, the Romans were the first brick makers in the area, and the bricks were typically 9 inches and 2 inches thick. There were also special bricks with holes in. These bricks were created as part of the Roman central heating system. As the Romans left, the business died out, and the old bricks that were left in the old buildings of the dark Ages were robbed.

Thereafter, brickmaking re-started in the 15th and 16th century and the Elizabethan bricks were rather smaller and expensive. For this reason, these bricks were only used for special buildings and were made on an individual basis, and for a specific buildings up until the 19th century.

By the 19th century, the town saw many changes made to its economy, such as the development of the towns brewing, baking, seed growing business & the coming of the Great Western railway. For this reason, links to London were made easier and trading increased. Therefore, today; the population has significantly increased and the town of reading has become a commercial center.

The grade II listed building, known as the Red Cow, is based in Reading; within close proximity of The Oracle Shopping Centre and the University of Reading. It was given its grade II listed status on: 14-Dec-1978. This 3 storey building dates back to the 18th century. The main walls are of traditional brick construction with brick elevation under predominantly pitched and tile roof slopes. The property is of an attractive appearance and has considerable character including exposed timberwork internally.

However, the listed status of this building is only for the rounded corner extension to Crown Street, which dates back to the 1860s. It consists of 3 windows with hipped tiled roof and 2 window extensions to the North. This demonstrates a good example of early C18 brickwork.

The above image demonstrates the location of the building based on the corner of Crown Street adjoined with another building on 63 Southampton Street.

This old picture of the property on Southampton Street; taken in 1891, showing a side the grade II listed building. The roof tile works are the same and the architectural style remain the same a century later. The façade of the building is made using traditional red bricks as shown below.





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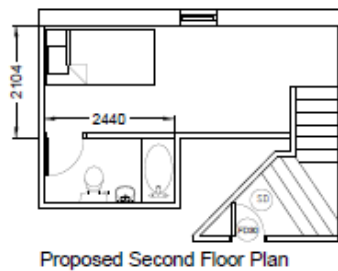
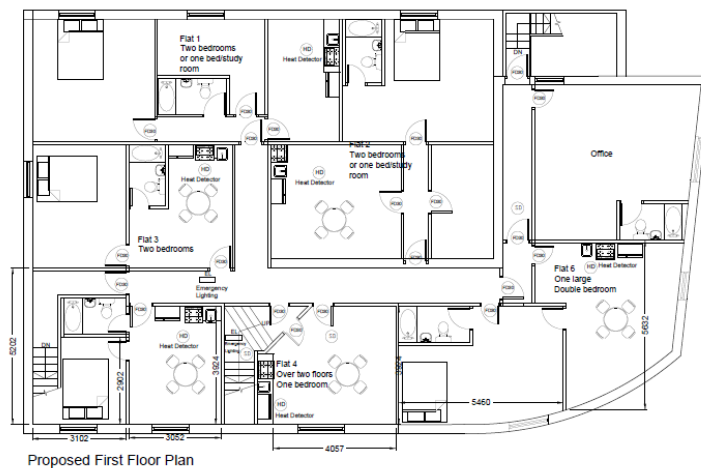
Proposal

The design proposed for this building included a restaurant on the ground floor, a double storey extension to the rear; and the first and seconds floors will be converted into flats along with one office. There will be adjustments made to the internal walls/partition and the main beams will be protected internally. Externally the client proposes a shop front and bi-folding doors to the rear extension. The image below demonstrates the design proposal drawing on the ground floor of the building. The space has been utilized to create zoned spaces for group and single dining, and a counter area. There will also be a function room to cater for large groups for parties etc. Minor internal changes are made such as removing excess partition walls and doors to maximize the space overall.



Proposed Ground Floor Plan

For the first and second floors, the images below demonstrate the proposed design drawings to show the bedroom flats and how the space will be utilized for each room. Minor internal changes will take place such as making changes on the partition walls and adding bathroom walls where needed. The first floor also includes an office.



Overall, changes will be made both internally and externally.