

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 20th July, 2022

Ward: Abbey

Address: Bugle Public House, 144 Friar Street Reading

Proposal: To add the Bugle Public House, 144 Friar Street, including linked properties to the rear, to the List of Locally-Important Buildings and Structures

RECOMMENDATION

That the Bugle Public House, 144 Friar Street, Reading, including linked properties to the rear, be added to the List of Locally-Important Buildings and Structures.

1. PURPOSE AND SUMMARY OF THE REPORT

1.1 To report on a proposal to add the Bugle Public House, 144 Friar Street, Reading, to the List of Locally-Important Buildings and Structures.

1.2 Appendices:

Appendix 1: Location map

Appendix 2: Relevant photos and images

Appendix 3: Proposed Local List text

Appendix 4: Nomination form

Appendix 5: Representation by landowner

Appendix 6: Representation by CAAC

2. BACKGROUND

2.1 Reading Borough Council maintains a List of Locally-Important Buildings and Structures ('the Local List'). Its purpose is to recognise the buildings and structures which do not meet the criteria for national listing but, are nonetheless significant to the heritage of the local area. It was agreed by Planning Applications Committee on 2nd December 2020 that decisions on additions to the Local List should be made at PAC.

2.2 A nomination was received on 3 April 2022 to add the Bugle Public House, 144 Friar Street, to the Local List. Consultations have been carried out in accordance with the agreed process, and this report sets out the recommended action.

2.3 The Bugle is a small public house on Friar Street, which closed its doors in 2021, together with linked buildings to the rear. It has been in use for the sale of beer (originally as a beerhouse, and more recently as a public house) since at least 1841, and forms part of Fife Court, a small court extending south of Friar Street.

- 2.4 The nomination form received for the building identifies the significance of the building as being:
- Its origins in the mid-19th Century, likely from before 1840, and its status as the remainder Fife Court, the last of a number of small courts that extended from Friar Street;
 - Its historic association with the Winkworth family, H & G Simonds and its probably military association;
 - Its role in the development of Reading as a surviving example of a number of beerhouses that existed in the 19th Century;
 - Its group value as part of Fife Court; and
 - Its contribution as the last traditional public house in this part of Friar Street.
- The nomination form providing more detail can be seen in full in Appendix 4.

3. RESULTS OF CONSULTATION

- 3.1 The following were consulted on the proposed addition to the Local List:

- Thackeray Estates Reading City Ltd (landowner);
- Abbey ward councillors;
- Reading Conservation Area Advisory Committee; and
- Reading Civic Society.

- 3.2 Responses were received from all of the above.

3.3 Thackeray Estates Reading City Ltd;

A full copy of the response from the landowner is included as Appendix 5. The response objects to the proposal to add the building to the Local List, and summarises the reasoning as follows:

- “a. The building, whilst of some age, does not represent the character and typology of buildings of that age i.e. 1840-1870.*
- b. Architecturally the building has been altered repeatedly, both internally and externally, with the existing frontage and roof form dating entirely from early 20th Century. In our opinion its scale is considered to be an anomaly within the street, with limited group or townscape value.*
- c. There have been no evidences associating the building with important events or residents where there may be collective and shared memories with the community.*

Based on the above, the building should not be included in the Local List as it fails to comply with local criteria as there is case has not been proven apart from anecdotal notes on past occupants.”

3.4 Ward councillors;

A response was received from Councillor Page on behalf of Abbey ward councillors as follows:

“Abbey Ward Councillors are very much in support of adding the Forbes Public House to the list of Locally significant buildings.”

3.5 Reading Civic Society;

“RCS support the proposal to add the building to the Local List.

They have also been involved in ongoing discussions about future development plans of the site, incorporation of the front portion of the Public House and are in general agreement with what has been proposed.”

3.6 Reading Conservation Area Advisory Committee;

CAAC submitted the original nomination for addition to the Local List (Appendix 4) but have submitted further information in the form of a response to the landowner regarding points raised in relation to proposals for the site. This identifies in more detail the history of the building as a beer house and public house since at least 1841, and can be seen in full in Appendix 6.

4. ASSESSMENT

4.1 The assessment of a nomination proposal to add a building or structure to the Local List needs to be considered against the criteria in Appendix 2 of the Reading Borough Local Plan (adopted 2019). This is being done in this report. It is not judged against the criteria for statutory listing, but for whether it is of significance to the community of Reading.

4.2 Exclusions

4.2.1 The Local Plan specifies that a building should not be considered for the Local List where it is already part of a conservation area, scheduled monument or subject to an Article 4 direction relating to historic or architectural interest. The Bugle, 144 Friar Street, is not within any of these existing designations and can therefore be considered against the other criteria.

4.3 General principles

b. 1840 - 1913: Any building, structure or group of buildings that is/are of clearly-defined significance in the local context and where elements that contribute to its/ their heritage significance remain substantially complete.

4.3.1 It is considered possible that the building dates from earlier than 1840, but as there are no known records of the building from before 1840, it is considered appropriate to use the 1840-1913 criteria where records do exist, which have a higher bar for addition to the list.

4.3.2 Whilst there have been a number alterations to the building since this period, including internal alterations to the bars and smoke room, as well as external alterations such as the dormer window, some elements that contribute to the heritage significance remain substantially complete. The original layout of the commercial buildings has been retained. The 19th / early 20th century structures show an important development of the provision of public houses and related activity to the community of Reading. The building also retains important elements such as flat clay tiles and a single central timber framed window facing Friar Steet, as well as the angled corner at the entrance to Fife Court. Its positive impact on

the character and streetscape of Friar Street remains largely intact. It is therefore considered that the buildings fulfil the criteria for the period of 1840-1913.

4.3.3 The comparison between 1905 and the present day can be seen in Figures 1 and 2 below.

Fig. 1: Historic Photo - c. 1905.
(Source - Simmonds Family website - Brewery Family).



Fig. 2: Current photo, Bugle PH,
144 Friar Street,



4.4 Significance

4.4.1 To be added to the Local List, a building or structure must fulfil at least one of the defined significance criteria, which fall into two categories - historic interest and architectural interest. These are assessed below.

Historic Interest

a. Historical Association

i. The building or structure has a well authenticated historical association with a notable person(s) or event.

ii. The building or structure has a prolonged and direct association with figures or events of local interest.

4.4.2 The remaining buildings of site have a clear connection with figures and events of local interest. The nominated site is significant as a physical reminder of the facilities associated with the delivery of hotel and beer drinking service industry supplying the general community of Reading since the mid-19th century.

4.4.3 The owner of Fife Court in 1850 was William Winkworth, father in-law of brewer James Allnutt who married Charlotte Ellen Winkworth in 1835. The owner of the public house and cottages in 1882 was Miss Winkworth (probably Jane Forrest Winkworth born 1809, also daughter of William Winkworth). The freehold was acquired at some stage, certainly by 1903, by H & G Simonds, the important local brewery.

b. Social Importance

The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.

4.4.4 It is worth noting that the criterion specifically identifies that public houses that formed a focal point or played a key social role would qualify. The Bugle PH has a long association with beer making and serving the local community since the mid-19th century. The public house existed as a beer house since at least 1841 when Daniel David is mentioned in the 1841 census as a beer seller at this location.

c. Industrial Importance

The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges.

4.4.5 The building has clear links to the locally important beer brewing industry. It is known that it was owned freehold in 1903 by H & G Simonds brewery, at the time based nearby in Bridge Street. H & G Simonds, founded in the 18th century, was one of the key industries in Reading during this period, and the town has long been known for the three B's (beer, bulbs and biscuits). The group of buildings clearly fulfils this historical criterion.

Architectural Interest

a. Sense of place

i. The building or structure is representative of a style that is characteristic of Reading.

4.4.6 It is considered that the building fulfils this criterion, as examples of late 19th and early 20th century commercial hotel architecture. Although not large, it is an example of a small-scale commercial service. It also forms part of a side court to Friar Street (Fife Court) which was once characteristic of the street, but most of which have since been lost.

b. Innovation and virtuosity

i. The building or structure has a noteworthy quality of workmanship and materials.

ii. The building or structure is the work of a notable local/national architect/engineer/builder.

iii. The building or structure shows innovation in materials, technique, architectural style or engineering.

4.4.7 The building was part of the vernacular brick, early 19th two storey buildings, and scale of early Reading. There has been gradual evolution and additions, but the general scale and simple character has been kept. See Figs 1 & 2, item 2.3. It is therefore considered that it fulfils this criterion.

c. Group value

i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.

4.4.8 The Bugle PH makes a contribution to the streetscape of Friar Street. It is one of the last remaining buildings from the beginning of the 19th Century. It is the earliest remaining Public House in Friar Street. The side lane is part of an earlier Fife Court area that was characteristic of other side courts to Friar Street. Therefore, it is not only the building but also its connection to the surrounding layout that is of importance.

4.5 Conclusion of assessment

4.5.1 The Bugle Public House, qualifies for addition to the Local List because it:

- Is not within a conservation area, scheduled monument or area subject to an Article 4 direction relating to historic or architectural interest;
- Dates from between 1840 and 1913 and the elements that contribute to a high level of significance in the local context remain substantially complete.
- Contributes to the heritage of the Borough in terms of its historical association;
- Contributes to the heritage of the Borough in terms of its social importance;
- Contributes to the heritage of the Borough in terms of its industrial importance;
- Contributes to the heritage of the Borough in terms of its sense of place;
- Contributes to the heritage of the Borough in terms of its innovation and virtuosity; and
- Contributes to the heritage of the Borough in terms of its group value.

5. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

5.1 Local listing of buildings and structures, where it leads to the retention of those buildings or structures, can help to address the climate emergency by negating the need for demolition and new development, which are processes that use significant amounts of energy and result in emissions. However, in the long-term, it can be more difficult to achieve high levels of energy performance in older buildings than in new builds. There are therefore potentially either positive or negative effects, and schemes will need to be assessed at the application stage in terms of their compliance with the Council's policies.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 It is not expected that there will be any significant adverse impacts on specific groups due to race, gender, disability, sexual orientation, age or religious belief as a result of the recommendations of this report.

7. LEGAL IMPLICATIONS

- 7.1 Addition to the Local List is not a statutory process, and there are no legal implications of the recommendations of this report.
- 7.2 In terms of the status of the building as part of future proposals, whether or not it was added to the Local List it would still be a 'non-designated heritage asset' in terms of the National Planning Policy Framework (NPPF) and would therefore be a material consideration in any future development application.

8. FINANCIAL IMPLICATIONS

- 8.1 Consideration of this nomination and any resulting amendments to the Local List will be accommodated within existing budgets.

Bruce Edgar, Conservation and Urban Design Officer

APPENDIX 1: LOCATION PLAN



LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES

APPENDIX 2: RELEVANT PHOTOGRAPHS AND ILLUSTRATIONS

Fig. 01: Street elevation, of the Bugle Public House



Fig. 02: Friar Street, looking West.



Fig. 03: Rear of the site looking North.



Fig. 4: Fife Court looking North.
Bugle is at the end of the Lane.



Fig. 5 Fife Court looking South.
Bugle is on the right.



Fig. 6: The site and is identified the 1853 Board of Health maps.



APPENDIX 3: PROPOSED LOCAL LIST TEXT

The Bugle at 144 Friar Street is a former public house dating from the mid-19th century. Until its 2021 closure, it had been in use for the sale of beer since at least 1841 and represents the last traditional public house in the western part of Friar Street. It sits within Fife Court, which is one of the last examples of small courts in central Reading, with many other examples having already been lost.

The building was initially classed as a beerhouse, operated by Daniel David according to the 1841 Census, of which there were a number in Reading, under the simplified licensing system of the 1830 Beer Act. Despite changes to the licensing regime in 1869 that resulted in the closure of many of Reading's beerhouses, the Bugle retained its license. It received a wine licence in 1952 and a full publican's licence in 1955.

The name of The Bugle dates from at least 1866, and the current pub sign is from the 66th (Berkshire) Regiment at the Battle of Maiwand (1880), which is also commemorated by the Maiwand Lion monument in Forbury Gardens. There is likely to have been an association between the pub and regiment, with the owner in 1850 being William Winkworth, a Captain and adjutant in the Berkshire Royal Militia, which took part in the Crimean War and was amalgamated into the regiment in 1881. The name prior to 1866 may have been The Sir John Barleycorn

The building was in the Winkworth family ownership until being auctioned in 1882 along with the Fife Court cottages. In 1903, the freehold owner was the brewery H & G Simonds, which operated from Bridge Street until 1978, and which was an important part of Reading's 19th Century industries.

Whilst there have been changes made to the building over the years, the overall size, scale, massing and contribution to the Friar Street environment remain, as well as the flat clay tiles, single central timber framed window facing Friar Steet, and angled corner. Alterations include a rearrangement of the bars in 1920 and changes to the smoke room in 1925.

APPENDIX 4: NOMINATION FORM

Address of building/structure: The Bugle, 144 Friar Street including linked properties to the rear.

Postcode of building/structure: RG1 1EX

Owner of building (if known): See various notes in Appendix 3.

Age of building: (b) 1840 - 1913: any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance

Please provide comments or further explanation of above: People were living in Fife Court in 1838 as a petition to the House of Commons from the 'poor cottagers of Reading' who could not pay the poor rate that they had been assessed for could be signed at one of the cottages. The notice in the Reading Mercury said 'That the Magistrates refuse to grant us relief, and we are in danger of having our little property distrained [sic] on, for the rates, which we are unable to pay, as many of us are in arrears of rent.' [ref 1]

The pub and 6 tenements (nos 2-7) appear in the 1841 census [Appendix 3]. Therefore, it is highly likely that the public house and tenements behind it in Fife Court date from before 1840.

In 1851 there are still 6 tenements although now numbered 1-6 [Appendix 3]. At this date the layout of the properties can be seen on the 1853 Board of Health map [Appendix 1]. Over the next 150 years changes took place to the public house and the use of the cottages at the rear but they are a heritage survival of significance in Reading's town centre.

Fife Court is the last of the courts on this side of Friar Street [Appendix 4]. The Bugle was the last traditional pub on Friar Street before its closure in 2021.

The building or structure has a well authenticated historical association with a notable person(s) or event: Don't know

Please provide further comments or explanation:

The building or structure has a prolonged and direct association with figures or events of local interest: Yes

Please provide further comments or explanation: The owner of Fife Court in 1850 was William Winkworth [ref 2], father in law of brewer James Allnutt who married Charlotte Ellen Winkworth in 1835 [ref 3].

The owner of the public house and cottages in 1882 was Miss Winkworth (probably Jane Forrest Winkworth born 1809, also daughter of William Winkworth). The properties were auctioned in 1882 including The Bugle, let to Messrs Simonds, and five cottages at the rear known as Fife Court [ref 4]. This is probably when Simonds acquired the freehold of the pub [ref 5].

The pub name is 'The Bugle' and the bugler on the current pub sign is from the 66th (Berkshire) Regiment at the Battle of Maiwand (1880) [ref 6] (Appendix 2, image 7). There is a memorial in Forbury Gardens to this famous battle.

It was known as 'The Bugle' from at least 1866 [ref 7] and may previously have been The Sir John Barleycorn [ref 6].

There is a probable military association between the pub and the regiment. William Winkworth (1779 - 1857) who owned the pub in 1850 was a Captain and adjutant in the Berkshire Royal Militia [ref 8]. The regiment was amalgamated into the Royal Berkshire Regiment in 1881. The militia took part in the Crimean War and the bugle referred to in the pub name may have been the 'Balaklava Bugle' that sounded the Charge of the Light Brigade in 1854 [ref 9].

In any case, the pub name 'The Bugle' and also 'Fife Court' suggests a military association of some kind.

The building or structure has played an influential role in the development of an area or the life of one of Readings communities: Yes

Please provide further comments or explanation: The public house existed as a beer house since at least 1841 when Daniel David is mentioned in the 1841 census as a beerseller at this location [Appendix 1].

1830 Beer Act allowed a simplified license application system for beerhouses as a result of which many were opened in Reading. From 1869 there was a single licensing regime but with different categories of licence for alehouses and beerhouses. In 1869, The Bugle was able to retain its licence but the opportunity was taken at that time to close down many of the less reputable beerhouses in Reading.

In 1903, The Bugle was described as a beerhouse, owned freehold by Reading brewers, H & G Simonds, tied for all intoxicating liquor. The licensee was John Broadley on a monthly tenancy. The pub had two entrances onto Friar Street and one onto Fife Court. Details of the bar(s) are not given but it had three rooms for travellers, no stabling, a urinal for customers and a WC for private use. It is described as 'Old house in good order, clean outside and inside. newly done up'. The customers are described as '...working class with the rooms let to lodgers'. At that time there were 7 alehouses and 4 beerhouses in Friar Street [Ref 10].

In 1911 the license renewal for the public house was initially objected to by the magistrates on the grounds of 'necessity' (that it was not required as there were enough pubs in the area) but it was eventually reprieved [ref 11].

The Reading magistrates licensing register that covers 1898-1928 gives details of planning applications made in relation to public houses. Owners Simonds made improvements to the public house during this period. On 6 April 1912 extension of the public house by the addition of an adjacent cottage to provide a new urinal, WC and scullery was approved. On 2 July 1920 the bars were re-arranged. On 4 June 1925 there were alterations to the smoke room. All these changes were carried out in accordance with plans [ref 11].

The Bugle continued to improve its standing and was granted a wine licence in 1952 and then in 1955 a full publican's licence. This was achieved by the brewery surrendering the licence for the Bricklayers Arms on Coley Street [ref 12].

Before its recent closure it was the only traditional pub on Friar Street.

The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges: No
Please provide further comments or explanation:

The building or structure is representative of a style that is characteristic of Reading:

Please provide further comments or explanation: The red brick of The Bugle and the cottages behind is typical of Reading but otherwise the architecture is not particularly representative.

The improvements carried out by H & G Simonds are typical of their desire to improve their pub estate.

The building or structure has a noteworthy quality of workmanship and materials: It is typical of small local public Houses.

Please provide further comments or explanation:

The building or structure is the work of a notable local or national architect/engineer/builder: Don't know

Please provide further comments or explanation:

The building or structure shows innovation in materials, technique, architectural style or engineering: The red brick of The Bugle and the cottages behind is typical of Reading but otherwise the architecture is not particularly representative. It is from a time that is rapidly being lost.

Please provide further comments or explanation:

The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area: Yes

Please provide further comments or explanation: A Comparison of images 1 and 2 in Appendix 2 show the minimal changes to the exterior of the public house. There is one door to Friar Street and another to Fife court. At the beginning of the twentieth century (image 1) there was a corner door now blocked off and used as a window (image 6).

The dormer in the roof has also been changed but otherwise the same building is recognisable (image 2).

At least one of the cottages in Fife Court have been absorbed into the public spaces of The Bugle as evidenced in the licensing entries for 1912. Other doorways have now been bricked up but not all the windows and the form of the nineteenth century residential court is still readable (Appendix 2 images 3, 4, 5)

The Goad insurance map in Appendix 1 show that at least one of the cottages was in non-residential use, a plumbers store, by 1895.

Fife Court is the last court of the eight that existed along the south side of Friar Street [Appendix 3].

In 1842 from west to east there were:

Fry (or Fly) Court

Gas Court

Bird Court

Cottage Court
Ball's (or Ball) Court
Fife Court
Dyson Court
Tilleard (or Tillard) Court
By 1914 only Fife Court remained.

The courts provided cheap housing for working people and tradesmen. In 1841 there were two shoemakers, two ladies of independent means, a corn porter and a boot glaser (?). In 1911 only four of the cottages were occupied and the residents were an outside worker of GWR, a market gardener who was out of business having failed and two widows [Appendix 1].

The sanitary condition of the courts in the mid nineteenth century left a lot to be desired. In 1850, Reading Borough Corporation was constituted as a Local Board of Health under provisions included in the Public Health Act 1848. Their responsibilities included water supply and sewage and they were responsible for surveying the town and producing the 1853 Board of Health maps.

In 1852 a well digger died after he and his assistant fell into the Fife Court cesspool after becoming overpowered by stench. Cause of death was said to be 'inhalation of the poisonous gases' [ref 14].

In 1877 the Deputy Town Clerk was authorised to serve notices on the owner of the houses in Fife Court to provide proper drains that emptied into the sewers within eight weeks [ref 15].

The buildings/structures are an example of deliberate town planning from before 1947: No

Please provide further comments or explanation:

Please upload any evidence you have assembled that help to make the case as to why the building or structure fulfils the above criteria: APPENDIX 1.docx, APPENDIX 2.docx, Appendix 3 Bugle and Fife Court residents.xlsx, Appendix 4 - Courts on the South side of Friar Street from West Street going eastwards.docx

Please briefly describe the relevance of the evidence you have attached: Appendices

Appendix 1 - maps

Appendix 2 - photographs

Appendix 3 - Fife Court and surrounding Friar Street area residents from censuses and directories

Appendix 4 - Courts on the south side of Friar Street through time from directories

References

1. Reading Mercury 10 March 1838

2. Reading Borough Rate Book 1850 Berkshire Record Office R/F R2/1

3. Reading Mercury 15 June 1835 p3

4. Reading Observer 17 June 1882

5. The date of acquisition is shown as between 1882 and 1885 in 'Particulars of Freeholds, Copyholds, Leaseholds, Lifeholds &c belonging to H&G Simonds Ltd, The Brewery, Reading Nov 1895'. London Metropolitan Archive ACC/2305/60/120

6. Abbot Cook to Zero Degrees, an A to Z of Reading's Pubs and Breweries. John Dearing, David Cliffe and Evelyn Williams. History of Reading Society 2021.

7. Berkshire Chronicle 14 July 1866. Leonard G Hale announces that he is taking over The Bugle.

8. The Balaklava Bugle
<https://www.bbc.co.uk/ahistoryoftheworld/objects/rJ49c3NITFaqZOHa09NjXg> accessed 29 March 2022
9. 1851 Census for Queens Road, Reading
10. Reading Borough Council Survey of Licensed Premises 1903 (Reading Central Library)
11. Licensing register 1898 - 1931 PS/R 14/7 Berkshire Record Office
12. Licensing register 1951 - 1961 PS/R 14/11 Berkshire Record Office
13. Reading Borough Council Survey of Licensed Premises 1903 (Reading Central Library)
14. Berkshire Chronicle 21 August 1852
15. Berkshire Chronicle 6 January 1877

Please provide any additional comments that you would like to make in support of adding this building or structure to the Local List:

Name: Evelyn Williams

Email address: chair.readingcaac@gmail.com

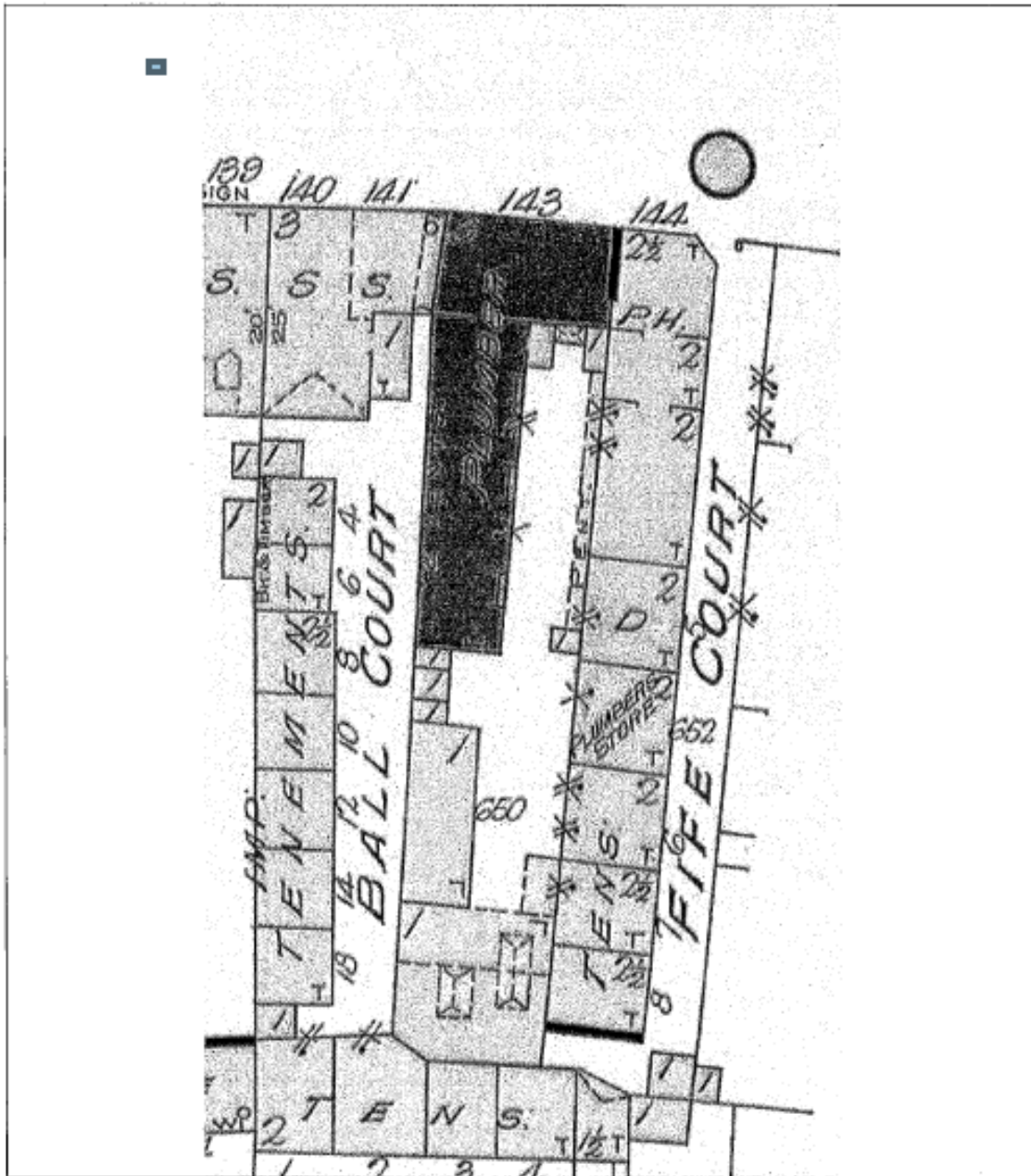
Date of nomination: 03/04/2022

ANNEXURE 4A for CAAC nomination.

APPENDIX 1

Board of Health and Goad Insurance maps

Fife Court from the 1853 Board of Health maps. Courtesy of Berkshire Record Office [permission being obtained] online at <https://maps.berkshirerecordoffice.org.uk> MAP 4



The Bugle and Fife Court from the 1895 Goad insurance maps of Reading (Map 8)
Via wikimedia commons
[https://commons.wikimedia.org/wiki/Category:Goad_fire_insurance_maps_of_Reading#/media/File:Insurance_Plan_of_Reading_sheet_8_\(BL_148772\).tiff](https://commons.wikimedia.org/wiki/Category:Goad_fire_insurance_maps_of_Reading#/media/File:Insurance_Plan_of_Reading_sheet_8_(BL_148772).tiff)

Photographs of The Bugle and Fife Court

Image No	
1	<i>[RBC note - photo missing from nomination]</i>
	<i>The Bugle probably early twentieth century. Courtesy of Simonds family website. [permission being obtained] – scroll down this page to ‘Reading, The Bugle’ https://simondsfamily.me.uk/the-brewery-estate/public-house-estate/</i>

2



The Bugle in 2022 (Evelyn Williams)

3



Cottages at the side of The Bugle and side entrance to bars in 2016 (Evelyn Williams)

4



*Cottages at the side of The Bugle looking towards Friar Street in 2016
(Evelyn Williams)*

5



Fife Court in 2022 (Evelyn Williams)

6



Corner door to The Bugle closed and replaced by a window 2022 (Evelyn Williams)

7



Pub sign and first floor 2022 (Evelyn Williams)

Address

1841 Census

144 Friar Street	Daniel David + 4
1 Fife Court	
2 Fife Court	John Simpson + 2
3 Fife Court	Sarah Penfold + 2
4 Fife Court	George Burkett + 2
5 Fife Court	William Smith + 1
6 Fife Court	William Charlton + 5
7 Fife Court	Mary Brown + 3
8 Fife Court	
145 Friar Street	Elizabeth Lane + 2 inc Ellen Ellen Lane + 6 others
146 Friar Street	
147 Friar Street	
148 Friar Street	John Bully + 7

Profession/Employment 1842 Directory

Profession/Employment 1851 Census

Profession/Employment 1842 Directory	Profession/Employment 1851 Census
Publican	Daniel David + 4
Shoemaker	William Smith + 5
Independent means	Henry Thatcher + 6
Corn Porter	William Liddiard + 5
	John Wiggins + 4
Boot Glaser (?)	George Watmore + 3
Shoemaker	Henry Hadley + 8
Independent means	
Independent Means	Mrs Elizabeth Lane
Straw Bonnet Maker	Ellen Lane
	Straw Bonnet Maker
	Isaac Moule
	Tailor
	Robert Howes
Surgeon	John Bulley Esq
	Surgeon
	William Coggs + 2

Profession/Employment	1861 Census
Blowers, Stewart	Daniel Dawid + 3
Ticket Porter	John Wiggins + 6
Coal heaver	John Boyd + 1
Porter	Thomas Andrews + 1
Corn Porter	Joseph Waugh + 4
Day Labourer	
Shoemaker	Edward Lovegrove + 5
Retired baker	Richard Harmer + 6
Grocer	Robert Howes + 6 Charles Dementier + 5
Tailor (Porter at Athenaeum)	Great Western coal office

Profession/Employment	1865 Directory	Profession/Employment
Blowers, Stewart	William Woodson	Barrett
Railway Labourer		
Malster	Fife Court	
Shoemaker	residents not listed	
Hotel keeper Temperance Hotel	Mary Farmer	Great Western Boarding House
Grocer	Robert Howes and Son	grocers etc
Schoolmaster Athenaeum	Thompson and Cartwright Athenaeum	cheeses factors etc

1888 Directory	Profession/Employment	1891 Census
J Strand	The Duke	James R Simmonds + 7
	Fife Court residents not listed	Henry Strange + 3
		Hannah Murphy + 2 Sarah Jozzo (?) + 3
J Broadway	Commercial and family hotel	Charles Taylor + 3 William S Monger + 7
		Henry G ? + 3

Profession/Employment	1901 Census
Leonard Michualla	Henry Cooper + 3
	Henry Strange + 2
Railway Porter	-
Charwoman	Sarah Porro + 1
Plaster worker	Hannah Murphy + 1 Maria Newton + 2
?	
Hotel keeper	
Steward (wife stewardess)	William Freely (?) + 6

Profession/Employment **1911 Census**

Blackhouse beer shop to railway guard John Blackwell + 5

Railway Station Porter Henry Strange + 2

(Widow) John Robert Leach + 4
Charwoman Hannah Murphy
(Widow) Fanny Lammas

Next is No 150

Hotel proprietor

Profession/Employment **1975 Directory**

Unlicensed Wine/Beer

Outside worker of GWR

Market Gardener (out of business
having failed)
widow
widow

Profession/Employment

English public house

Sun Building

Courts on the South side of Friar Street from West Street going eastwards

1842 Directory	1865 Directory	1888 Directory	1895 Goad	1899 Directory	1914 Directory
Fry Court	Fly Court	Fly Court			
Gas Court	Gas Court	Gas Court	Gas Court		
Pig Market (through route)					
Bird Court	Bird Court – Reform Square				
Cottage Court					
Union Street	Union Street	Union Street	Union Street	Union Street	Union Street
Ball's Court	Ball Court	Ball Court	Ball Court	Ball Court	
Fife court	Fife Court	Fife Court	Fife Court	Fife Court	Fife Court
					Queen Victoria Street
Dyson Court	Dyson Court	Dyson Court	Dyson Court	Dyson Court	
Cross Street	Cross Street	Cross Street	Cross Street	Cross Street	Cross Street
Tilleard Court	Tilleard's Court	Tillard's Court			
			The Arcade (approx where Bristol & West is now)	The Arcade (approx where Bristol & West is now)	The Arcade (approx where Bristol & West is now)

APPENDIX 5: REPRESENTATION FROM LANDOWNER

REVIVE&TAILOR

Heritage | Regeneration | Placemaking

THE BUGLE PH, READING

To: **Conservation & Urban Design Officer, Reading Borough Council**
From: **Nairita Chakraborty, Built Heritage & Townscape Consultant**
Date: **14th June 2022**
Title: **Proposed local listing of The Bugle PH, 144 Friar's Street, Reading RG1 1EX**

1. This note has been prepared on behalf of Thackeray Estates Reading City Ltd ("the Client"). It is in response to the consultation letter received from yourself dated 17th May 2022, regarding the proposed inclusion of The Bugle PH, 144 Friar's Street within the Council's List of locally important buildings and structures ("the Local List").
2. It is understood that the proposal to designate the building in the Local List was following a request dated 3rd April 2022. It is also noted that whilst this is not a statutory designation, relevant national and local plan policies relating to non-designated heritage assets would apply.
3. Para 47 Historic England's Advice Note 7 on Local Heritage Listing states:

"To qualify for local heritage listing nominated assets will need to meet the requirements of the selection criteria, and national planning policy. Assessment processes, including public consultation, are helpful in identifying errors or inaccuracies in supporting information."

Criteria for designation

4. The Council's criteria for designation is included in the Appendices of their Local Plan (2019). These are broadly in line with the criteria by Department of Culture, Media and Sport on the selection of national designations.
5. One of the key principles of selection is its age and rarity-
 - a. *pre-1840: Any building, structure or group of buildings where its/ their original character and form are clearly identifiable.*
 - b. *1840 - 1913: Any building, structure or group of buildings that is/are of clearly-defined significance in the local context and where elements that contribute to its/ their heritage significance remain substantially complete.*
 - c. *1914 - 1939: Any building, structure or group of buildings where the elements that contribute to a high level of significance in the local context remain substantially complete.*

- d. *post-1939: Any building, structure or group of buildings where the elements that contribute to its/ their exceptional heritage significance in the local context are wholly complete and unaffected by inappropriate changes.*
6. *In identifying significance in the local context it must be shown that the building, structure or group of buildings contribute(s) to the heritage of the Borough in accordance with at least one of the significance criteria detailed below:*

Historic interest

a. Historical Association

- i. *The building or structure has a well authenticated historical association with a notable person(s) or event.*
- ii. *The building or structure has a prolonged and direct association with figures or events of local interest.*

b. Social Importance

- i. *The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.*

c. Industrial Importance

- i. *The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges.*

Architectural interest

a. Sense of place

- i. *The building or structure is representative of a style that is characteristic of Reading.*

b. Innovation and Virtuosity

- i. *The building or structure has a noteworthy quality of workmanship and materials.*
- ii. *The building or structure is the work of a notable local/national architect/engineer/builder.*
- iii. *The building or structure shows innovation in materials, technique, architectural style or engineering.*

c. Group Value

- i. *The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.*
- ii. *The buildings/structures are an example of deliberate town planning from before 1947.*

Reasons for proposed designation

7. The nomination under the age and rarity states that the building is most likely to have existing since before 1840. The nominee further provides details of tenements on what is now Fife Court in 1838-1841.
8. It then goes on to suggest that there were changes *"over the next 150 years...[.] but they are a heritage survival of significance in Reading's town centre. Fife Court is the last of the courts on this side of Friar Street. The Bugle was the last traditional pub on Friar Street before its closure in 2021."*
9. The next section relates to whether the building has a prolonged and direct association with figures or events of local interest. The commentary suggests that the name 'Bugle' has been there since 1866 and the pub's name prior to that was Sir John Barleycorn. It also suggests that the Pub may have had associations with the 66th (Berkshire) regiment. This association is attributed to one of the owners, William Winkworth in 1850s, who was a Captain and adjutant in the Berkshire Royal Militia, which took part in the Crimean wars and that the name 'Bugle' was taken from the 'Balaklava Bugle' that sounded the charge of the Light Brigade in 1854.
10. Further commentary on whether the building has played an influential role in the development of the area or the life of one of Reading's communities, states:

"The public house existed as the beer house since at least 1841 when Daniel David is mentioned in the 1841 census as a beer seller at this location."
11. The comments go on to describe the various occupants of the pub and alterations that had been introduced within the building and the cottages to the rear.
12. There is a further commentary on the building forming part of a group which has a unified architectural or historic value, which refers to Goad's Map of 1895.

Response to designation

13. It appears that the main reason for the building's proposed local designation is its history. It is recognised that the building pre-dated the first historic OS maps from 1860s. However, the 1875 OS map does not show the use of the building as a PH, although it is likely that cottages could have existed to the rear as these are shown on the map. This may be due to licensing and it is likely that a beer establishment in some form could have existed at this location alongside a series of smaller tenements for residents or other professions.
14. Additionally, the building's association with the military appears to be anecdotal without sufficient evidence. In any case, the historic association does not arise from the general history of an area but through association of particular events or notable local residents which exist in the collective memory of the community. In this instance, the associations discussed are entirely anecdotal. Although the persons named in the commentary may have been residents,

they do not appear to be notable enough to be in the shared and collective memory of the residents in the area, and do not meet the test for designation.

15. Our own understanding of the building's history suggests that building has some age but it is beyond recognition owing to the several layers of alterations that have been undertaken. These are noted in the nomination form as alterations undertaken between 1912 and 1925:

- Extension of the public house by the addition of an adjacent cottage to provide a new urinal, WC and scullery, April 1912;
- Re-arrangements of bars, July 1920; and,
- Alterations to the smoke room, July 1925.



Extract from OS Map of 1875 showing the building and Fife Court, although the building is not identified as a pub at this point.

16. The above also corroborates our postulation that the building wasn't originally a pub or an inn, but that there was some form of a beer establishment which later received license for business to run as a pub.

17. Our assessment of the building suggests that following the receipt of the license in the early 1900s the building went through considerable changes including the mock Tudor frontage added during the same time. This was rather fashionable of the era where the front of the building would have been altered to appear 'with times' but not flank or rear elevations which were always considered to be ancillary.

18. As such it does not satisfy the criteria for pre 1840 buildings (if one were to consider it to be older than the first OS map but later than the Tithe maps) which requires "their original character and form are clearly identifiable."

19. In terms of the building's architectural interest, the commentary suggests group value with buildings of similar age and character. Having undertaken a detailed site visit, it appears that this part of Friar's Street is varied with buildings of different periods and typology. The common theme remains their commercial use on Friar's Street which is a historic street within Reading historic centre. This is not, however, enough architectural interest to mandate a local recognition. The building itself appears to stand as an anomaly due to its overall scale and considerable alterations, most likely an early 20th Century mock-Tudor frontage which was fashionable during this time. The rear however remains a series of ad hoc brick structures clearly built for ancillary purposes with no architectural value or interest. As such the building's architectural value is considered to be limited if any.
20. It is our assessment that the building, whilst of some age (1840s perhaps), is not associated with any notable events or residents which remain in the community's collective and shared memory. Additionally, the architecture of the building has been altered significantly with the current frontage dating from the late Edwardian era when the mock Tudor frontage is likely to have been installed. As such its architectural and/or group value is very limited, wherein it stands as an anomaly within the street due to its scale. For note, the building has been heavily modified and the interior has little to no features remaining, further undermining the historic interest of the building.
21. As such, it is our opinion, that the building does not meet the borough's criteria of special architectural or historic interest for it to be designated as a building of local importance.

Current pre-application discussions

22. Notwithstanding the proposed local list designation, the Client has been undertaking detailed pre-application discussions with regards to the redevelopment of 138-144 Friar's Street. Although the area is not in a conservation area and there are no statutory designations to control the demolition of the buildings within this block, the proposals have considered in detail the part-incorporation of the front proportion of building that fronts Friar Street within the scheme. This approach has been agreed with officers and forms the basis of the application being prepared for submission. As such the building is already considered as a non-designated asset and the local listing designation appears extraneous and unnecessary.

Summary

23. Overall, it is our opinion that whilst the building is of some age, it does not satisfy the Council's criteria for designation of local buildings or structures of architectural or historic interest. From an analysis of the available historic maps, it is likely to have existed between 1837 (at the time of the Tithe Maps) and publication of the first OS maps in 1875. Even if it were considered to be dating from before 1840, it does not represent the character and typology of buildings of that era due to the several incremental alterations. Additionally, its scale is an anomaly within the street, severely compromising any group or townscape value it may have derived.

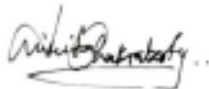
24. In terms of its history, our research has not revealed anything of significance beyond the anecdotal references made in the nomination commentary and the census data. There is no evidence of the building being associated with notable event or resident that remains in the shared and collective memory of the community. As such, beyond its age itself, the building does not derive any historic interest either.

25. As such, our assessment suggests:

- a. The building, whilst of some age, does not represent the character and typology of buildings of that age i.e 1840-1870.
- b. Architecturally the building has been altered repeatedly, both internally and externally, with the existing frontage and roof form dating entirely from early 20th Century. In our opinion its scale is considered to be an anomaly within the street, with limited group or townscape value.
- c. There have been no evidences associating the building with important events or residents where there may be collective and shared memories with the community.

26. Based on the above, the building should not be included in the Local List as it fails to comply with local criteria as there is case has not been proven apart from anecdotal notes on past occupants.

Kind regards,



Nairita Chakraborty MSc (Hons) MRTPI IHBC

Founder, Revive and Tailor

www.reviveandtailor.co.uk

nchakraborty@reviveandtailor.co.uk

07515346036

APPENDIX 6: REPRESENTATION FROM CONSERVATION AREA ADVISORY COMMITTEE

From: Chair Reading CAAC <chair.readingcaac@gmail.com>
Date: Thu, Jun 30, 2022 at 2:46 PM
Subject: QVS1+ and QVS2 presentation 30 June
To: Paul Bottomley <paulbottomley@tpbureau.co.uk>
Cc: Richard Bennett <bennettbaker@msn.com>

Dear Paul Bottomley

Thank you very much for the presentations this morning about QVS1+ and QVS2 on the Zoom call organised by Reading Civic Society.

Reading CAAC have been very pleased to participate in stages of the consultation process that have been undertaken and to see this current iteration which incorporates The Bugle and also the facade of the rear of W H Smiths into your proposal for the site.

You described how you have engaged with other organisations in Reading and with Reading Borough Council to reach this stage of the process and anticipate submitting a planning application in the near future.

I believe that this is the first time that we have met the heritage consultant Nairita Chakraborty. She made some statements about The Bugle and its heritage value which we question.

We have set out our comments, with references to our research where applicable, in detail below but would be most interested to have sight of the references for her researches as I am sure would John Dearing. John is Reading's pub and brewery expert and the main author of 'Abbot Cook to Zero Degrees, an A to Z of Reading's Pubs and Breweries.' John Dearing, David Cliffe and Evelyn Williams. History of Reading Society 2021.

i) It is not correct to say that The Bugle was not a public house until the 1920s.

The Bugle existed as a beer house since at least 1841 when Daniel David is mentioned in the 1841 census as a publican at this location. Between 1830 and 1869 the 1830 Beer Act allowed a simplified license application system for beerhouses, where beer could be consumed on the premises. As a result of this many new establishments were opened in Reading. From 1869 there was a single licensing regime but with different categories of licence for alehouses and beerhouses.

The address is also mentioned in the 1842 Post Office directory as a beer shop occupied by Daniel David. We know that Fife Court existed since at least 1838. [Reading Mercury 10 March 1838]

The pub has been known as The Bugle since at least 1866 and may previously have been known as the Sir John Barleycorn. [Berkshire Chronicle 14 July 1866, Leonard G Hale announces that he is taking over The Bugle and 'A to Z of Reading's Pubs and Breweries'. John Dearing, David Cliffe and Evelyn Williams. History of Reading Society 2021]

In 1869, The Bugle was known by this name and retained its licence but the opportunity was taken at that time to close down many of the less reputable beerhouses in Reading. [Licensing Register 1869 - 1872 PS/R14/1 Berkshire Record Office]

On the 1895 Goad insurance map of Reading it is marked 'PH' for public house.
[[https://commons.wikimedia.org/wiki/Category:Goad_fire_insurance_maps_of_Reading#/media/File:Insurance_Plan_of_Reading;_sheet_8_\(BL_148772\).tiff](https://commons.wikimedia.org/wiki/Category:Goad_fire_insurance_maps_of_Reading#/media/File:Insurance_Plan_of_Reading;_sheet_8_(BL_148772).tiff)]

In 1903, The Bugle was still licensed as a beerhouse, owned freehold by Reading brewers, H & G Simonds, tied for all intoxicating liquor. The licensee was John Broadley on a monthly tenancy. The pub had two entrances onto Friar Street and one onto Fife Court. Details of the bar(s) are not given but it had three rooms for travellers, no stabling, a urinal for customers and a WC for private use.

It is described as 'Old house in good order, clean outside and inside. newly done up'. The customers are described as '...working class with the rooms let to lodgers'. At that time there were 7 alehouses and 4 beerhouses in Friar Street.[Reading Borough Council Survey of Licensed Premises 1903 (Reading Central Library)]

The Reading magistrates licensing register that covers 1898-1928 gives details of planning applications made in relation to public houses. Owners Simonds made improvements to the public house during this period. On 6 April 1912 extension of the public house by the addition of an adjacent cottage to provide a new urinal, WC and scullery was approved. On 2 July 1920 the bars were re-arranged. On 4 June 1925 there were alterations to the smoke room. All these changes were carried out in accordance with plans. [Licensing register 1898 - 1931 PS/R 14/7 Berkshire Record Office]

The Bugle continued to improve its standing and was granted a wine licence in 1952 and then in 1955 a full publican's licence. This was achieved by the brewery surrendering the licence for the Bricklayers Arms on Coley Street. [Licensing register 1951 - 1961 PS/R 14/11 Berkshire Record Office].

Before its recent closure it was the only traditional pub on Friar Street.

ii) Retention of The Bugle

Reading CAAC have from the outset fought for the retention of The Bugle as part of the redevelopment of the wider site. Reading has a great affection for its old pubs, and pub buildings. Whether they were customers of this particular establishment or not, many would regard its loss as on a par with the demolition of the Boars Head on the opposite side of the road some 20 years ago.

Following this morning's Zoom presentation we are seeking further assurance that the existing fabric, including internal structural beams, will be retained in situ.

The future builders should be instructed to take care and do not undermine the structure and to ensure this a mezzanine floor to this section of the dining area might be a good solution.

During demolition of the surrounding buildings the structure and fabric of The Bugle must be protected and shored up to prevent accidental damage.

iii) Architectural style

The architecture of the pub is not really 'mock Tudor' but possibly shows Arts & Crafts influences. More importantly it is an example of the continued improvement and investment that H & G Simonds undertook with their pub estate. Having previously leased the pub from Miss Winkworth, Simonds acquired the freehold of the pub between 1882 and 1885. [Reading Observer 17 June 1882 and Particulars of Freeholds, Copyholds, Leaseholds, Lifeholds &c belonging to H&G Simonds Ltd, The Brewery, Reading Nov 1895'. London Metropolitan Archive ACC/2305/60/120]

Kind Regards

Evelyn Williams
Chair Reading Conservation Area Advisory Committee