



Heritage Statement

University of Reading Whiteknights Campus
Boundary Fence Replacement

May 2026

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University of Reading

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Contents

1	Introduction	1
1.1	Purpose and Scope	1
1.2	Site Location	1
1.3	Methodology	2
1.4	Planning Policy	5
1.5	Authorship	5
2	Historic Environment Baseline	6
2.1	Introduction	6
2.2	Historic Context	6
2.3	Map Regression	8
3	Significance Assessment	9
3.1	Introduction	9
3.2	Designated Heritage Assets	9
3.3	Non-designated Heritage Assets	12
4	Impact Assessment and Conclusions	13
4.1	Introduction	13
4.2	Description of Proposals	13
4.3	Impact Assessment	13
4.4	Conclusions	14
5	References	16

Figures

Figure 1. Site Location	1
Figure 2. c.1830 Image of the Blandford house within Whiteknights Park.....	7
Figure 3. Erleigh Park	8
Figure 4. Gated entrance off Whiteknights Road	10
Figure 5. The Lodge.....	10
Figure 6. North and South Lodge	11

Tables

Table 1. Key Data Sources	2
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Appendices

Appendix A	Legislation and Policy
Appendix B	OS Mapping
Appendix C	Designation Entries



1 Introduction

1.1 Purpose and Scope

- 1.1.1 Stantec UK Limited has been instructed by the University of Reading (UoR) to prepare a Heritage Statement to accompany the submission of a full planning application for the replacement of boundary treatments at the UoR's Whiteknights Campus, Reading, RG6 6UR.
- 1.1.2 The proposed description of development for which full planning permission is sought is as follows: *"Removal and replacement of existing boundary fencing and gates"*.
- 1.1.3 Paragraph 207 of the National Planning Policy Framework 2024 (NPPF) requires applicants to describe the significance of those assets potentially affected by proposals. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposals on that significance. That is the purpose of this Statement.

1.2 Site Location

- 1.2.1 The University of Reading's Whiteknights Campus (National Grid Reference (NGR): SU 73763 71814) is set in 130 hectares, featuring a lake, open grassland spaces, woodlands and the Harris Gardens, in addition to its academic and student accommodation buildings. The Campus is located to the southeast of central Reading, bounded by Shinfield, Elmhurst, Upper Redlands, Whiteknights and Wilderness Roads and Pepper Lane. The southeastern part of the Campus is situated within Wokingham Borough and the northwestern part of the Campus is located within Reading Borough.
- 1.2.2 As shown on the submitted Site Location Plan (**Figure 1**), the 'Site' comprises sections of the external boundary of Whiteknights Campus, which generally abut public highways and footways. These boundary sections are typically characterised by a combination of existing chain-link mesh fencing and close-board timber fencing, set alongside mature trees, hedgerows and grass verges.

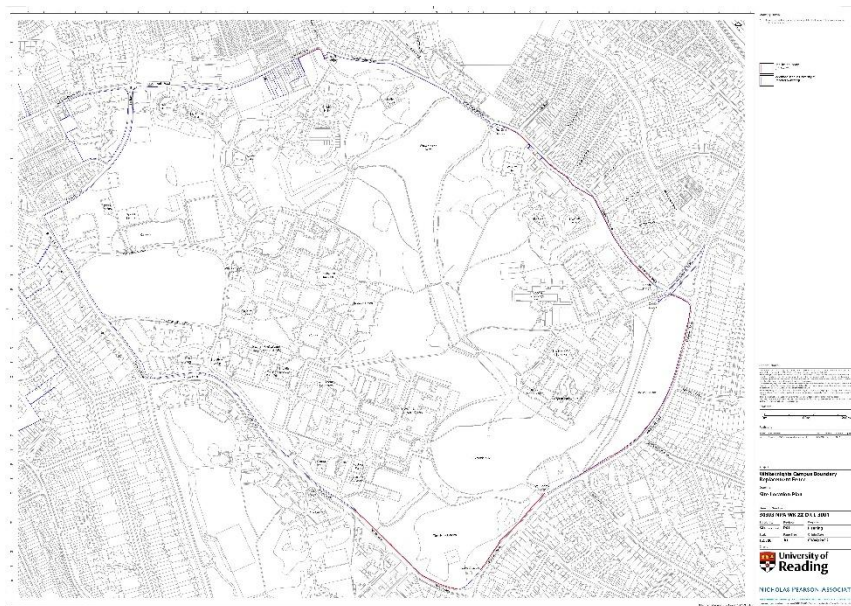


Figure 1. Site Location

- 1.2.3 In particular, along Whiteknights Road, Pepper Lane and at Earley Gate, the campus boundary fencing is visually integrated within a wider framework of planting. Public movement routes, including roads, footways and a public right of way run adjacent to and through this area.

1.3 Methodology

- 1.3.1 This Statement will set out a brief history of the Site and its surroundings together with a statement of significance of those heritage assets potentially affected by the proposals. It will go on to consider the residual impacts of the proposals within the legislative and planning policy context.
- 1.3.2 This Statement focuses on built heritage assets. Given that the proposed works are localised, limited in extent, and confined to areas of previous disturbance, a separate archaeological assessment is not considered proportionate or necessary. Archaeology is therefore not considered a constraint to the applications.

Guidance

- 1.3.3 This Statement has been prepared in accordance with the NPPF and guidance issued both by the Chartered Institute for Archaeologists (CIfA) and Historic England, including Good Practice Advice (GPA) and Historic Environment Advice Notes (HEANs). These are listed in full in the References section of this Statement.

Study Area

- 1.3.4 An initial study area comprising the Site and 250m radius from the Site boundary was used as a starting point to identify potential heritage assets requiring assessment.
- 1.3.5 This initial work did not determine the final study area, and assets located beyond the preliminary parameters were also considered in order to understand any potential relationships with the Site. Through a combination of desk-based research, analysis of historic landscape context, review of visual and topographic conditions, this iterative approach ensured that any asset that may be affected, was included in the assessment.
- 1.3.6 Given the limited and localised nature of the proposed works, it was determined that most heritage assets in the wider landscape would not be harmed by the proposals. As such, it was concluded that this Statement would focus specifically on those heritage assets which formed part of the UoR Whiteknights Campus and had the potential to be impacted by the proposals through a change to their setting. These comprise:
- Foxhill House, Grade II* Listed (NHLE: 1136050), and associated Former Stables and Coach House immediately North East of Foxhill House – Grade II Listed (NHLE: 1271248);
 - The Lodge – Grade II Listed (NHLE: 1319122); and
 - North Lodge – Grade II Listed (NHLE: 1136059) and South Lodge – Grade II Listed (NHLE: 1118128).
- 1.3.7 No non-designated heritage assets were identified as potential receptors. As Wokingham Borough Council (WBC) have identified Whiteknights Park a 'Local Historic Park and Garden', this will be considered further in this Statement.

Data Sources

- 1.3.8 To determine the historic environment potential of the Site and its surroundings, a broad range of standard documentary and cartographic sources were examined to determine the likely nature, extent, preservation, and significance of any known heritage assets that may be present. **Table 1.** below provides a summary of the key data sources consulted.

Table 1. Key Data Sources



Source	Data	Comment
Historic England	National Heritage List for England (NHLE) with information on statutorily designated heritage assets	Statutory designations (Scheduled Monuments; statutorily Listed Buildings; Registered Parks and Gardens; Historic Battlefields) can present a significant constraint to development.
Local Planning Authority	Conservation Area Appraisals	An area of special architectural or historic interest the character or appearance, designated by LPAs
	Locally Listed Buildings	Building of local importance designated by the local planning authority due to architectural and/or historic significance. Whilst not statutorily protected, inclusion on the list means that it is a material consideration in the planning process.
	Local Historic Parks and Gardens	Parks and gardens of local importance identified by the local planning authority due to their heritage interest. Whilst not statutorily protected, inclusion on the list means that it is a material consideration in the planning process.
Online	Historic maps (e.g. tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment. All Ordnance Survey (OS) mapping was obtained from Emapsite.

Site Visit

1.3.9 A site visit was undertaken on 23rd April 2026 to inform the built historic environment assessment, and to collect the photographic record of the baseline. This exercise also enables the consultant to:

- Determine the extent of intervisibility between the Site and any existing built heritage assets within the surrounding area;
- Determine the visibility of the proposals;
- Gain further understanding of the landscape components which contribute to historic landscape character; and
- Understand the potential visual effects to the setting of the built heritage receptors.

Definitions

1.3.10 Annex 2: Glossary of the NPPF defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated and assets identified by the local planning authority (including local listing).”

1.3.11 Heritage significance is defined in Annex 2 of the NPPF (2024) as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”



1.3.12 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic, or historic. The definitions are provided in the updated Planning Practice Guidance (PPG).

1.3.13 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is described in Annex 2 of the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

1.3.14 Setting is the way in which the asset is understood and experienced. It is not an asset in itself and differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

Assessment of Significance

1.3.15 The assessment of significance of the identified heritage assets follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated ‘Planning Policy Guidance’ (2014).

1.3.16 The assessment of significance is also informed by Historic England’s Good Practice Advice in Planning (GPA) ‘Note 2: Managing Significance in Decision Taking in the Historic Environment’ (2015) and ‘Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets’ (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.

1.3.17 The heritage interest of an asset’s physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

1.3.18 The contribution of a given site or application area to an asset’s significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process..

1.3.19 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England’s guidance document ‘Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets’ (GPA3, 2017). These stages are:

- **Step 1:** Asset Identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e., designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
- **Step 2:** Assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.
- **Step 3:** Assess Change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from ‘high’ to ‘medium’ due to changes in setting). For this reason,



the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).

- **Step 4:** Mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e., embedded design mitigation).
- **Step 5:** Reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.

Assessment of Harm

- 1.3.20 Professional judgement is used to consider the impact of future development on the significance of identified heritage asset. When assessing harm, it is the degree of harm to the asset's significance that is to be assessed, rather than the scale of development. Harm can arise as a result of direct and indirect impacts to heritage assets, for example through physical alterations or through development within their setting.
- 1.3.21 Harm is assessed in NPPF terms as 'no harm,' 'less than substantial harm', 'substantial harm' or 'total loss of significance.'

Assumptions and Limitations

- 1.3.22 The following assumptions and limitations apply to this assessment:
- The baseline assessment has been based on information readily available at the time of undertaking the assessment;
 - The baseline assessment relies on the accuracy of secondary source data. There is always some degree of uncertainty in relation to these sources;
 - During the site visit, weather conditions, the time of day and seasonal factors influenced the visual assessment and photographic record of the environment; and
 - Access to private properties has not been obtained;
 - Archival material relating to the Site and study area was not consulted in person at the Royal Berkshire Archives. An initial review of the online catalogue did not reveal any further relevant information, to what could be obtained online, that would inform our understanding of the Site and its historic development. Whilst there may be other material held in private collections, local repositories, and the National Archives, it was not possible to view these as part of the assessment, and this is not considered proportionate to the nature of the proposals.

1.4 Planning Policy

- 1.4.1 Planning policy relevant to this Statement is included in **Appendix A**.

1.5 Authorship

- 1.5.1 This Heritage Statement has been prepared by Catherine Knowles (Heritage Planner, MSc) and Emily Taylor (Heritage Associate, ACIfA). The authors are responsible for the analysis, evaluation, and conclusions presented in this document, drawing on professional experience, sector guidance, site-based research, and documentary evidence. This Statement has been produced in accordance with recognised industry standards, including the principles of professional ethics, objectivity, and competency required by the Institute for Historic Building Conservation (IHBC).



2 Historic Environment Baseline

2.1 Introduction

- 2.1.1 The following section provides a high-level summary of the historic development of the Site and its surroundings. The level of information provided is proportionate to the nature of the proposals and accords with the assessment methodology specified in HEANs and GPAs produced by Historic England.

2.2 Historic Context

Reading

- 2.2.1 Reading is first recorded in documentary sources in 871AD as '*Readingas*' from Anglo-Saxon documentary sources¹, and place name evidence suggests Reading in Old English means '*Reada's people*'². The Abbey of St Martin owned several properties in Reading following the Norman Invasion. Its position at the confluence of the River Kennet and overlooking the River Thames led it to become a centre for trade and agriculture, comprising 102 households in 1086³. In 1121 Reading Abbey was founded by Henry I. Throughout the medieval period the town grew in prosperity and as an urban centre, once possessing a castle⁴ and by the 12th century a prosperous merchants guild. By 1525 Reading was the largest town in Berkshire.
- 2.2.2 Despite the Dissolution, the town remained significant, and during the English Civil War played a significant role, exchanging hands between the Royalists and Parliamentarians. In the 18th century the Industrial Revolution spurred on the growth of the brewing trade and a major iron works in the town. Developments in canal technology in the first half of the 19th century propelled trade in Reading via the Bristol Channel. The Great Western Railway opened a station at Reading in 1841, followed by others. These transport developments supported the rapid development and expansion of the town. The town is renowned for its production of bulbs, biscuits and beer from this period, associated with companies like Sutton Seeds, Simonds Brewery and Huntley and Palmer. Reading's gaol was built in the mid-19th century and its renowned for its association with Oscar Wilde. During the 20th century there was a decline in the earlier industries, but growth expanded in education and technology with the establishment of the University of Reading in 1926.

University of Reading

- 2.2.3 The UoR was established in 1892 as the University Extension College, an extension college of Christchurch College, Oxford. It subsequently merged with the Schools of Science and Art to form Reading College, and this became University College Reading in 1902, following its approval to participate in the Parliamentary grant to University Colleges in 1901. The College expanded its range of subjects and the demand for space prompted a new campus. In 1904 the University was given the London Road campus site by the Palmer family, funding supported by Lord and Lady Wantage. The University was awarded a charter to distribute its own degrees in 1926⁵. Following the Second World War, the University moved to the Whiteknights campus, a former 18th century parkland, which became the core of the institution.

Whiteknights Park

- 2.2.4 During the medieval period the UoR Whiteknights campus originated as the manor of Erleigh St Nicholas. It was originally the home of John De Erleigh II and took its name from the nickname

¹ VCH Berks Vol 3 (1923)

² University of Nottingham (2024)

³ Palmer and Powell-Smith (2016)

⁴ Romero (2020)

⁵ University of Reading (2015)



of his grandson, John De Erleigh IV (the 'White Knight'). It comprised a c. 40 acre deer park and remained in the De Erleigh's ownership until the 1360s⁶.

- 2.2.5 It was subsequently held under the ownership of the Aldryngton family. In 1606 the estate was purchased by Sir Francis Englefield, as a substitute home, after the Englefield estates were confiscated in 1585 due to their Catholic beliefs under Protestant rule. The Englefield family sold the estate in 1798 to the Marquis of Blandford, George Spencer.
- 2.2.6 The Marquis of Blandford invested into the parkland and established well-laid out gardens with a vineyard, a wilderness, a gothic chapel, and botanical gardens full of rare plants⁷. The Marquis went bankrupt in 1819, and the Marquis (now the 5th Duke of Marlborough) moved into his family home Blenheim Palace. The estate was sold off, and the main house was demolished in 1840 (**Figure 2**). The only tangible surviving evidence of this parkland today is the Wilderness, some surviving trees, the North and South Lodge and a garden feature (Grade II Listed; NHLE: 1118127).



Figure 2. c.1830 Image of the Blandford house within Whiteknights Park⁸

- 2.2.7 The estate was purchased in 1849 by the Goldsmid family⁹ and the land was broken up into separate leaseholds in 1867, with seven substantial houses built comprising Erleigh Whiteknights (later known as Erleigh Park), Foxhill (now Foxhill House), Whiteknights (now Old Whiteknights House), Blandford Lodge (Grade II Listed; NHLE: 1157221), Park House, Whiteknights Park (now Park House) and The Wilderness constructed in the parkland setting. Several of the new houses were designed by Alfred Waterhouse, including Foxhill House. Waterhouse lived at Foxhill while his father lived at the new Whiteknights House. Thomas Porter III was responsible for the construction of Erleigh Whiteknights (**Figure 3**), and his family had ties to cotton and sugar plantations in Guyana¹⁰. Several of these houses were demolished in the mid-20th century. These included Park House, Erleigh Whiteknights and The Wilderness. The remainder are extant, forming part of the UoR campus alongside associated outbuildings include lodges and No 11 (Grade II Listed; NHLE: 1113471) which comprises a dormer dairy and stables.
- 2.2.8 The wider site was later reunited as a public park. In 1947, the University of Reading purchased the estate¹¹, an operation that was overseen by Vice-Chancellor Frank Merry Stenton (1880-1967)¹².
- 2.2.9 During the Second World War, part of the park closest to the Earley Gate entrance to the east was used as government offices. Italian and German prisoners of war built a hospital to receive casualties from the D-Day landings¹³. After the war, the area was used by the Region 6 War

⁶ Nash Ford 2001

⁷ Soames (1987)

⁸ Ford Nash 2001

⁹ RPS 2008

¹⁰ <https://www.spanglefish.com/slavesandhighlanders/index.asp?pageid=361493>

¹¹ University of Reading (2025)

¹² Stack (2026)

¹³ <https://collections.reading.ac.uk/special-collections/explore/online-exhibitions/university-heritage-whiteknights-park-1849-1946/>

Room for civil defence in south-central England. The principal structure, a nuclear war bunker, still survives (Grade II Listed; NHLE: 1393194).



Figure 3. Erleigh Park¹⁴

2.3 Map Regression

- 2.3.1 The earliest available map reviewed for the purpose of this Statement dated to 1756¹⁵ and records the changes made under the Englefield family. This included the introduction of gate lodges and creation of central lawns and formal gardens close to the main Whiteknights house.
- 2.3.2 The character of the parkland under the Marquis of Blandford is recorded on a 1820s map of the estate¹⁶, comprising botanical gardens with outbuildings, Chantilly gardens, footpaths, reconfigured formal gardens, and removal of the former gatehouse lodges.
- 2.3.3 Mapping from the mid-19th century, including the 1843 Tithe Map of Earley Liberty¹⁷, records the park following the demolition of the main house. The 1840 Tithe Map of St Giles¹⁸ records the presence of a kitchen garden.
- 2.3.4 The subsequent evolution of the Site is clearly demonstrated on OS mapping (**Appendix B**) from the late 19th century onward, with subdivision of land, construction of Victorian houses and extant North and South Lodges. Significant change is recorded further from the mid-20th century onward associated with the expansion of the UoR Whiteknights Campus, firstly in the east, and later from the central core outward with the northern extent developed for halls.

¹⁴ <https://collections.reading.ac.uk/special-collections/explore/online-exhibitions/university-heritage-whiteknights-park-1849-1946/>

¹⁵ 1756 Plan of the Lordship and Liberty of Earley, in RPS 2008, Fig 4

¹⁶ Plan of the Tithings of Sonning Town, Woodley and Sandford and Earley, in RPS 2008 Fig 5

¹⁷ Earley Liberty Parish of Sonning, Berks (1834) available at: <https://www.thegenealogist.co.uk/>

¹⁸ Plan of the Parish of St Giles, Reading ...Berks (1840) available at: <https://www.thegenealogist.co.uk/>

3 Significance Assessment

3.1 Introduction

- 3.1.1 The heritage interests of the assets scoped into this assessment in Section 1 are considered below. Designation entries are available in **Appendix C**.

3.2 Designated Heritage Assets

Foxhill House and associated Stables and Coach House

- 3.2.1 Foxhill is a Grade II* Listed Building situated in the northeastern extent of UoR Whiteknights campus. It comprises a red brick building set within landscape grounds forming part of the UoR Whiteknights campus Law School. Its associated Grade II Listed former stables and coach house lie to the northeast.
- 3.2.2 The significance of these buildings derives from their historic and architectural interests, individually and collectively, and group values. This is inherent in the function and use; historical associations with Alfred Waterhouse, Sir Rufus Isaacs KC¹⁹ and Whiteknights Park; and the evolution of UoR. The interests also derive from the fabric and form, both externally and internally, with Foxhill House a good example of Gothic Revival architecture. The buildings complement each other both visually and architecturally.
- 3.2.3 The setting of these buildings comprises their proximity to each other as well as the landscaped gardens comprising lawns with a dense woodland border and the north, east and south, and footpaths leading to other UoR campus buildings to the west. This immediate setting contributes positively.
- 3.2.4 Historically the setting of these buildings also comprised the landscaped grounds of Whiteknights Park, with a private driveway and curtilage-listed lodge leading from the north. The subsequent development of the UoR campus has significantly altered this setting, with its conversion from parkland to an educational campus. The development of the UoR campus also impacted upon the associated private driveway, which is recorded comprising a gated entrance (**Figure 4**) with lodge on OS mapping from the late 19th century onward. Whilst its former course is retained in the access layout present today, it no longer comprises the only approach to / from these buildings and the position of the gated entrance has been relocated. Historically it was positioned closer to Whiteknights Road. The extant gated entrance is formed of decorative timber gates which although are of visual interest, are modern and not of architectural or historic interest. The gates are not considered to be of heritage interest or considered to be curtilage-listed. Aside from providing visual interest to the approach, they do not make any meaningful or positive contribution to the significance of these Listed Buildings.
- 3.2.5 Due to the combined effects of positioning and intervening vegetation, the Listed Buildings are not legible or appreciable beyond their immediate confines. They are not experienced from the boundaries of the UoR Whiteknights campus or surrounding context.
- 3.2.6 The part of the Site in proximity to this Listed Building encompasses the boundary along Whiteknights Road. This encompasses the gated entrance and boundary vegetation. It is concluded to not meaningfully or positively contribute to the significance of the Listed Building.

¹⁹ https://web.archive.org/web/20150911030817/http://www.reading.ac.uk/web/FILES/law/Foxhill_House_History.pdf



Figure 4. Gated entrance off Whiteknights Road

The Lodge

- 3.2.7 The Lodge is a Grade II Listed Building located on the eastern side of UoR Whiteknights campus (**Figure 5**). It is a 19th century red brick building with stone dressings in the Gothic Revival style. It was built by Waterhouse as an entrance lodge to the former Erleigh Park mansion²⁰, now demolished²¹. The lodge was restored in 2025.



Figure 5. The Lodge

²⁰ The listing description notes that this lodge was for Foxhill House, however historic mapping and archive information provided by the University of Reading describes this building as newly built for Erleigh Whiteknights estate.

²¹ <https://collections.reading.ac.uk/special-collections/explore/online-exhibitions/university-heritage-whiteknights-park-1849-1946/>

- 3.2.8 The lodge is of historic and architectural interest which derives from the historical associations with Thomas Porter III and Alfred Waterhouse; its architectural style, form and fabric; and evolution.
- 3.2.9 The lodge is located on Whiteknights Road which demarcates the eastern extent of the UoR Whiteknights campus. Its setting derives from its position setback from the roadside in its own grounds, adjacent to an access route into / from the campus. Historically this access would have formed a principal driveway, although this has been altered through changes to Whiteknights Park and the subsequent expansion of the UoR. Despite this, the route remains legible and appreciable and combined with the presence of woodland in this area, enables an appreciation for the historic landscape character at the time of the lodge's construction and initial use. Due to the presence of woodland bordering Whiteknights Road, the experience of the lodge from the roadside is limited beyond its immediate confines and best appreciated, in its context, in close proximity.
- 3.2.10 Access into the UoR Whiteknights Campus from this entrance, beside the lodge, is controlled by a metal gate with accompanying brick piers that connect to a timber boarded fence which extends around the building and continues southeast along the roadside. This is encompassed within the Site boundary. Whilst the fence settles in this context, and does not detract or make a negative contribution, the gates are of poor quality and is in poor condition. Collectively, the Site does not make any meaningful contribution to the setting or significance of the lodge.

North Lodge and South Lodge

- 3.2.11 The North and South Lodges (**Figure 6**) form a pair of Grade II Listed Buildings demarcating a formal entrance into the UoR Whiteknights campus of Whiteknights Road. They are one-storey in height, dating to the early 19th century, and constructed of stuccoed brick. These buildings were historically associated with the Marquis of Blandford's estate.



Figure 6. North and South Lodge

- 3.2.12 The significance of North and South Lodge derives from their historic and architectural interest, both independently and collectively, and group values. This is through historical associations and development associated with the Whiteknights Park, as well as their fabric and form.
- 3.2.13 Historically the lodges demarcated a principal entrance into Whiteknights Park from the east, creating funnelled views of the former parkland down a tree-lined avenue. In the past this would

have provided an encompassing view of the estate, allowing the approach to the house to display the vastness of the Park. Whilst the buildings retain their position on a principal access point, the historic landscape character has been altered and today the experience is reflective of an educational campus rather than a post-medieval / 20th century parkland. Considering this, those elements of setting which are concluded to make a positive contribution and enable legibility and appreciation for the former context comprise the position on the buildings in relation to each other, their setback position off Whiteknights Road, and position on this access point. Furthermore, the presence of woodland surrounding these buildings contributes positively as it is representative of the historic parkland setting that the lodges functioned in.

- 3.2.14 Due to their setback position on the access point, the lodges are not appreciable or legible from beyond their immediate surroundings. The experience from Whiteknights Road encompasses the buildings in the context of the woodland, with timber boarded fencing extending north. The presence of the fencing does not detract from appreciating these buildings and is concluded to make a neutral contribution.

3.3 Non-designated Heritage Assets

Whiteknights Park

- 3.3.1 Whiteknights Park is identified as a non-designated historic park and garden by WBC. It is of low (local) heritage interest. Its significance derives from its historic development and evolution, historical associations, built form, and communal values through former and existing use. As detailed in the sections above, the park has been subject to significant alteration as a result of the expansion of the UoR and its associated infrastructure. It is described as a landscape park possibly of late 13th century origin, now in use as a university campus”.
- 3.3.2 Whilst its former historic landscape character is best appreciated on cartographic and documentary sources, and it is legible as an educational campus, surviving features which positively contribute to legibility, experience and appreciation of the historic landscape character comprise:
- Historic built form, including the designated built form identified above;
 - The plan, despite subsequent infill by campus buildings, which comprises the former access layout and historic entry / exist points remaining in active use;
 - Landscape features including:
 - Whiteknights Lake;
 - Surviving open fields;
 - Pockets of woodland / parkland planting throughout and along the boundaries;
 - The 19th century woodland area known as the Wilderness in the south; and
 - The formal layout of the Chantilly Gardens.
- 3.3.3 The Site forms parts of the perimeter to the park and comprises a mix of boundary treatments, predominantly fencing and vegetation. Where the vegetation comprises mature trees and forms part of the woodland areas, this makes a positive contribution. The remainder of boundary treatments, aside from providing a functional purpose associated with the UoR, do not meaningfully or positively contribute. They are visually unattractive, dated and lack visual cohesion, comprising a variety of styles and materials. The absence of a clear consistent boundary does not contribute to a sense of place.

4 Impact Assessment and Conclusions

4.1 Introduction

- 4.1.1 In examining the potential impact of the proposed application, this section considers the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the historic environment. It then draws conclusions on the extent of any resulting harm or benefit, in NPPF terms.
- 4.1.2 It also considers the overall applications in relation to national and local planning policy. All policy is listed in full in **Appendix A**.

4.2 Description of Proposals

- 4.2.1 The proposals comprises the removal and replacement of existing boundary fences and gates along sections of the external boundary. The replacement fencing would broadly follow the alignment of the existing campus boundary, along sections of Redlands Road, Pepper Lane, Wilderness Road and Whiteknights Road, and no changes to land use are proposed. Vegetation surrounding the grounds will be cut back behind the boundary line to facilitate access for grounds maintenance and installation of the new fences. Trees and woodland belts will be retained.
- 4.2.2 The above should be read in conjunction with the Planning Statement and application pack.

4.3 Impact Assessment

Direct Impacts

- 4.3.1 The proposals would not result in any direct impact on built heritage located within the UoR Whiteknights campus.
- 4.3.2 The proposals would have a minimal direct impact on the non-designated Whiteknights Park, a non-designated historic park and garden, although such impacts are localised and limited to the peripheries. Replacement of existing boundary treatments and modern gates, although representing a change, would not result in the loss of any surviving features of the former parkland or elements which positively contribute. It would not alter the layout or character. Furthermore, the design of the proposals has been informed by its context, and reinforces the existing landscape enclosure, rather than introducing a visually hard edge which negatively detracts. The design is innkeeping with the current educational function, use and character of this former parkland, and the historic estate boundary is retained. Overall, the direct impact proposed is not considered to result in harm to the local heritage interest of this place.

Indirect Impacts

- 4.3.3 The proposals would result in a minimal indirect impact to the setting of the Listed Buildings identified for further assessment as part of this Statement. These comprised Foxhill House (and associated Stables and Coach House), The Lodge and North and South Lodge.
- 4.3.4 The standardisation of the boundary treatment around the UoR Whiteknights Campus is not considered to harm the significance of these assets through the localised change is poses to their setting. It would not result in a loss of any elements which are considered to positively contribute to the setting, and thus significance, nor introduce boundary treatments that are visually prominent and dominant, overshadowing and detracting attention away from the built heritage. The buildings, and their principal surroundings, would remain legible and appreciable, and the visually cohesive approach to standardising the peripheries of the UoR campus, would not impact upon experience. They would continue to be preserved and read in their context,

with, in fact, better visual permeability with the woodland that borders the campus and positively contributes to their surroundings.

4.3.1 As part of the proposals, changes are also intended to the gates adjacent to The Lodge and the gated entrance north of Foxhill House. The proposals at both would standardise the approach in line with the wider UoR campus access treatment, and at The Lodge would provide a visually permeable with the mature tree boundary to the campus grounds beyond which makes a positive contribution to its significance. Replacement of the gates is not considered to result in harm to the heritage significance of either Foxhill House (and associated Stables and Coach House) or The Lodge for the following reasons:

- It would not result in the loss of historic fabric;
- The existing gates are not considered to be of special architectural or historic interest and do not contribute meaningfully to the significance of the buildings;
- The proposals would maintain the access points and therefore preserve the historic spatial arrangement and circulation patterns associated with the buildings and UoR campus;
- The replacements would be of a modest height and lightweight appearance, and would not be visually dominant in key views or compete with the buildings;
- The replacement would not alter the principal relationships, legibility, or appreciation of the assets within their immediate surroundings; the buildings and their key setting elements would remain unchanged; and
- The proposals introduce a more consistent, coherent treatment, providing a coherent and legible sense of place without detracting from the character and reducing visual clutter within the setting of the buildings.

4.4 Conclusions

4.4.1 Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new built form buildings are carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.

4.4.2 To conclude the proposals would not result in harm to the historic environment. Whilst there is a change posed, the experience, legibility and appreciation of the historic environment, its relationships and associations, would be preserved. There would be no harm to the significance of either built heritage or a non-designated historic park and garden.

4.4.3 The proposals meet the statutory and policy tests set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 as significance of these Listed Building is preserved for current and future generations. The proposals also accord with Chapter 16 of the NPPF, particularly:

- Paragraph 208 as conflict between conservation of the heritage assets and the works has been avoided; and
- Paragraph 210 as the significance and the positive contribution they make is sustained.

4.4.4 For the same reasons, the proposals are in accordance with WBC planning policy, specifically as follows:

- Core Strategy CP3 - there is no detrimental impact to heritage;



- Managing Development Delivery TB14 – the setting of built heritage, the character and the historic landscape have been respected, and this is reflected in the design proposals;
- Managing Development Delivery TB24 – this Statement demonstrates how the proposals conserve significance, thus resulting in no harm, but also enable better visual permeability with the existing landscaped (woodland edges and parkland planting) enclosure. They also standardise the boundary treatment around the Site improving the visual quality and sense of place.



5 References

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Appendix A Legislation and Policy

A.1 Planning (Listed Buildings and Conservation Areas) Act 1990

- A.1.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- A.1.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):
- Grade I: Buildings of exceptional interest;
 - Grade II*: Particularly important buildings of more than special interest;
 - Grade II: Buildings of special interest which warrant every effort being made to preserve them.

A.2 National Planning Policy Framework

- A.2.1 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- A.2.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 207).
- A.2.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 203 and 210).
- A.2.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 205).
- A.2.5 Paragraphs 212 to 215 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 215 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- A.2.6 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 216).
- A.2.7 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and



the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 218).

- A.2.8 Paragraph 219 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to better reveal the significance of the asset should be treated favourably.
- A.2.9 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

A.3 Local Policy

- A.3.1 The following heritage policies from WDC are relevant to the Site and proposals. Where relevant, only those parts of those policies explicitly making reference to the historic environment are reproduced below.

Core Strategy (adopted January 2014) CP3 - General Principles for development

"Planning permission will be granted for proposals that....

c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;....

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes"

Managing Development Delivery (adopted February 2014) TB14: Whiteknights Campus

"1. The University of Reading is a national and international educational establishment of strategic importance which will continue to adapt and expand over the plan period. The Whiteknights Campus as defined on the Policies Map will continue to be a focus for development associated with the University of Reading. Such development may include additional student, staff, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities among other uses. There will also be improvements to access, including rationalisation of vehicle entrances and exits.

2. Development proposals will accord with the following criteria:

a) They respect the historic landscape, open areas and listed buildings and their settings and the character of the area...."

Managing Development Delivery (adopted February 2014) TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

"1. Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.

2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:



a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.

b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.

3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme."

Managing Development Delivery (adopted February 2014) TB26: Buildings of Traditional Local Character and Areas of Special Character

"1. Areas of Special Character are shown on the Policies Map.

2. Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.

3. Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification."



Appendix B OS Mapping



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Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	County Series
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Scale:	1:10,560
Printed at:	1:10,560



Date: 1898
Surveyed: 1877
Revised: 1898

Date: 1898
Surveyed: 1876
Revised: 1898

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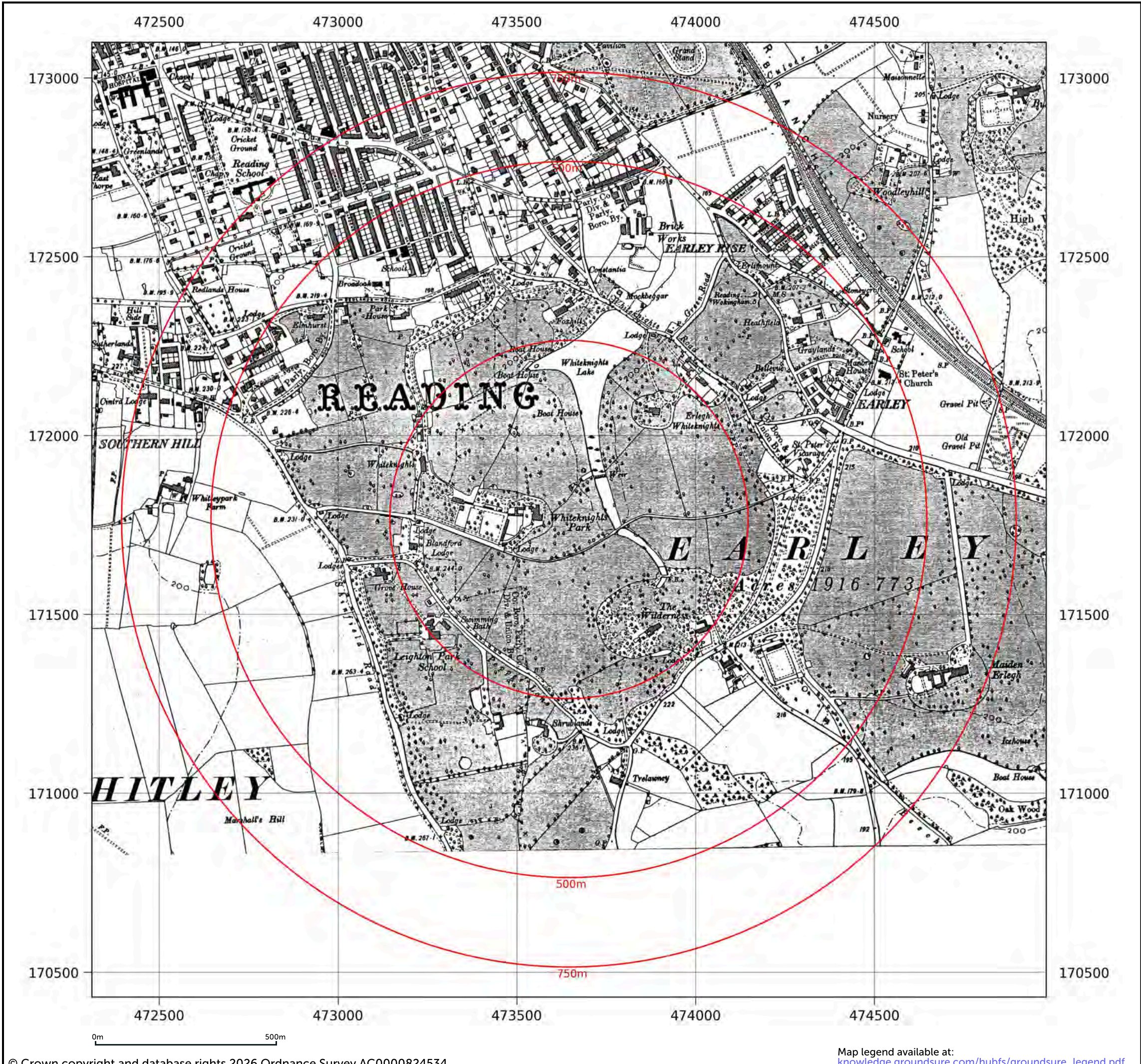
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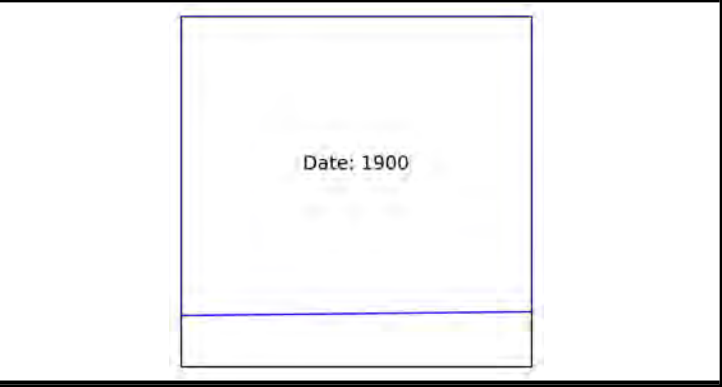
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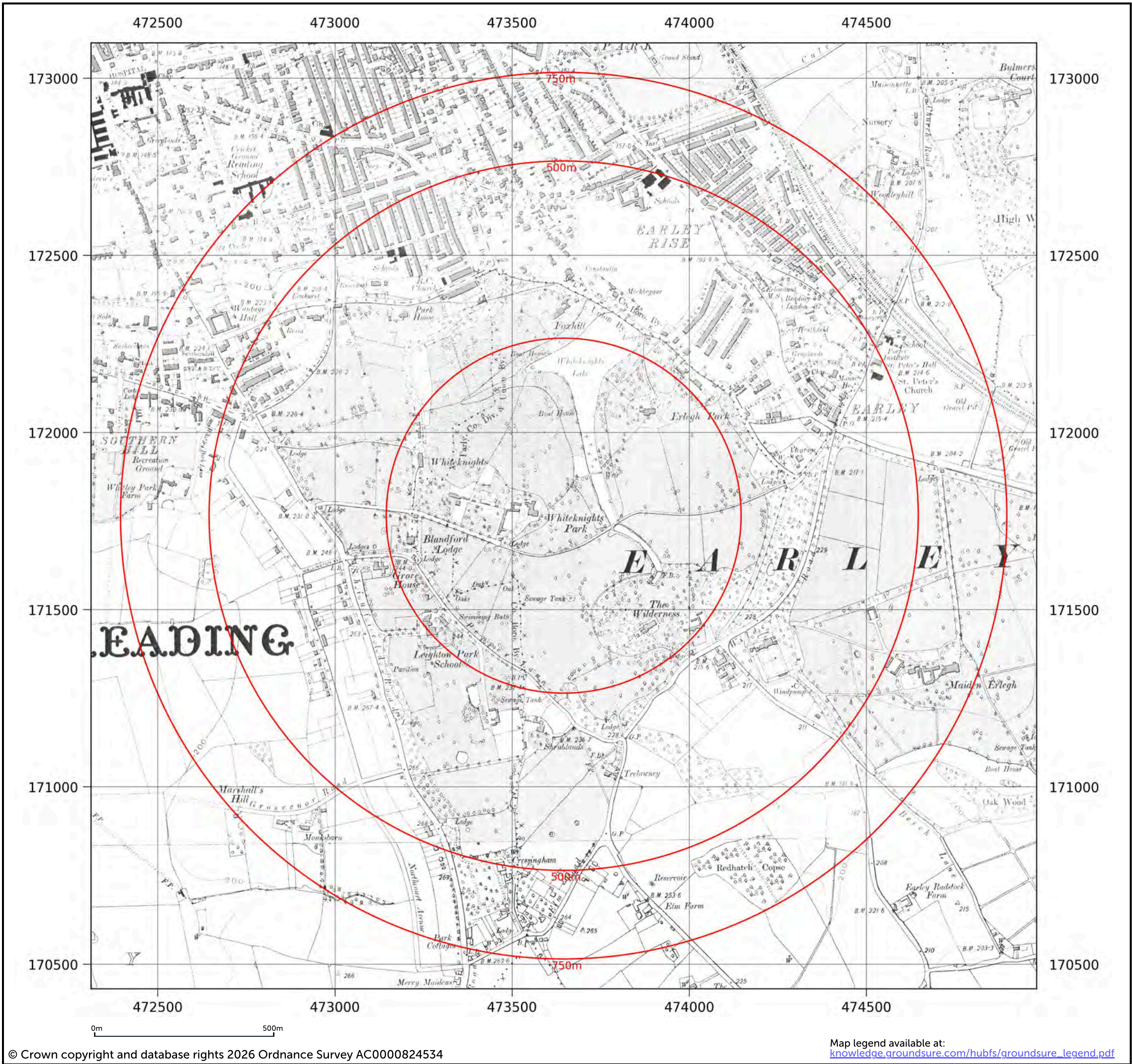
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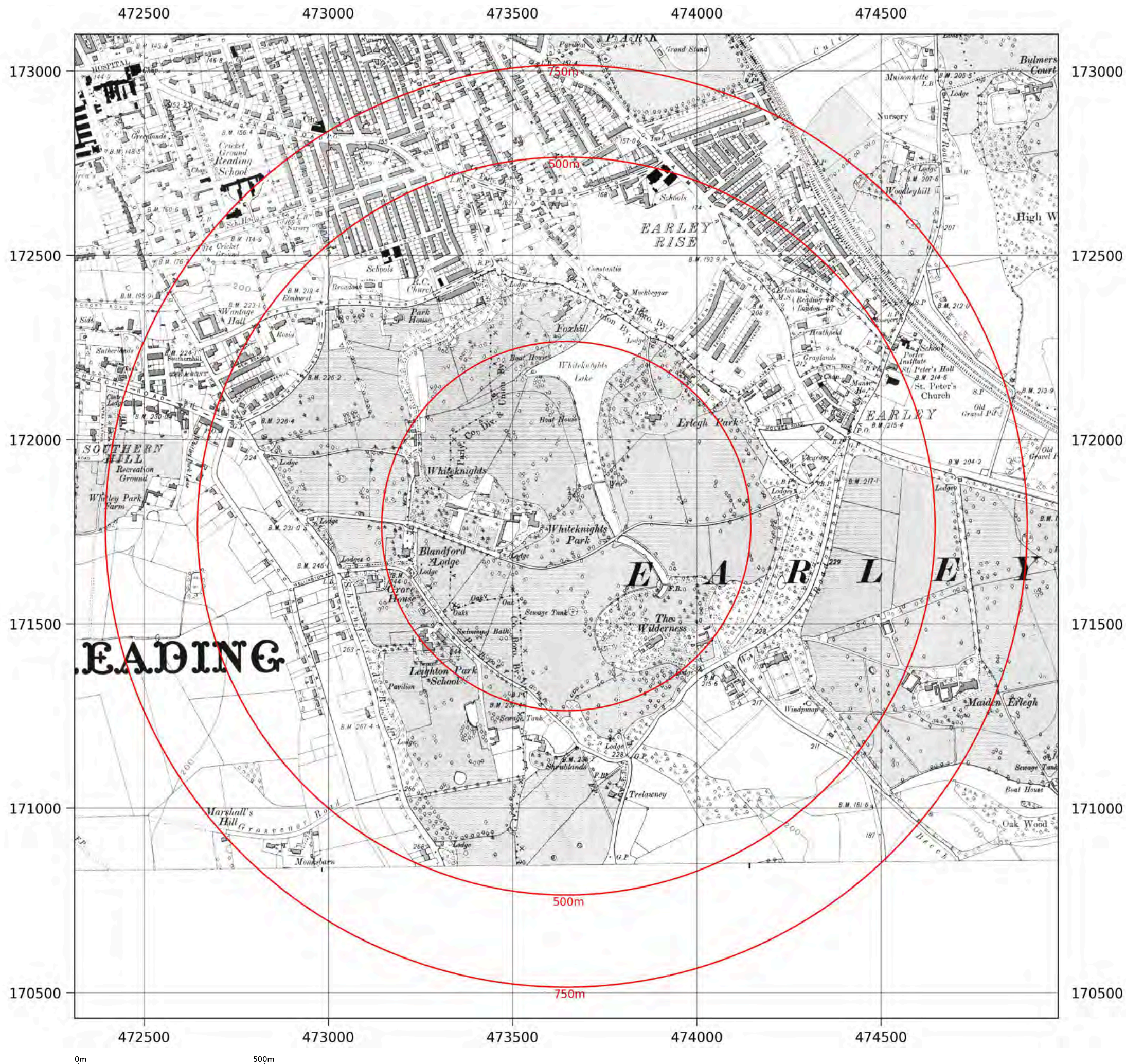
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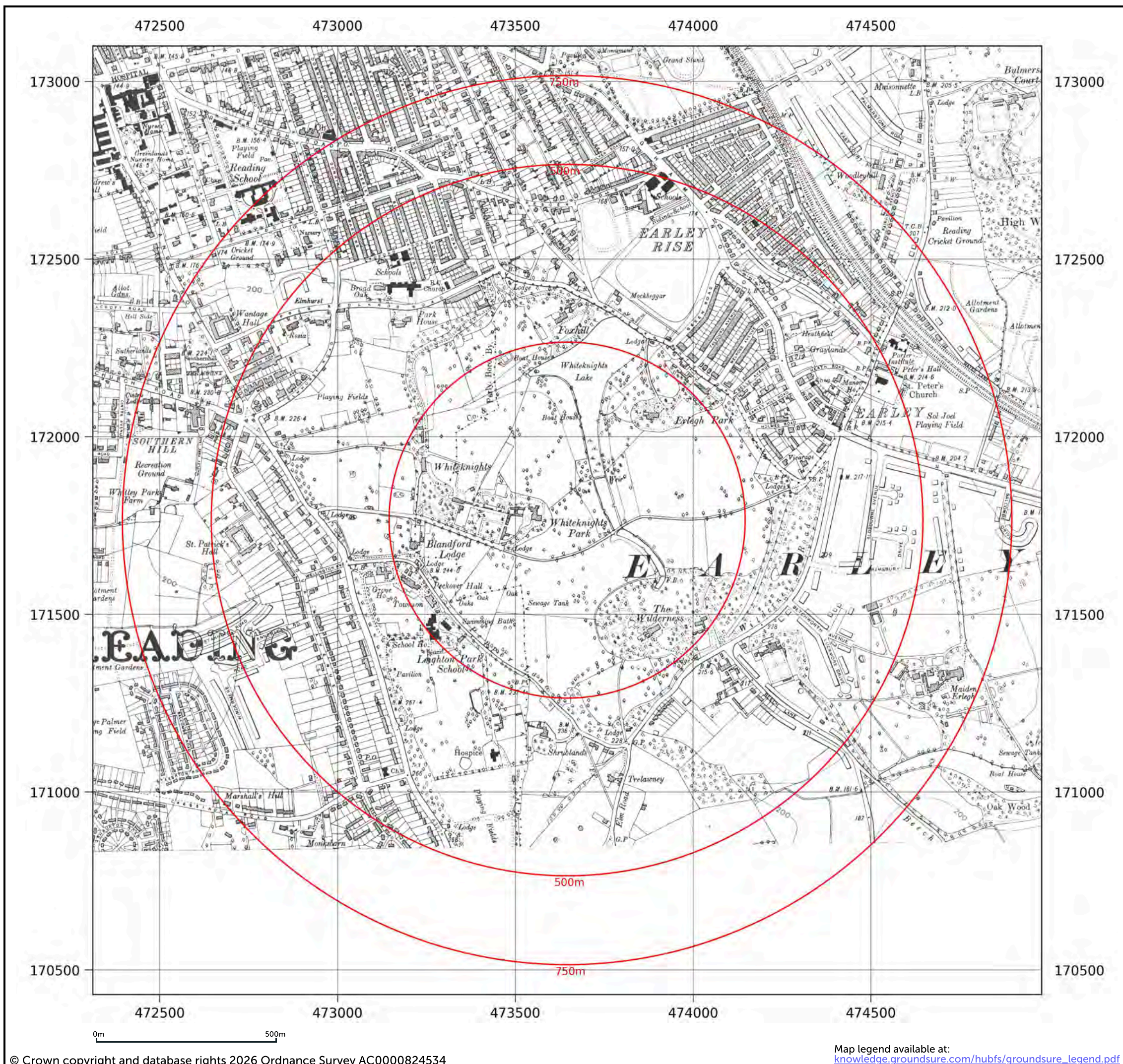
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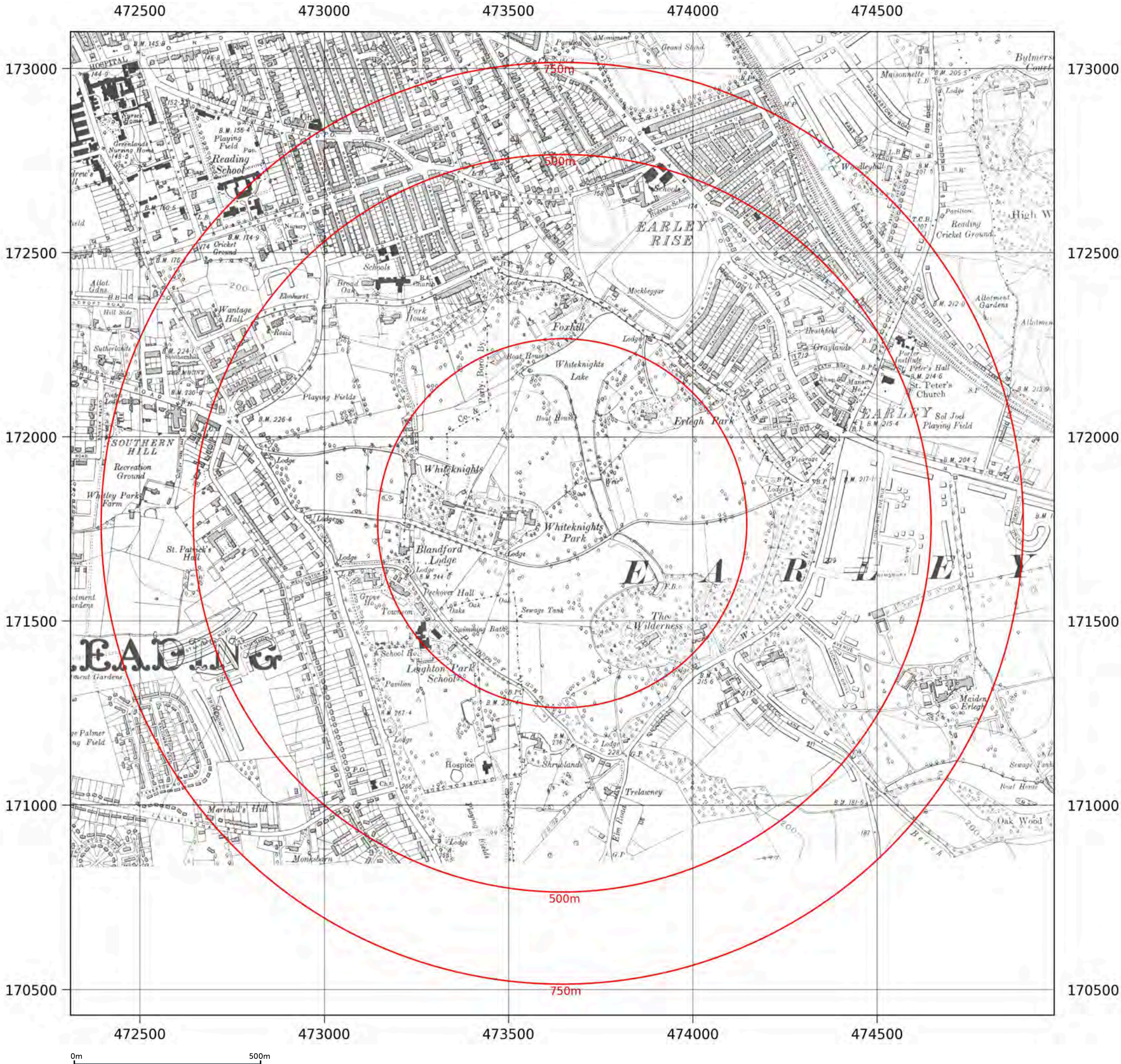
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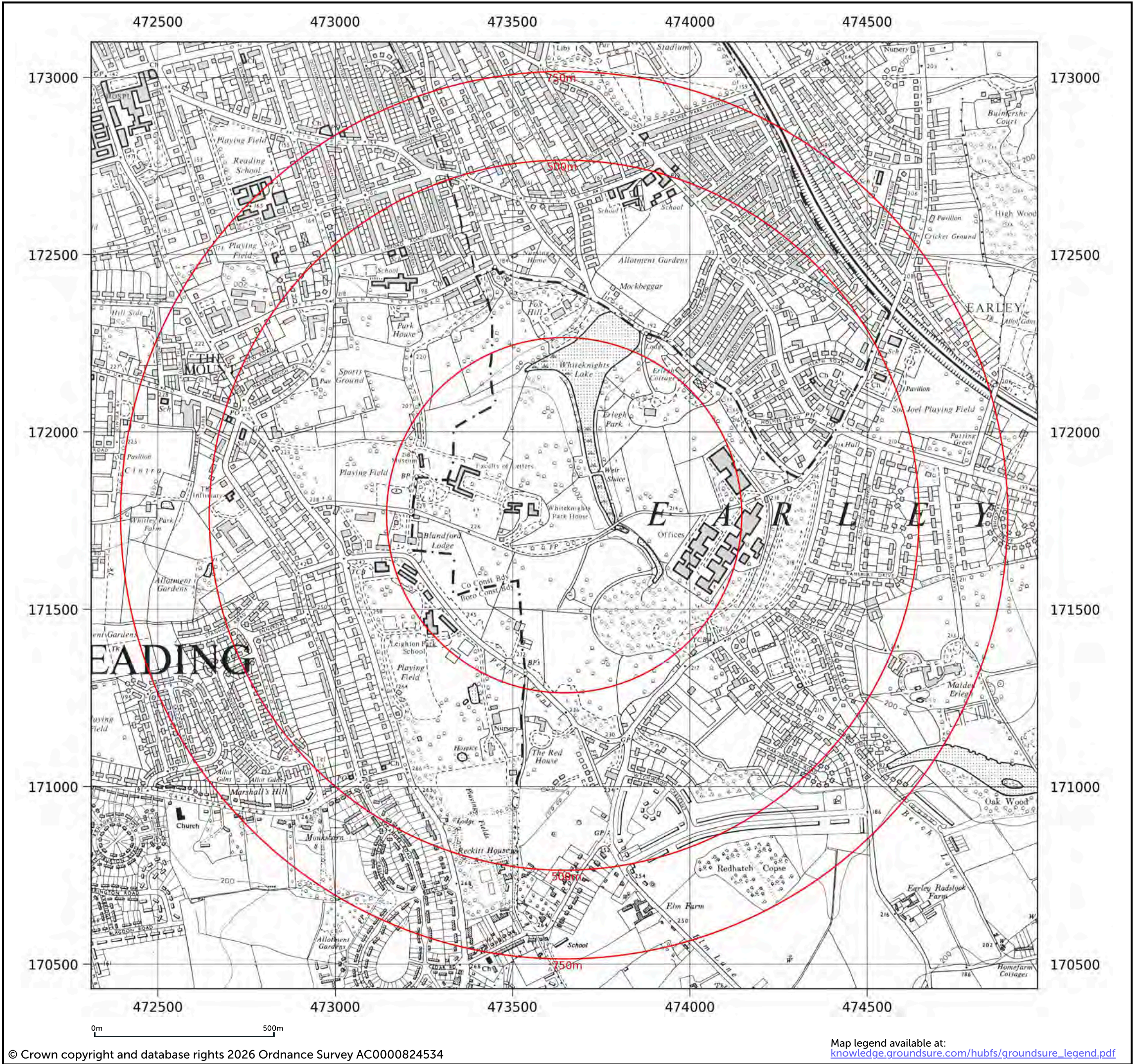
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Date: 1962 Surveyed: 1959 Revised: 1961 Copyright: 1962	

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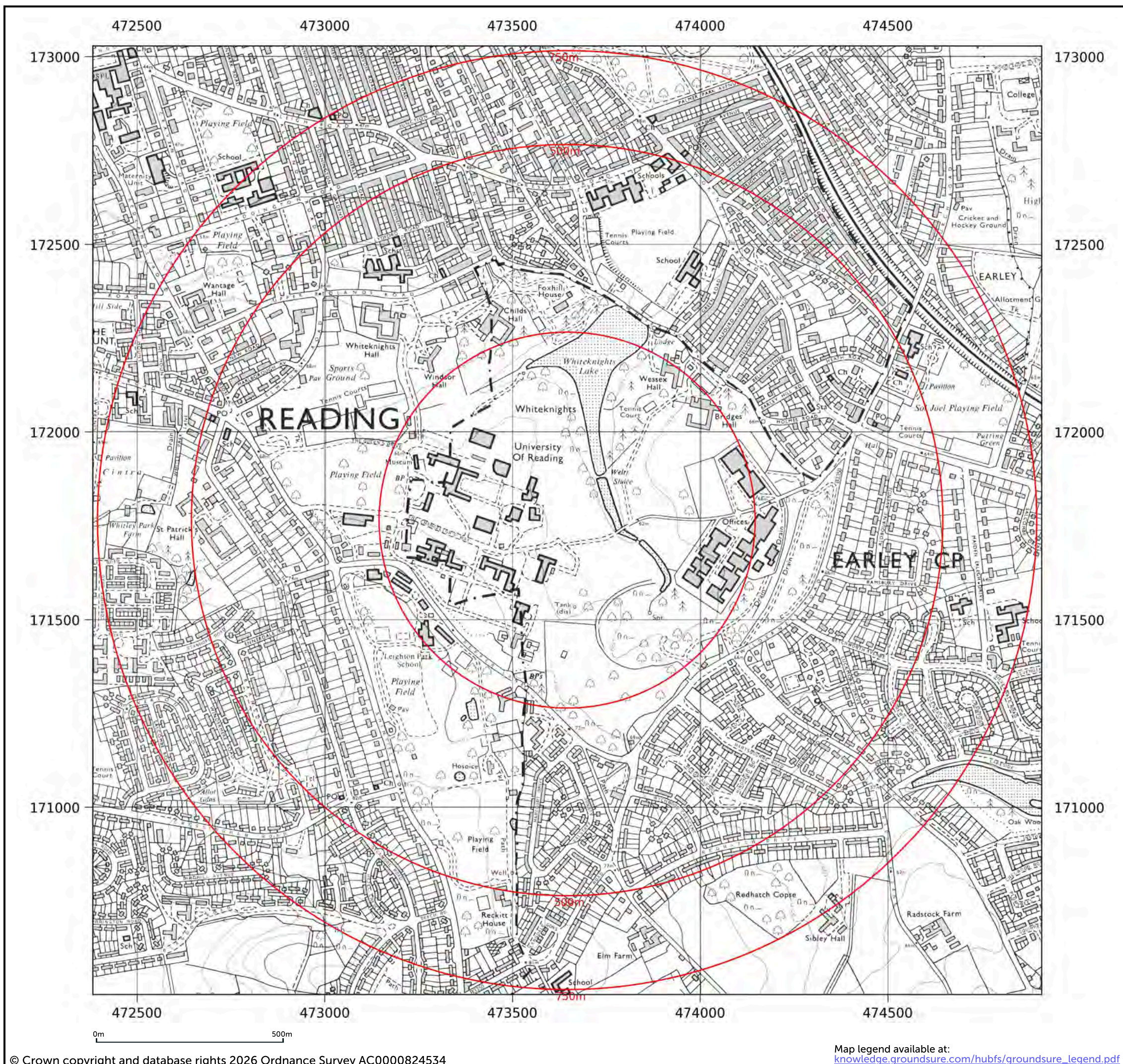
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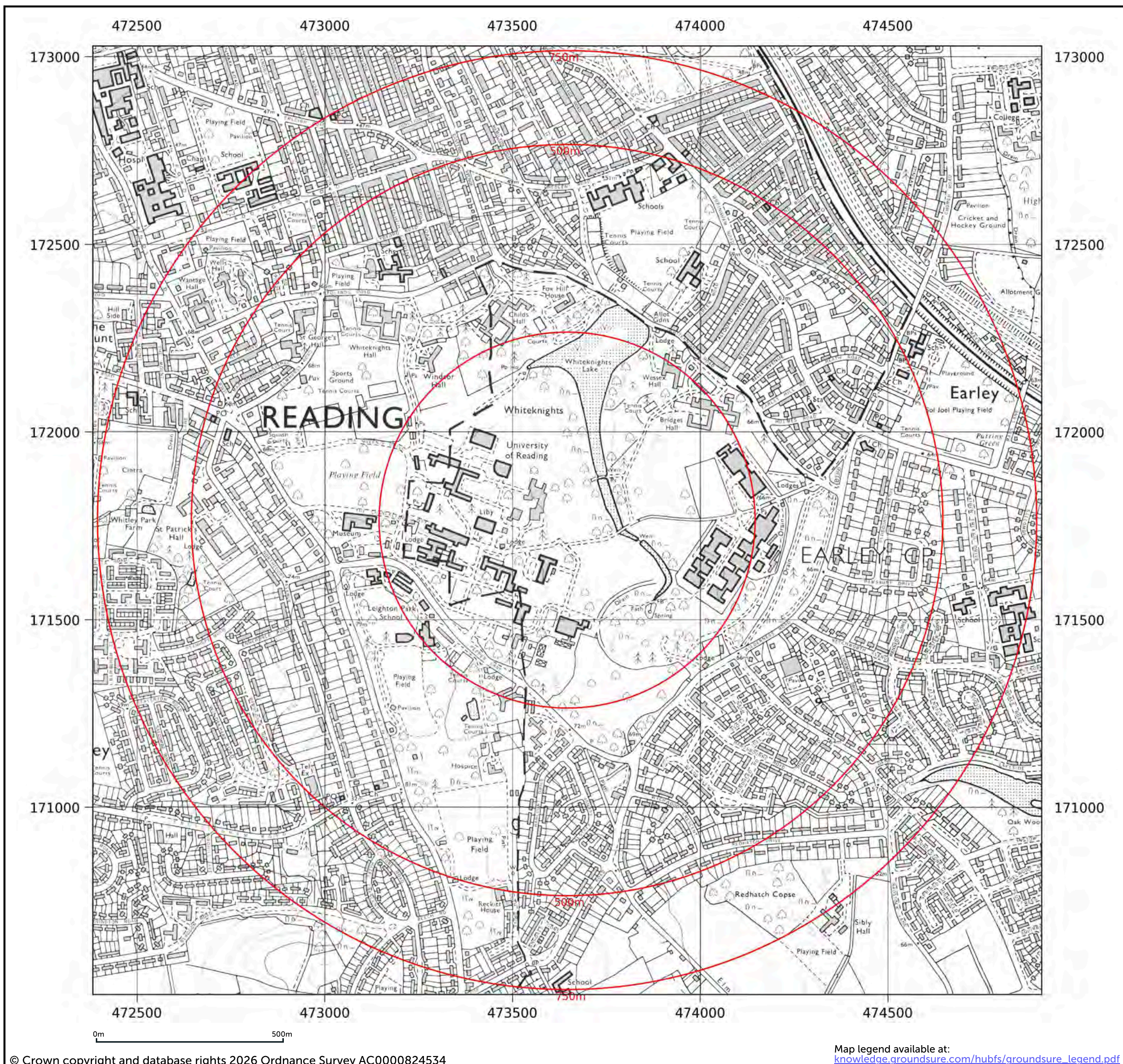
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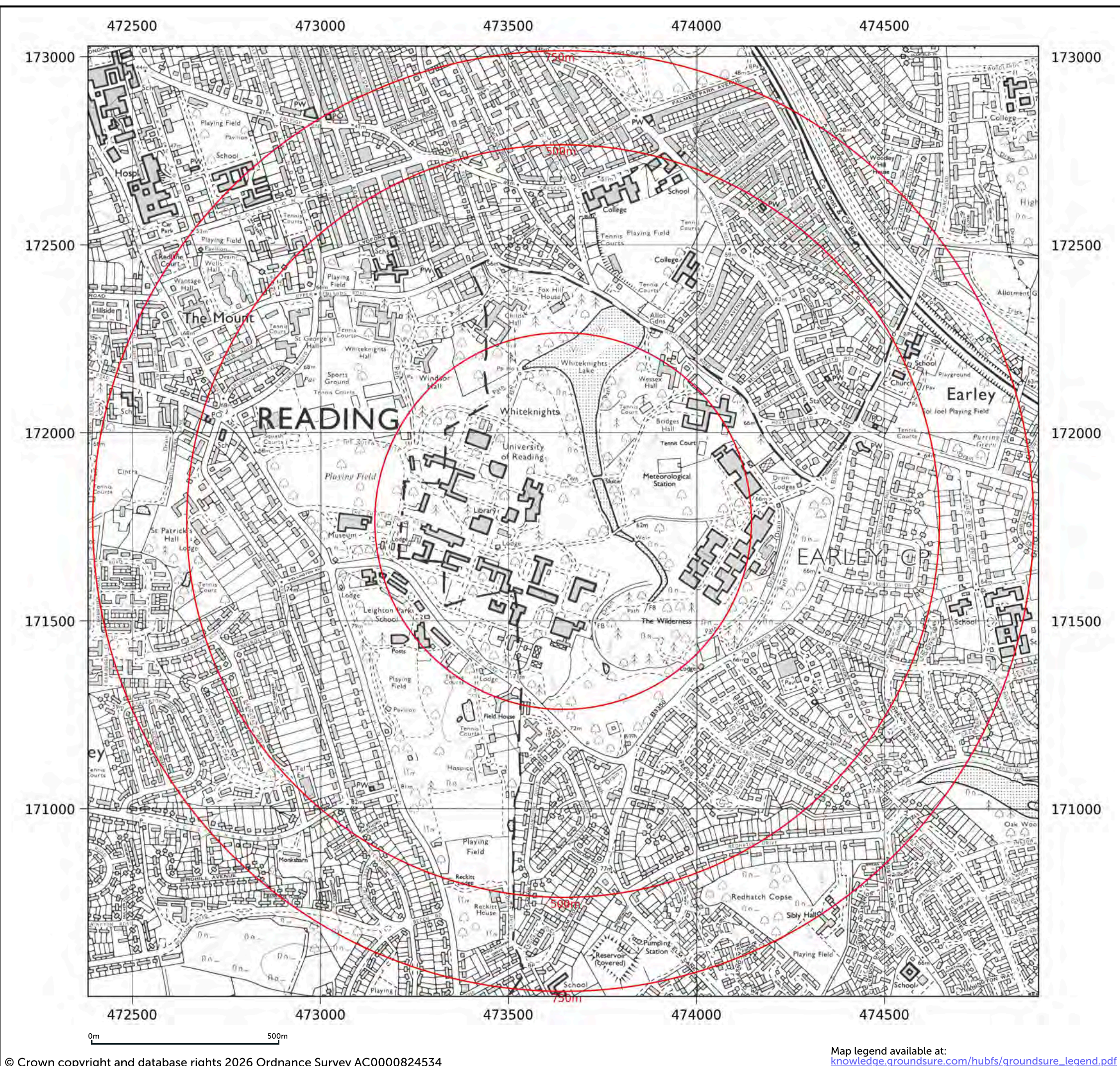
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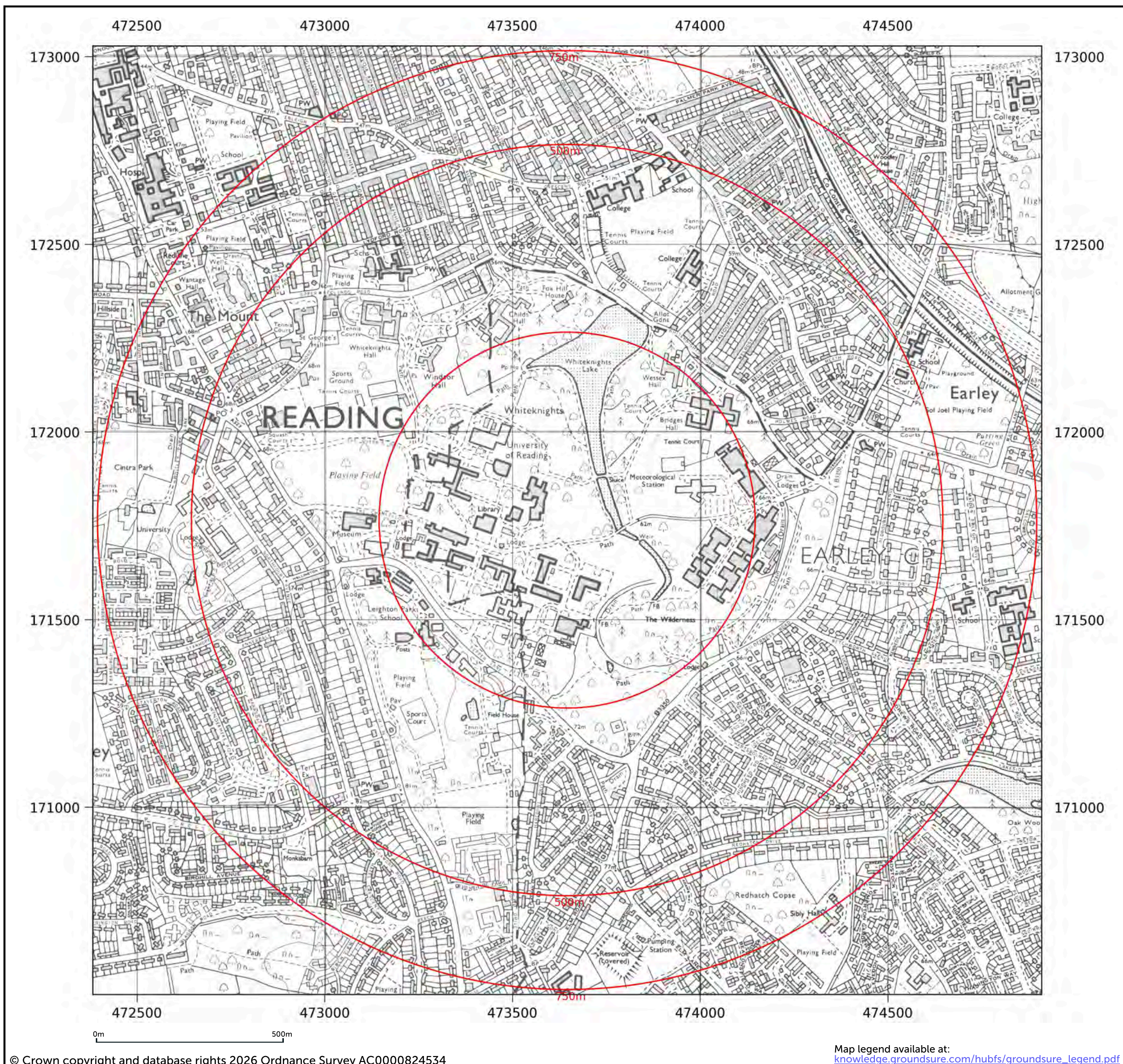
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Report ref: EMS-1097565_1377802

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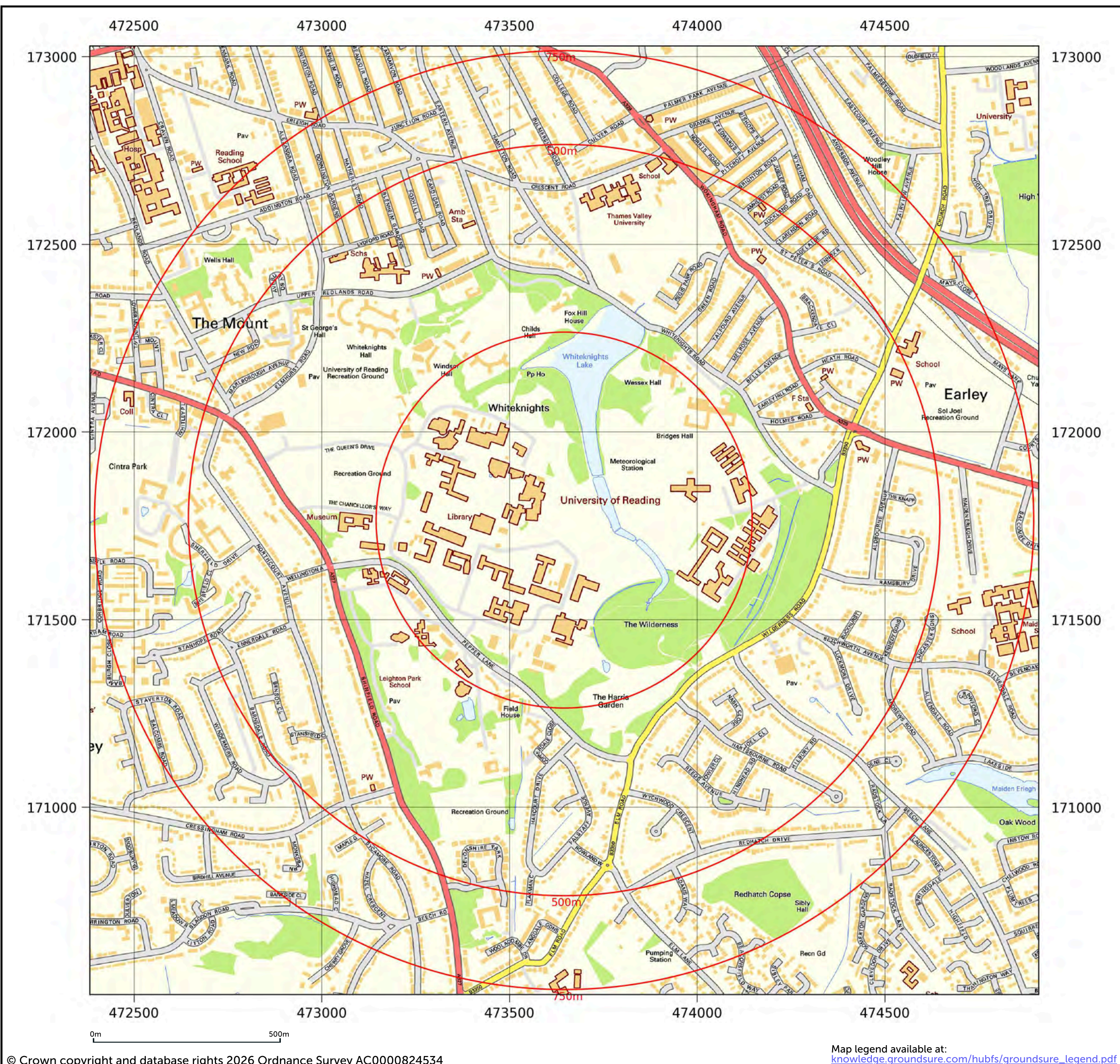
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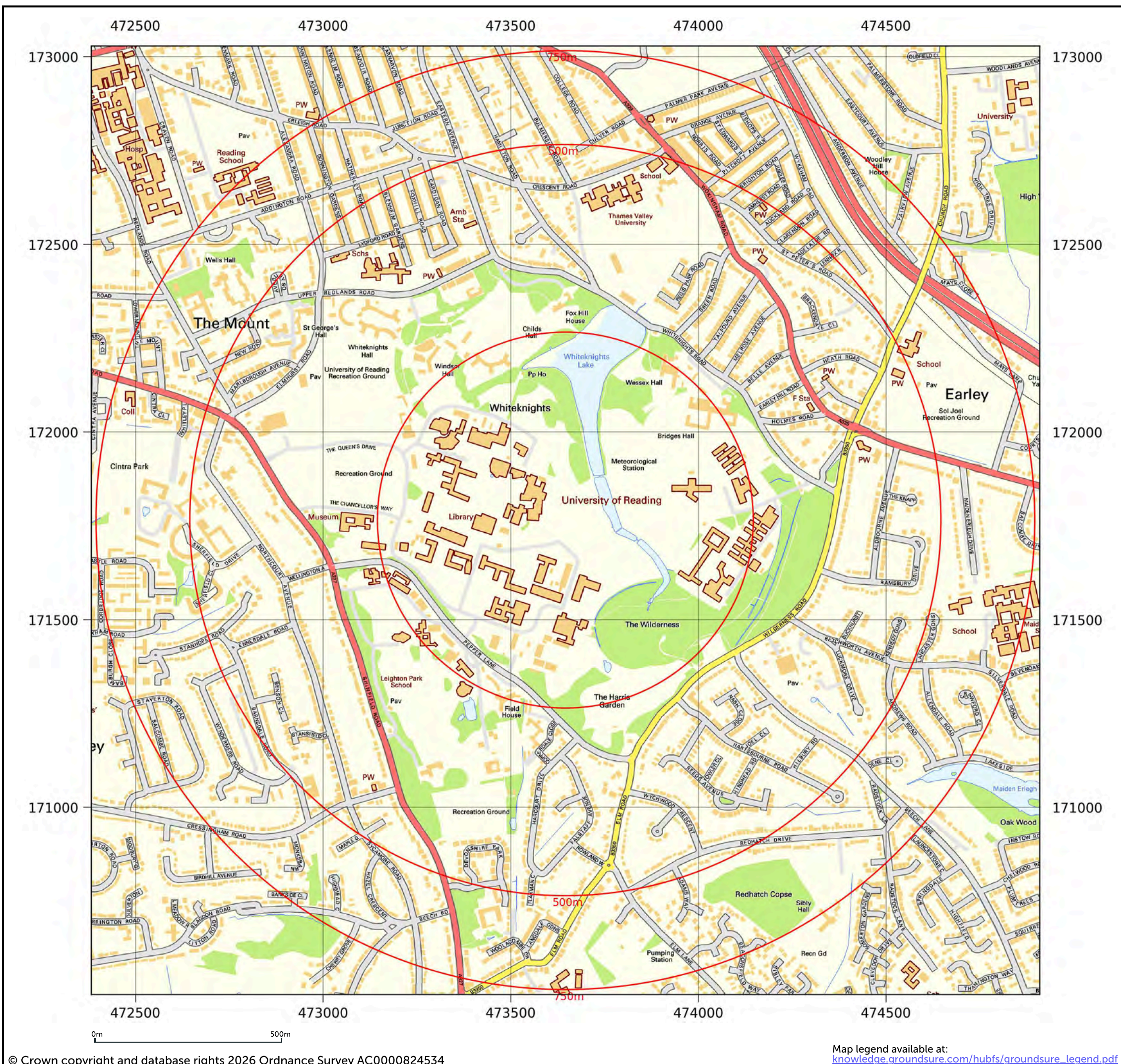
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Production date:	23 April 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
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Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1957
Scale:	1:1,250
Printed at:	1:2,000

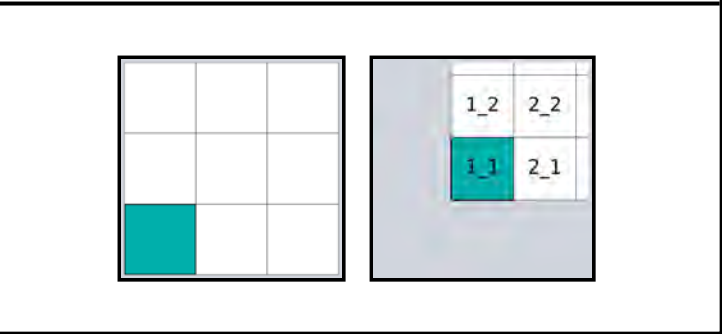
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E

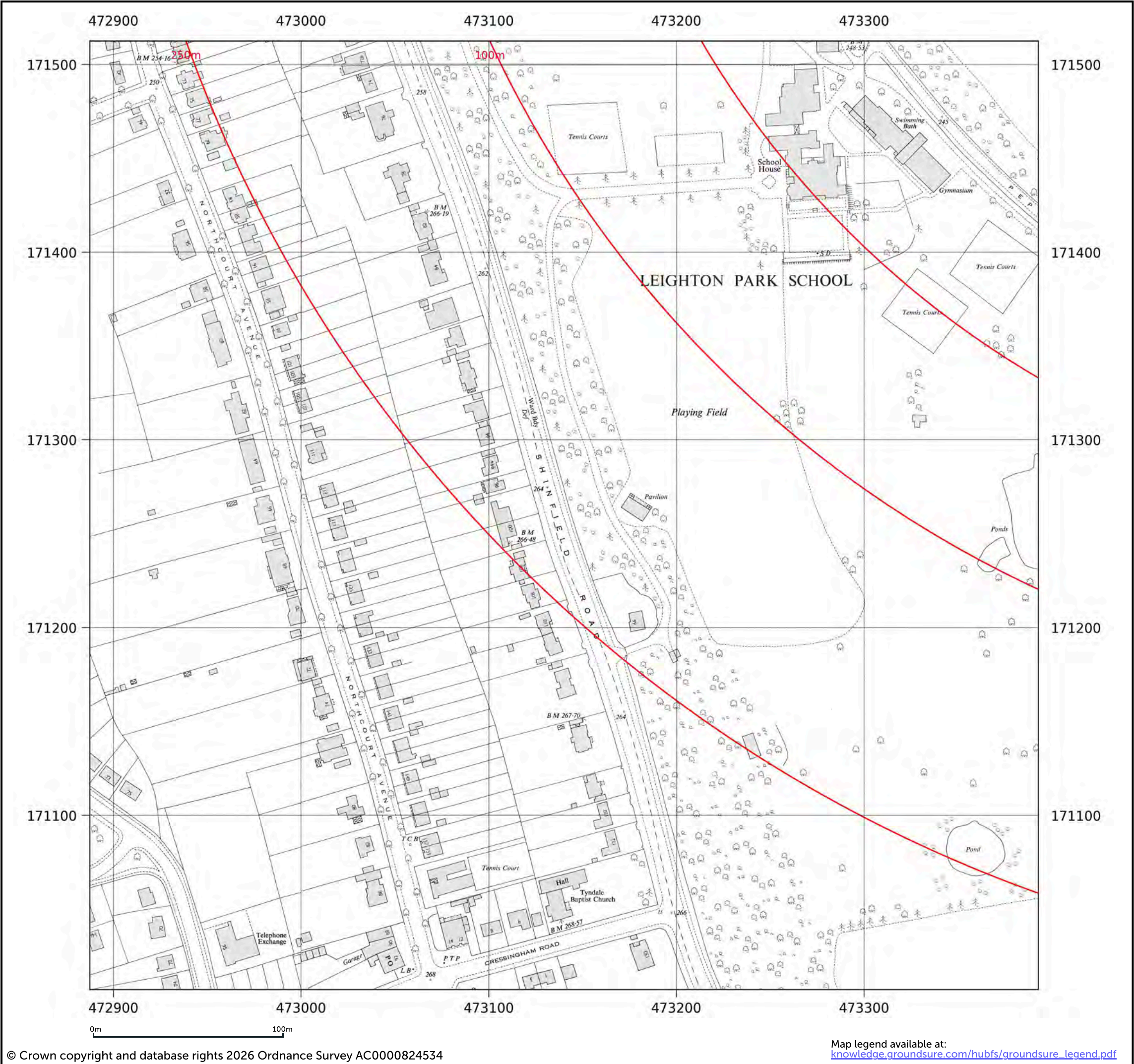
N

S

Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951
Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951



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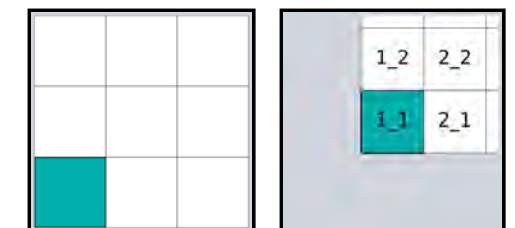
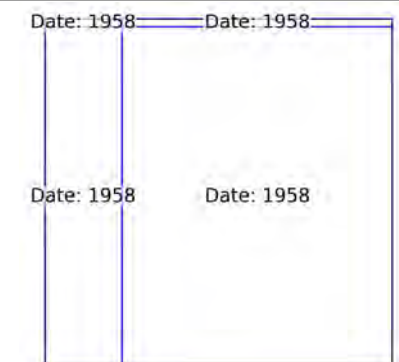
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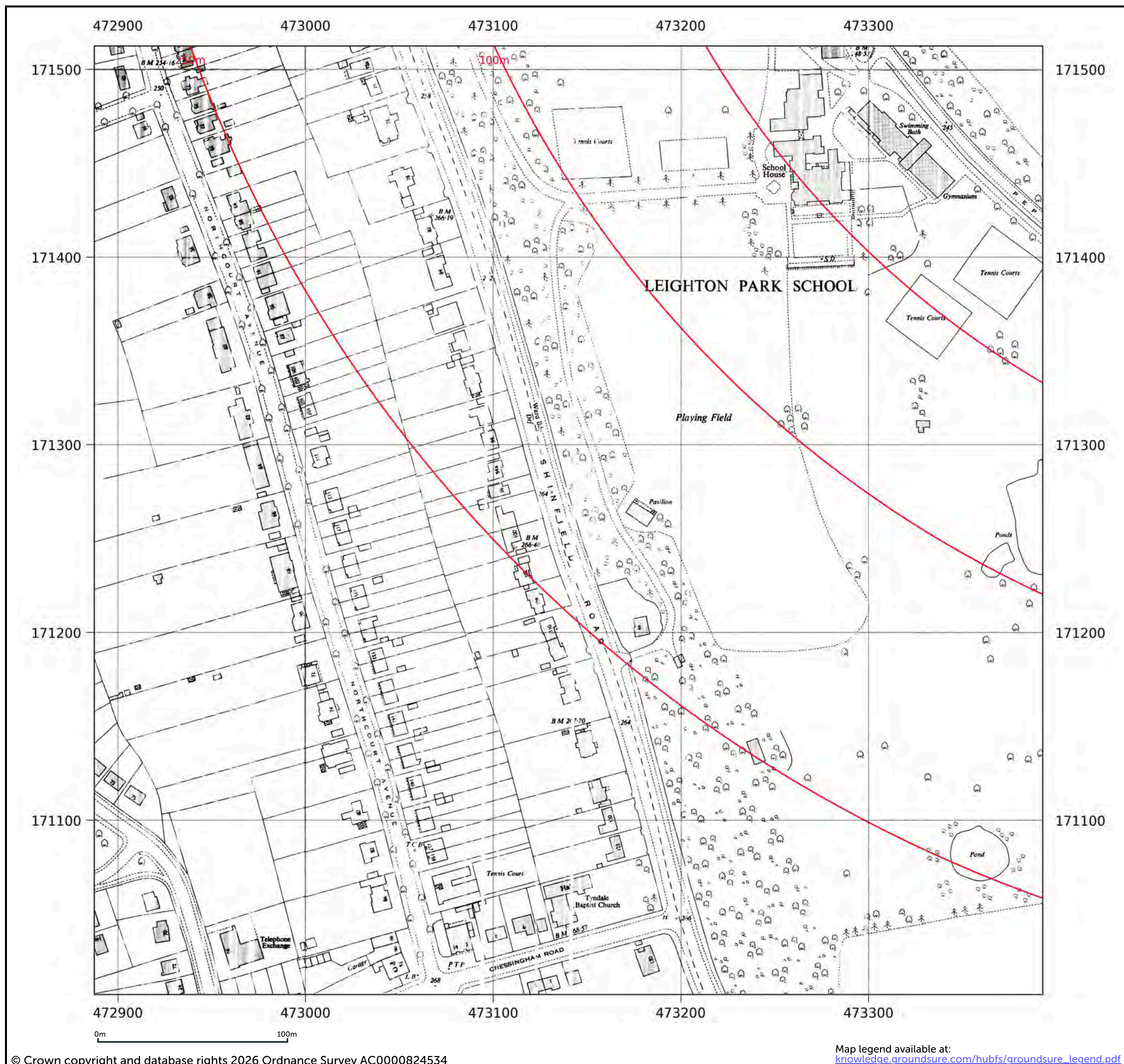
Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
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Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

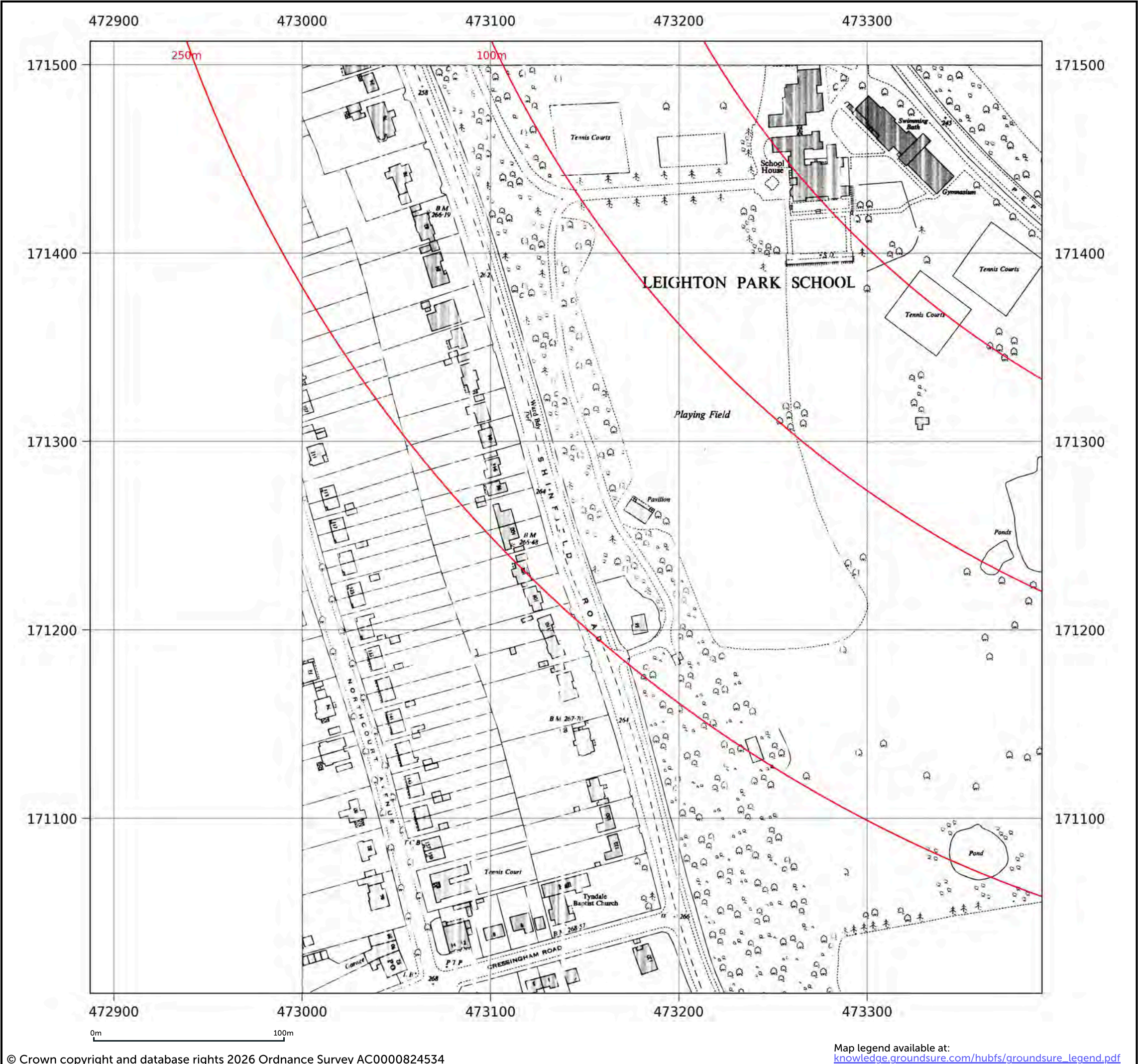
Map name:	National Grid
Map date:	1958
Scale:	1:1,250
Printed at:	1:2,000



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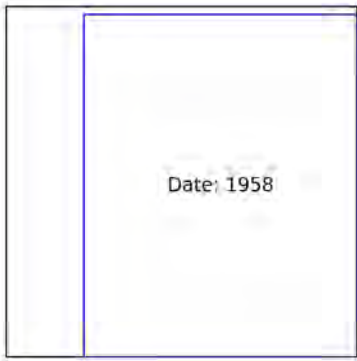
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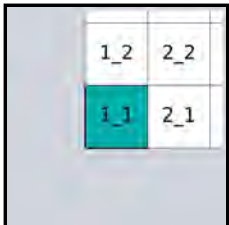
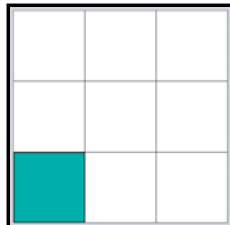


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Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1958
Scale:	1:1,250
Printed at:	1:2,000





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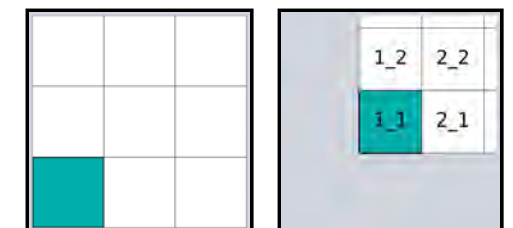
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1969-1973
Scale:	1:1,250
Printed at:	1:2,000

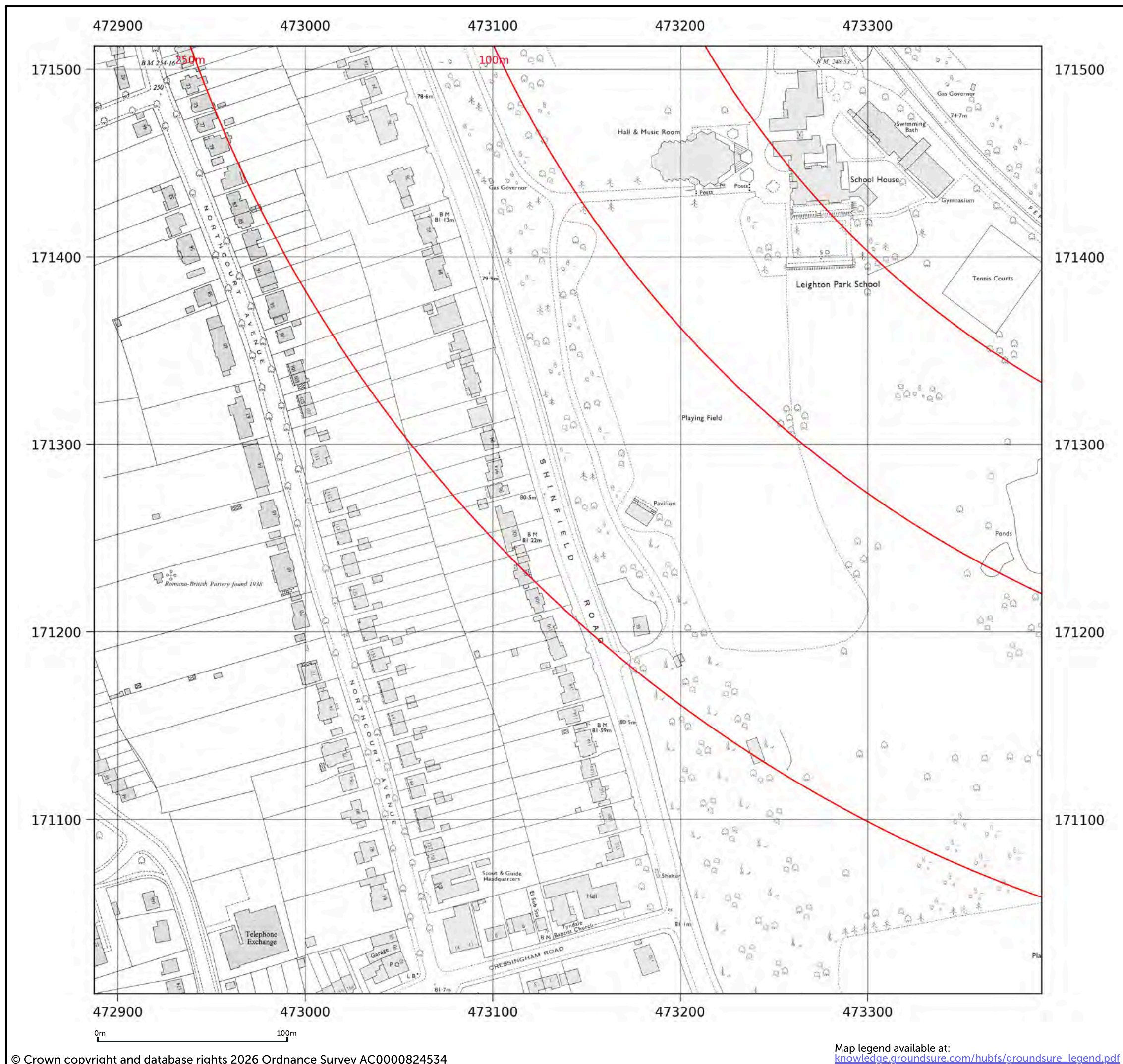


Date: 1969 Surveyed: 1957 Revised: 1968 Copyright: 1969 Levelled: 1951	Date: 1969 Surveyed: 1957 Revised: 1969 Copyright: 1969 Levelled: 1951
Date: 1969 Surveyed: 1957 Revised: 1968 Copyright: 1969 Levelled: 1951	Date: 1973 Surveyed: 1957 Revised: 1972 Copyright: 1973 Levelled: 1972



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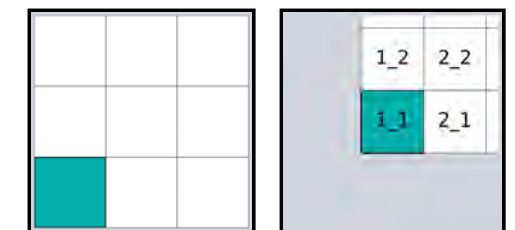
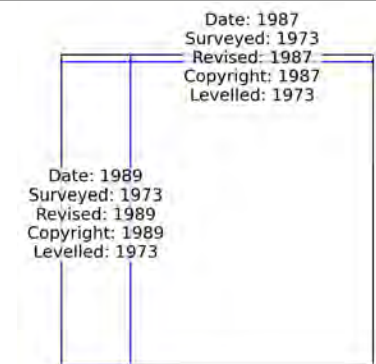
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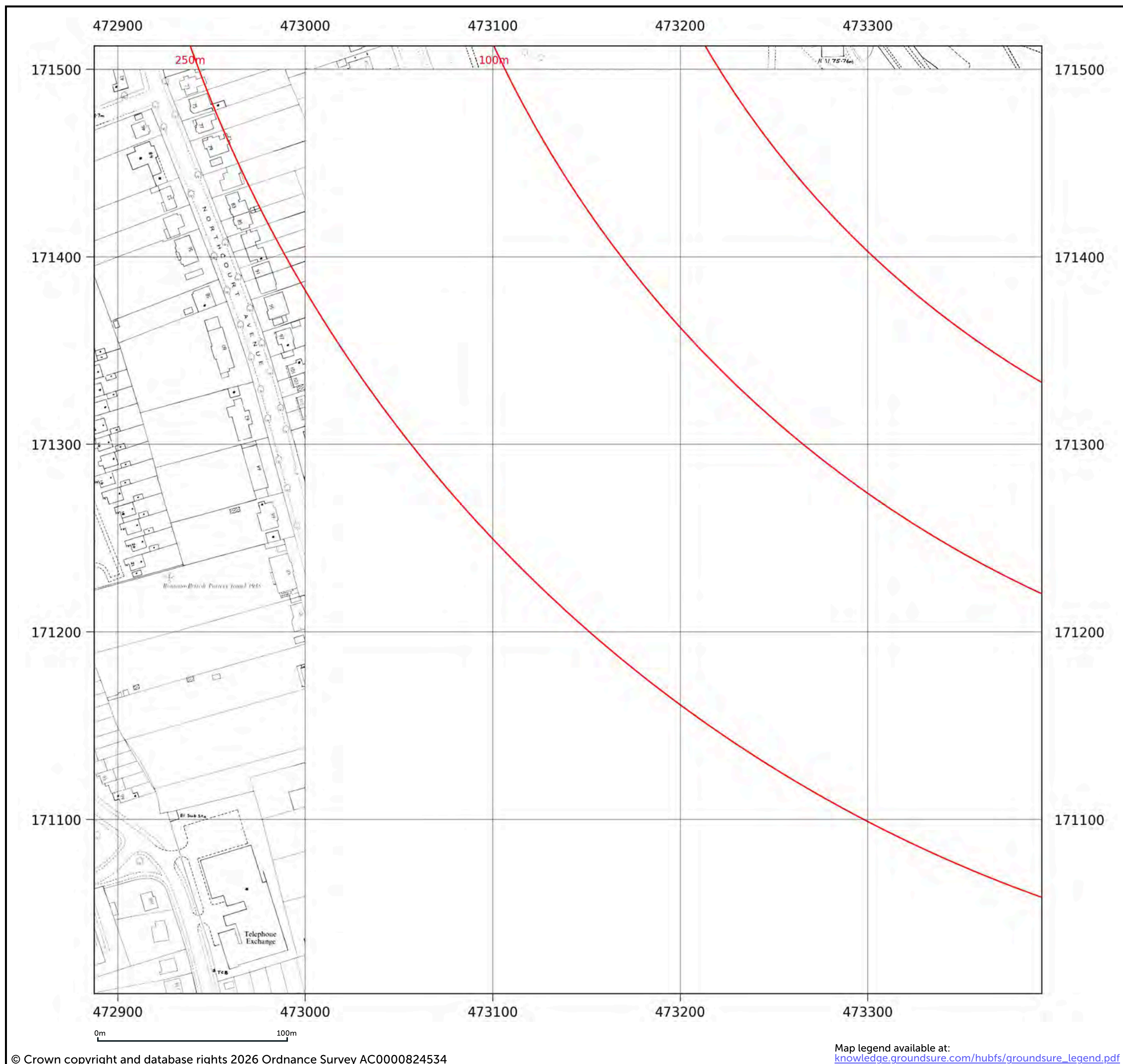
Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1987-1989
Scale:	1:1,250
Printed at:	1:2,000



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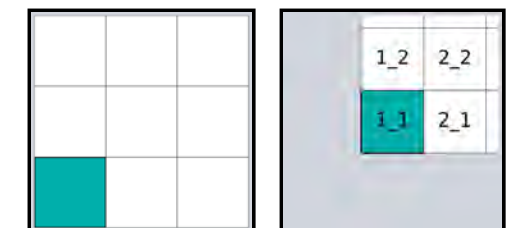
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1993
Scale:	1:1,250
Printed at:	1:2,000

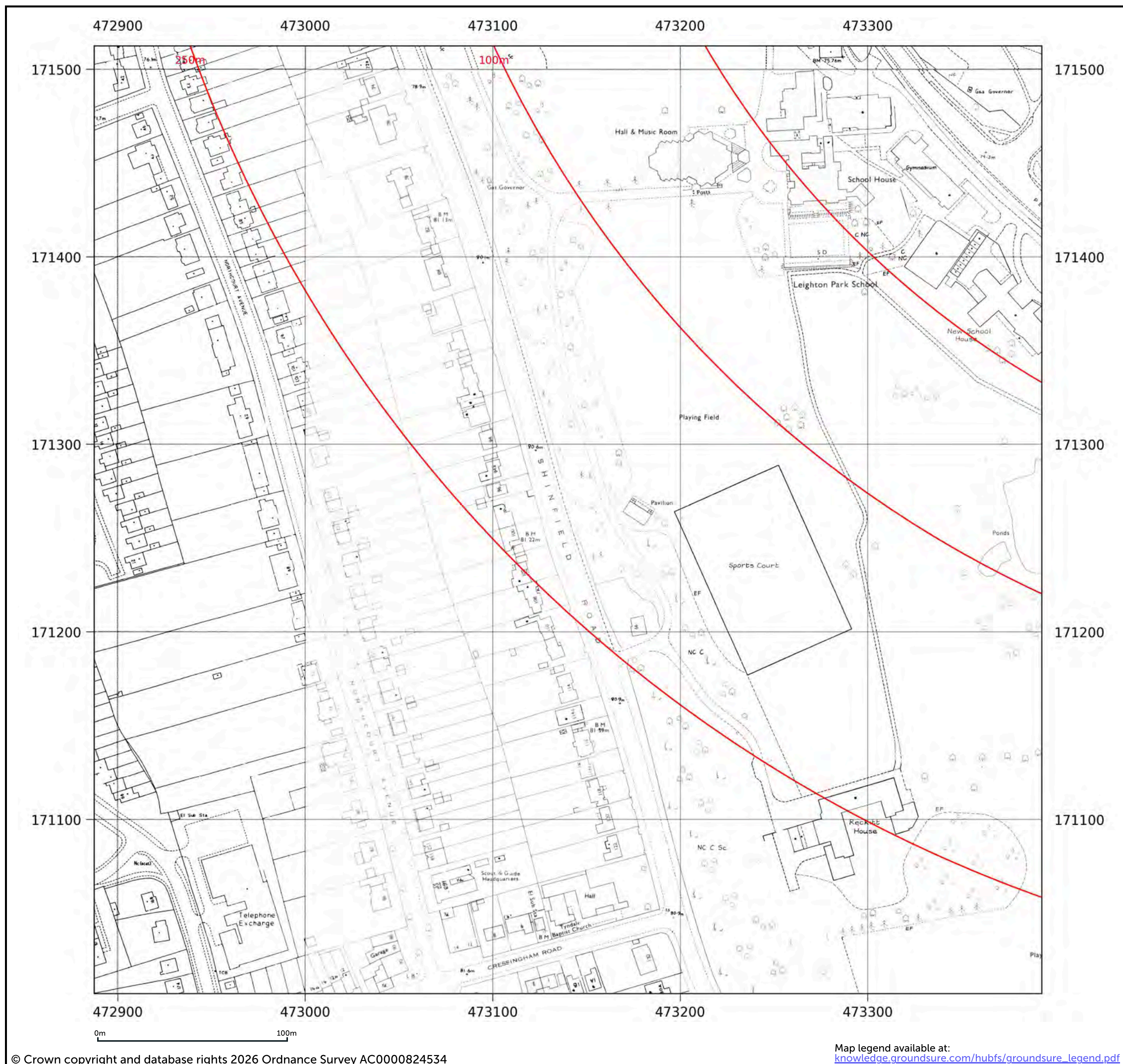


Date: 1993 Surveyed: 1993 Copyright: 1993	Date: 1993 Surveyed: 1993 Copyright: 1993
Date: 1993 Surveyed: 1993 Copyright: 1993	Date: 1993 Surveyed: 1993 Revised: 1993 Copyright: 1993



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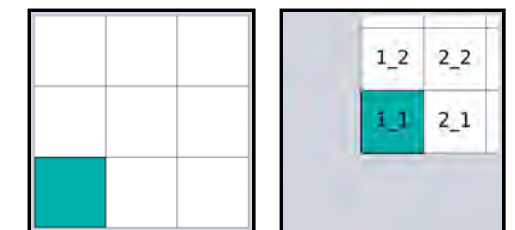
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1993-1995
Scale:	1:1,250
Printed at:	1:2,000



Date: 1994 Surveyed: 1994 Revised: 1994 Copyright: 1994	Date: 1995 Surveyed: 1995 Revised: 1995 Copyright: 1995
Date: 1993 Surveyed: 1993 Copyright: 1993	



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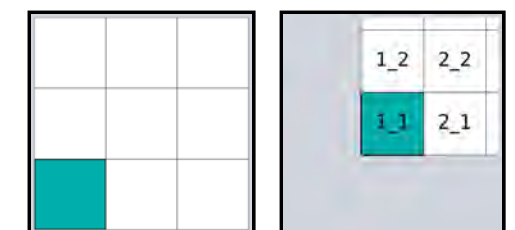
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1994-1995
Scale:	1:1,250
Printed at:	1:2,000

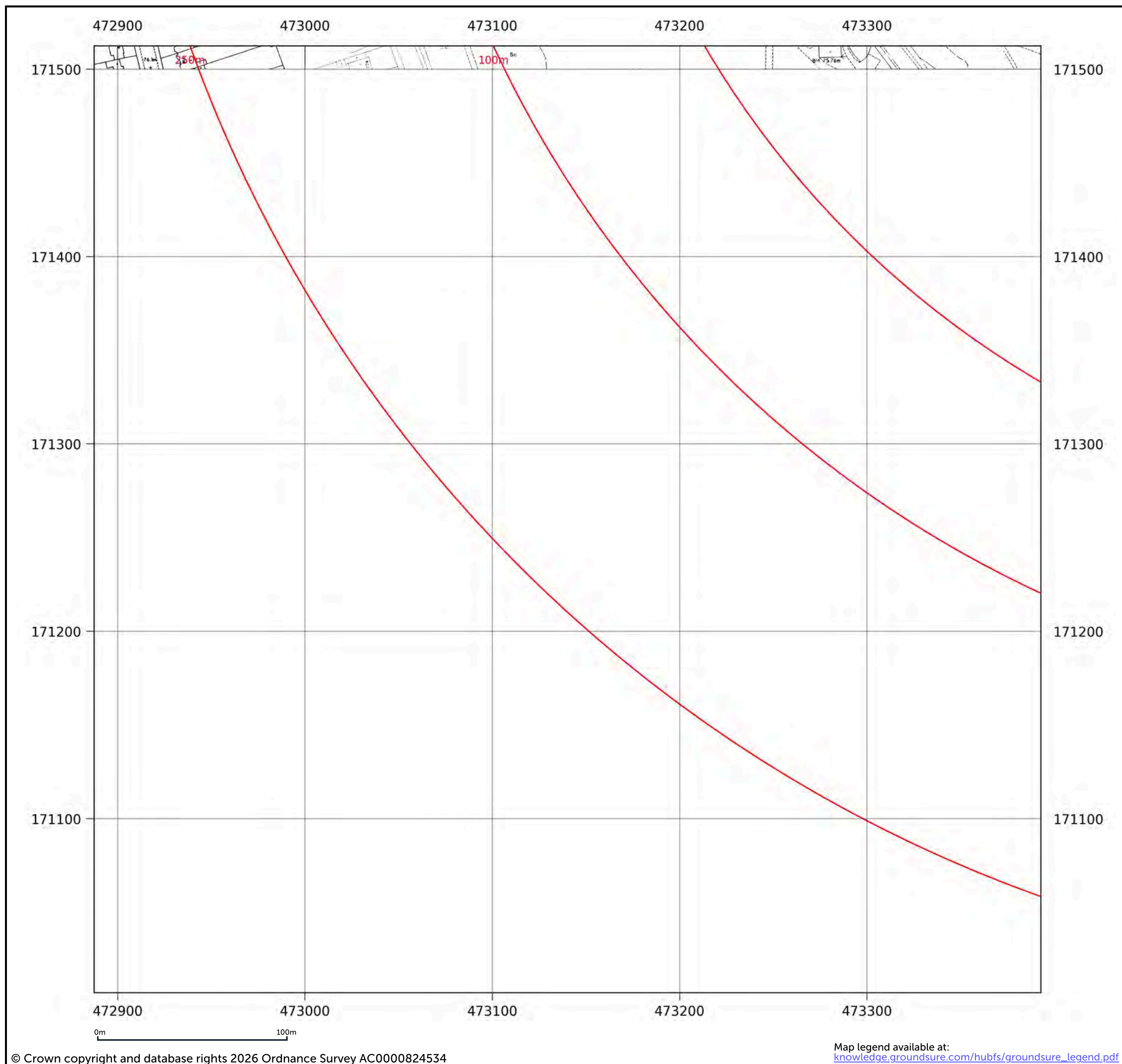


Date: 1994	Date: 1995
Surveyed: 1994	Surveyed: 1995
Copyright: 1994	Copyright: 1995



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Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1957
Scale:	1:1,250
Printed at:	1:2,000

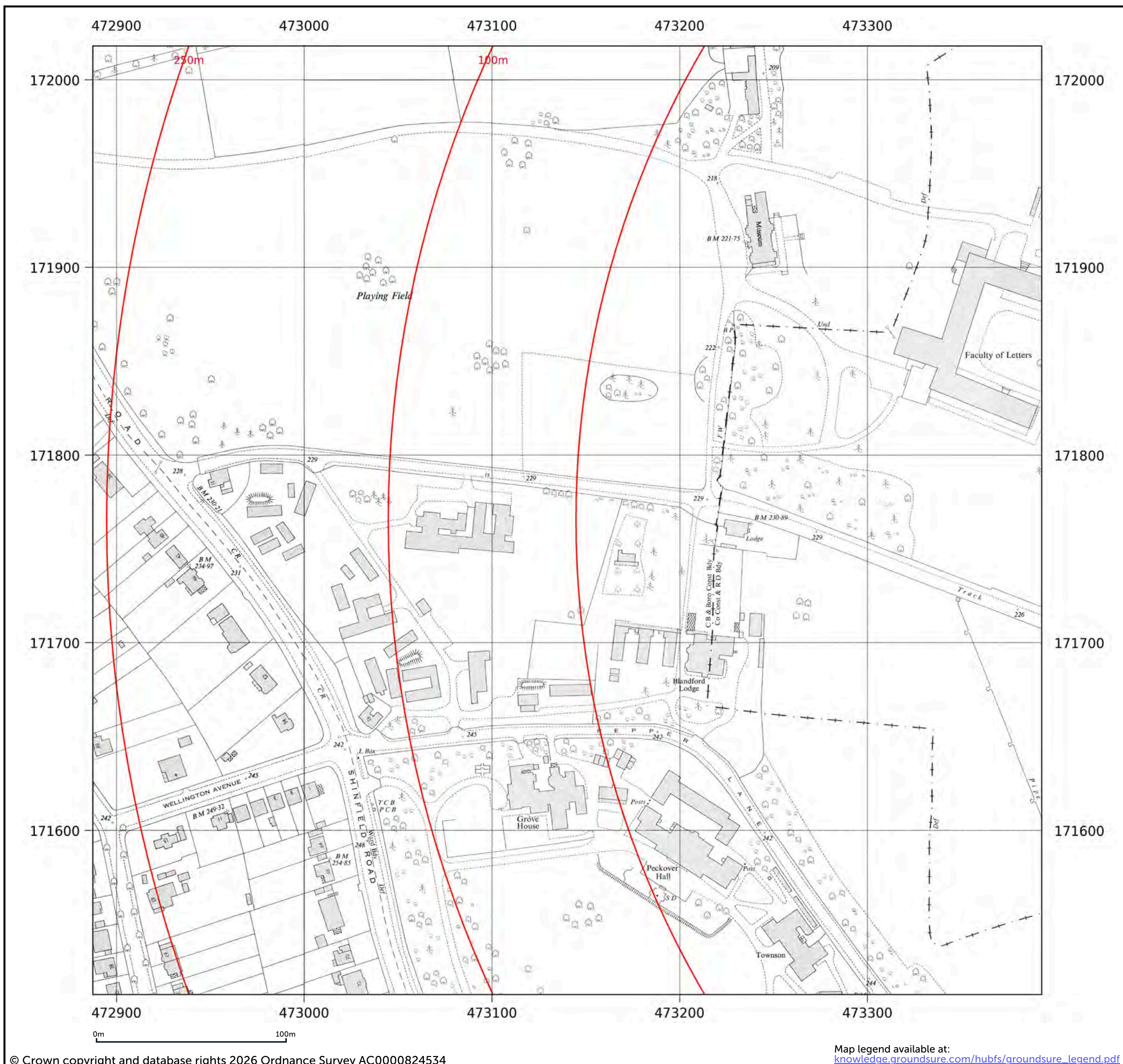


Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951
Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951



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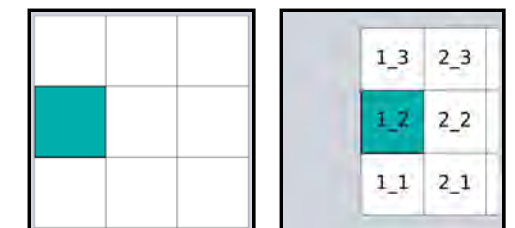
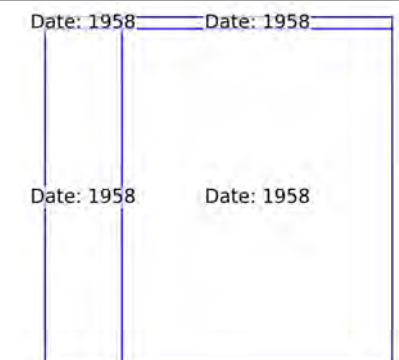
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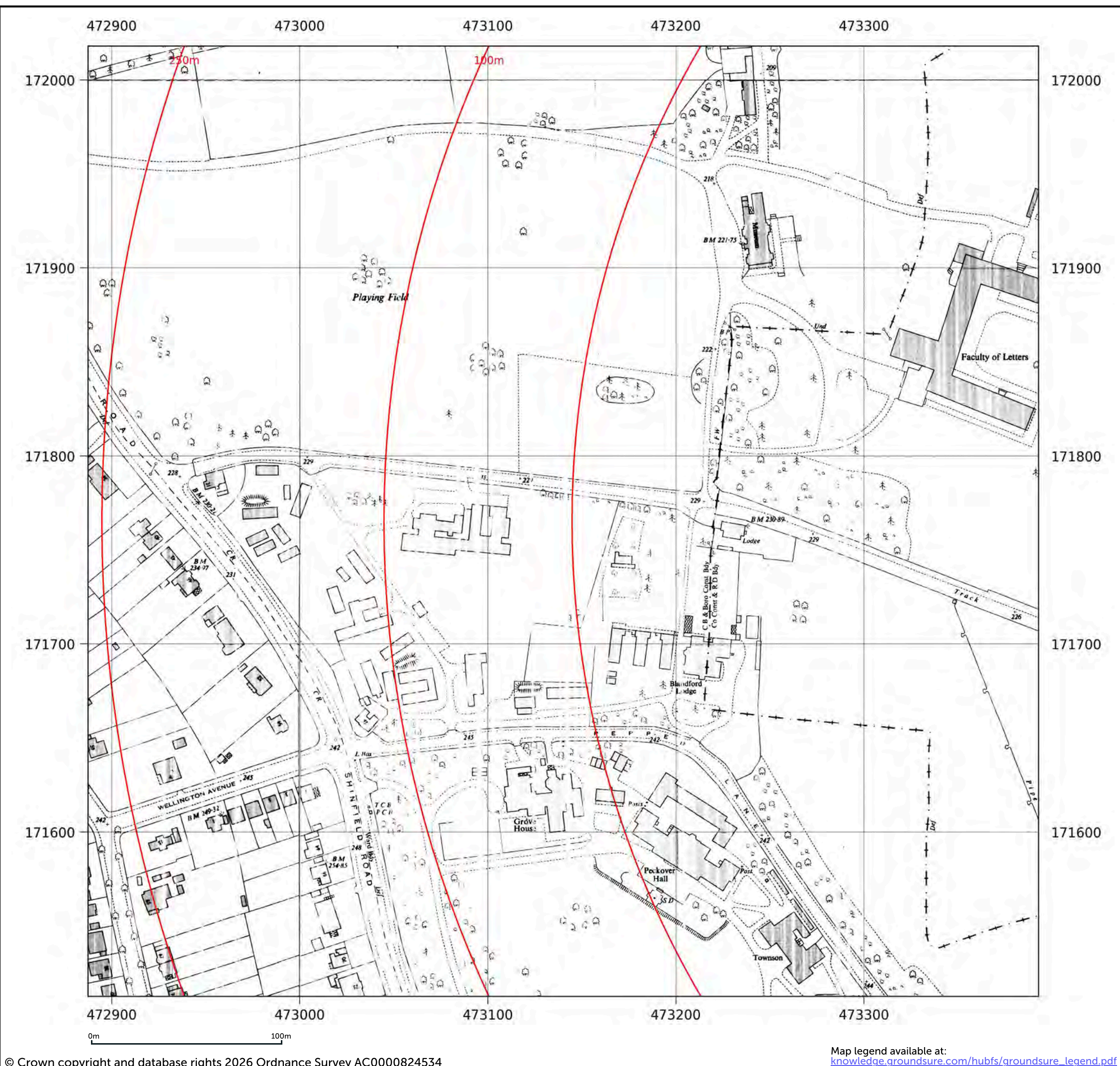
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Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1958
Scale:	1:1,250
Printed at:	1:2,000



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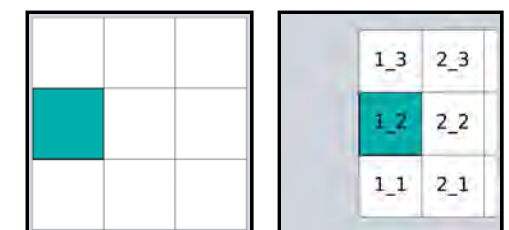
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1969-1972
Scale:	1:1,250
Printed at:	1:2,000

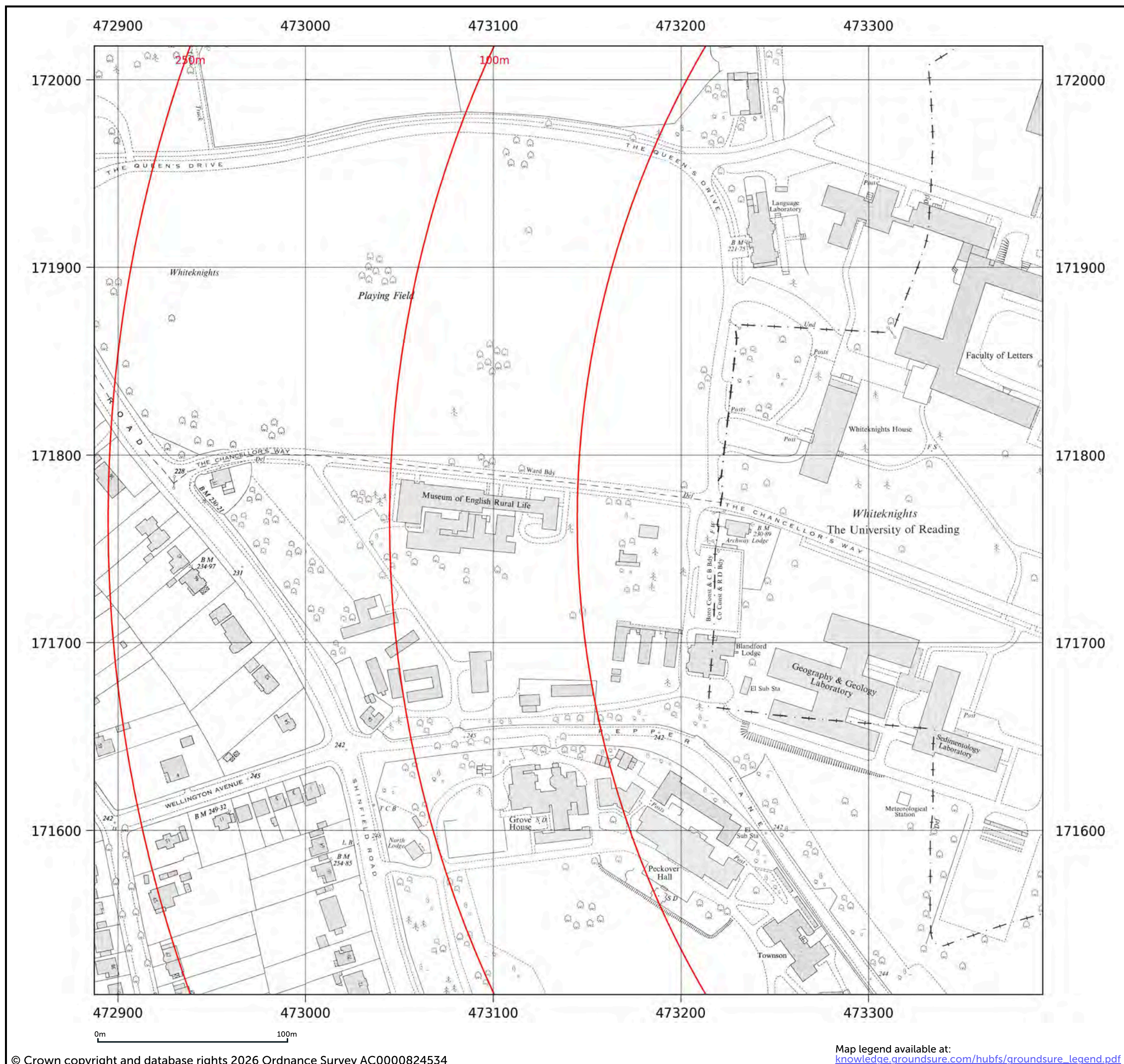


Date: 1972 Surveyed: 1957 Revised: 1971 Copyright: 1972 Levelled: 1951	Date: 1971 Surveyed: 1957 Revised: 1970 Copyright: 1971 Levelled: 1951
Date: 1969 Surveyed: 1957 Revised: 1968 Copyright: 1969 Levelled: 1951	Date: 1969 Surveyed: 1957 Revised: 1969 Copyright: 1969 Levelled: 1951



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Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

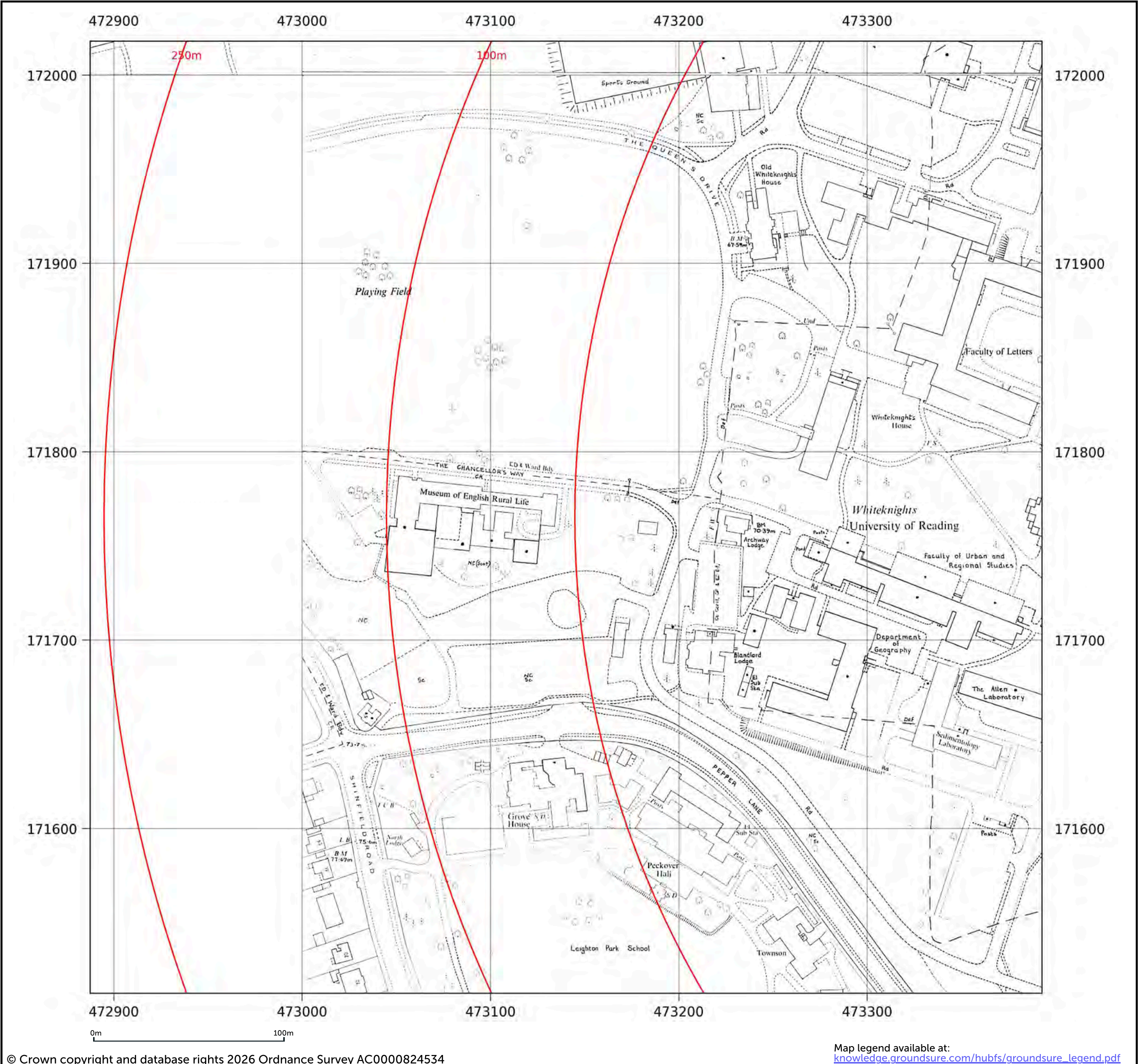
Map name:	National Grid
Map date:	1987-1991
Scale:	1:1,250
Printed at:	1:2,000



Date: 1990 Surveyed: 1973 Revised: 1990 Copyright: 1990 Levelled: 1973	Date: 1991 Surveyed: 1973 Revised: 1991 Copyright: 1991 Levelled: 1973
Date: 1987 Surveyed: 1973 Revised: 1987 Copyright: 1987 Levelled: 1973	

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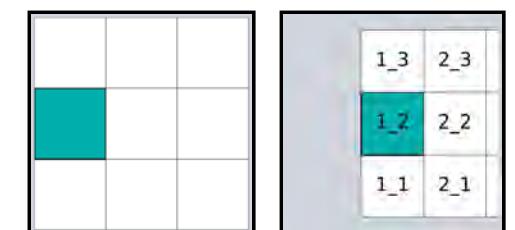
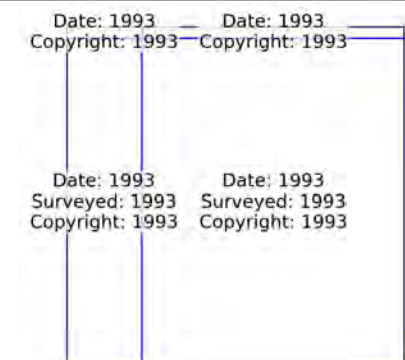
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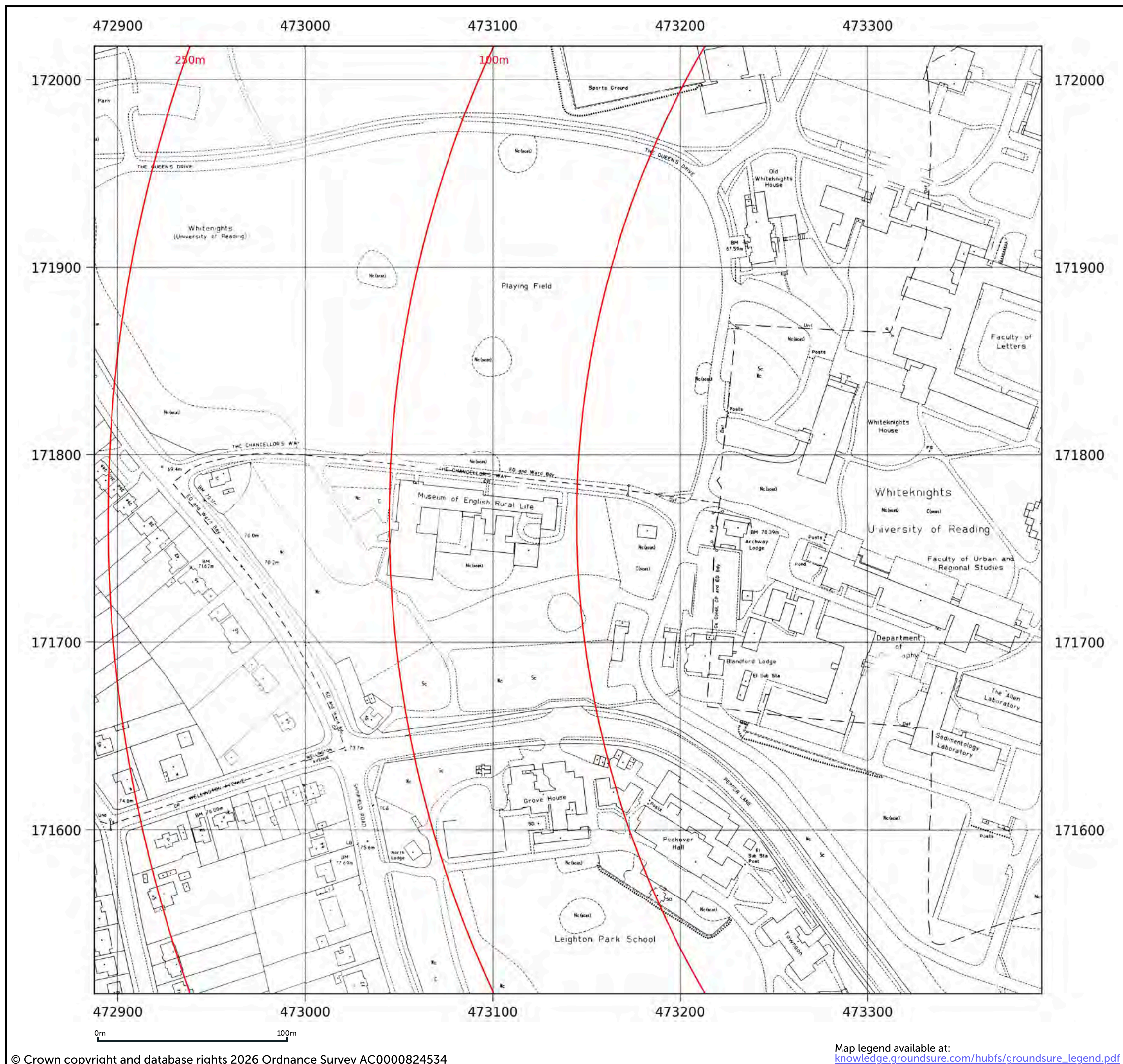
Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
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Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1993
Scale:	1:1,250
Printed at:	1:2,000



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Site details:

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Client ref:

EMS_1097565_1379421

Report ref:

EMS-1097565_1377802

Grid ref:

473645.51, 171765.33

Production date:

23 April 2026

Map name:

National Grid

Map date:

1957

Scale:

1:1,250

Printed at:

1:2,000

Date: 1957
Surveyed: 1957
Revised: 1957
Levelled: 1951

Date: 1957
Surveyed: 1957
Revised: 1957
Levelled: 1951

Date: 1957
Surveyed: 1957
Revised: 1957
Levelled: 1951

Date: 1957
Surveyed: 1957
Revised: 1957
Levelled: 1951

1_3

2_3

1_2

2_2

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