

# Hatch Farm

## **HERITAGE IMPACT ASSESSMENT**

JN2240

## Summary

This Heritage Impact Assessment has been prepared to assess the potential impact to relevant built heritage assets arising from the proposed demolition of all extant buildings associated with Hatch Farm. These buildings are not identified as “Buildings of Traditional Local Character” in accordance with Policy TB26 of the MDDL, or “Locally Listed Buildings” in accordance with the Emerging Local Plan Policy DH5 which also states that “*All non-designated heritage assets are identified and recorded on the council’s website*”. The buildings at Hatch Farm are not identified in the Historic Environment Record. Four of the cluster of buildings which form Hatch Farm (the Farmhouse, Outbuilding, Large Barn and Threshing Barn) have been identified by the LPA as meriting further assessment in pre-application consultation.

A search radius of 1 km from the Site has been used to identify relevant heritage assets. The Site lies relatively proximal to a Grade II Listed Building - the Berkshire Masonic Centre (Sindlesham Hall). There is no inter-visibility or known historic or functional association between this building and Hatch Farm buildings proposed for demolition, and the buildings at Hatch Farm do not make any contribution to its architectural or historic interest. Therefore, the demolition of Hatch Farm buildings within the Site would cause no harm to the significance of the Grade II Listed Berkshire Masonic Centre.

The historic farmstead buildings at Hatch Farm retain group value, may retain some archaeological interest, make a minor contribution to the local street scene, and the group of buildings may reside in the local collective memory as part of the historic farmstead. At least two of the buildings are deemed unsafe (the Threshing Barn and the Outbuilding). The farmhouse has been converted into two separate apartments and the Large Barn is in use as a car workshop. The group of buildings which make up the historic farmstead are no longer associated with agricultural functions. None of the individual buildings which make up the farmstead are buildings of “*exceptional local heritage value*” in accordance with the criteria published by the LPA. The proposals would result in the total loss of the buildings which form the historic farmstead at Hatch Farm, and therefore mitigation in the form of archaeological building recording ahead of demolition is recommended as proportionate and appropriate to mitigate their loss.

Additionally, the pre-application response from the LPA also identifies the Converted Range on the opposite side of Mill Lane, and Loddon Thatch to the south of the Site (both outside the boundary) as meriting further assessment. This assessment concludes that the proposed demolition of Hatch Farm buildings would not harm the archaeological interest, group value or possible collective memory retained in the Converted Range of agricultural buildings, or the archaeological interest, or possible collective memory retained in Loddon Thatch.

This Heritage Impact Assessment provides sufficient information to identify the potential impacts arising from demolition of the Hatch Farm cluster of buildings on the historic built environment.

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## Quality Management

| Version                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Status | Authored by                                  | Review by | Review date |
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| 02                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Final  | Susana Parker<br>BA(Hons) MA MSc PISEP MCIfA | Tom Copp  | 05.06.2026  |
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**TCMS Heritage Ltd**  
**585A Fulham Road**  
**London**  
**SW6 5UA**

020 3015 6258

[admin@tcmsheritage.co.uk](mailto:admin@tcmsheritage.co.uk)

<https://tcmsheritage.co.uk/>

# 1. Introduction

- 1.1. This Heritage Impact Assessment has been researched and prepared by TCMS Heritage on behalf of Hatch Farm Land Limited in relation to prior approval for demolition of Hatch Farm buildings, on land henceforth referred to as “the Site” (**Figure 1**).
- 1.2. This report has been prepared to assess the potential impact to relevant built heritage assets arising from the proposed demolition of all extant buildings associated with Hatch Farm. These buildings are not identified as “Buildings of Traditional Local Character” in accordance with Policy TB26 of the MDDL, or “Locally Listed Buildings” in accordance with the Emerging Local Plan Policy DH5 which also states that “*All non-designated heritage assets are identified and recorded on the council’s website*”. The buildings at Hatch Farm are not identified in the Historic Environment Record. Four of the cluster of buildings which form Hatch Farm (the Farmhouse, Outbuilding, Large Barn and Threshing Barn) have been identified by the LPA as meriting further assessment in pre-application consultation.
- 1.3. This report also identifies potential built heritage assets in the Site and surrounding area that may be affected by the proposals and provide an assessment of their significance. A 1 km radius search area has been drawn for the purposes of this assessment, and it includes one Grade II\* Listed building, part of one Grade II\* Registered Park and Garden, 15 Grade II Listed Buildings and one “Building of Traditional Local Character”<sup>1</sup>, as well as part of the Sindlesham Conservation Area. As shown in **Figure 2**, the Site does not include, nor does it form part of, any designated or non-designated heritage assets as currently identified by the National Heritage List for England (NHLE) or Wokingham Borough Council (WBC).
- 1.4. This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act, 1990 and both national and local planning policy and guidance. In accordance with paragraph 207 of the NPPF, this report has been prepared to describe the significance of the heritage assets affected by this application, with consideration given to any contribution made by their settings. This report also assesses how, and to what extent, the proposed demolition of extant buildings within the Site would affect that significance. The contribution made by setting to the significance of heritage assets is provided in accordance with the “5-step” process set out in *GPA3: The Setting of Heritage Assets* (Historic England, 2017). The methodology used in this report is set out at Section 2.
- 1.5. Relevant information, including the NHLE listing citations for the relevant heritage assets and planning policy and guidance adopted by the LPA, have been consulted in preparing this report.
- 1.6. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area undertaken in February 2026 (illustrated in **Plates 1-18**)<sup>2</sup>, map studies (illustrated in **Figures 3-12**) and the application of professional judgement. Pre-application consultation has been undertaken, and the response is also referenced in the assessment.
- 1.7. The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 12 months from the date of this report. All maps, plans and photographs are for illustrative purposes only.

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<sup>1</sup> Non-designated heritage asset identified by WBC.

<sup>2</sup> It is worth noting that the walkover was undertaken in the winter period and when trees are in leaf for the remainder of the year, some of the glimpsed views referenced in the text below may be much diminished, or not exist.

## 2. Methodology and Approach

- 2.1. The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.
- 2.2. The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137. The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give "*considerable importance and weight*" to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.3. Section 69(1) of the Act requires LPAs to "determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" and to designate them as Conservation Areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas "from time to time".
- 2.4. Section 72 provides statutory protection to the character and appearance of conservation areas. Unlike the parallel duty under section 66, there is no explicit statutory protection for the setting of conservation areas.
- 2.5. This statutory protection of heritage assets is supported by the National Planning Policy Framework, which states at paragraph 212 that:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

- 2.6. Paragraph 213 states that:

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

- 2.7. With regards to non-designated heritage assets, paragraph 216 states that:

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 2.8. The NPPF is clear that protection should be afforded both to the heritage asset, and its setting. It is well established that harm to the significance of a heritage asset can arise both by direct, physical changes to the asset itself, and from changes within its setting.
- 2.9. Where any harm to the significance of a designated heritage asset occurs, this must be given great weight. Significance is defined in the NPPF as:

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

- 2.10. The NPPF Glossary (Annex 2) defines *Conservation* as:

*The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

- 2.11. The NPPF Glossary (Annex 2) also includes the definition of *Heritage Asset*:

*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 heritage assets and assets identified by the local planning authority (including local listing).*

- 2.12. The relevant Planning Practice Guidance (PPG) provides further information regarding those interests and defines them as follows:

*Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

*Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

*Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 2.13. The PPG also provides additional information related to the meaning of less than substantial harm and the scale of harm that may be caused to the significance of a designated heritage asset.

- 2.14. In relation to non-designated assets, PPG guidance makes clear that:

*Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.*

*A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.*

- 2.15. With regards to the identification of non-designated heritage assets, the PPG states:

*Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets.*

- 2.16. Historic England provide guidance in relation to assessing significance in *HEAN 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*. It provides general advice on assessing the significance of heritage assets and puts forward an appropriate and proportionate structure for Statements of Heritage Significance, to include:

1. introduction (purpose, nature of proposal, designation records, references to historic environment record, archaeological potential, planning history, consultations undertaken and approach and methodology);
2. description of heritage asset and significance (understanding form and history, and assessing significance in terms of archaeological interest, architectural and artistic interest

- and/or historic interest as per PPG, and including contribution made by setting to that significance);
3. impact on significance (avoiding or minimising impact); justification for harmful impacts, and
  4. proposed mitigation through further analysis and recording.
- 2.17. Historic England provide guidance related to assessing change within the setting of heritage assets within *GPA3: The Setting of Heritage Assets*. The methodology requires the following:
- Step 1: Identify which heritage assets and their settings are affected*
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm*
- Step 5: Make and document the decision and monitor outcomes*
- 2.18. The significance and settings' assessment provided at **Section 4** follows the guidance and 5-step process set out above. Further explanation of each of these steps is provided in GPA3. For Steps 2 and 3, the document also provides a list of certain characteristics or matters that should be considered when undertaking the assessment. This includes, for example, consideration of land-uses, historic associations, views, the orientation and aspect of the asset, noise, odours and other non-visual effects. The guidance document is clear (see paragraph 9) that:
- Setting is not itself a heritage asset, nor a heritage designation [...] Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*
- 2.19. To understand the contribution that an asset's setting makes to its significance, it is first therefore important to understand what significance the asset holds. Paragraph 9 also notes that:
- Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.*
- 2.20. Paragraph 10 notes that setting is often expressed in terms of views, but that setting also incorporates additional non-visual elements of setting.

## Local Planning Policy & Guidance

- 2.21. The statutory development plan for WBC is the **Core Strategy**, adopted in January 2010, and the **Managing Development Delivery Local Plan** (MDDLDP), adopted in February 2014. **Policy CP3 – General Principles for Development** (paragraph c) of the Core Strategy requires development to have no detrimental impact on heritage. The MDDLDP contains the following heritage-specific policies relevant for this assessment:
- Policy 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.*

**Policy 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.*

2.22. The procedure adopted for determining a “Building of Traditional Local Character” was adopted by Wokingham Borough Council Executive on the 30<sup>th</sup> March 2017, and is included in this report in **Appendix 1**. The procedure makes reference to the selection guides for nationally designated buildings, of which the relevant guide for consideration in this assessment would be the *Agricultural Buildings – Listing Selection Guide* (Historic England, April 2011).

2.23. The policy implications, as stated, are that although “*the inclusion of a building on “the list” indicates that it is of local significance and is a material planning consideration in the assessment of any application*”, “*it does not place additional requirements for obtaining planning permission and has no impact on permitted development*”. The assessment of significance provided at **Section 4** uses the published criteria to establish whether each of the buildings flagged by WBC as potential non-designated heritage assets meets the threshold.

2.24. The **Borough Design Guide Supplementary Planning Document** (BDG SPD) was adopted in June 2012. It sets out General Principles, including:

*G1: Development must respond positively to its site and local context, including (...) Heritage assets and their settings, for instance archaeological features, listed buildings, historic parks and gardens and conservation areas (...).*

2.25. The BDG SPD also sets out the requirement for the design process to demonstrate a “*thorough understanding of significance*” of built heritage and archaeology, and for proposals to respond positively to heritage assets and their settings.

2.26. The **Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan** was submitted to the Secretary of State for examination by an independent Planning Inspector on Friday 28 February 2025. The emerging local plan makes reference to

*(...) non-designated but locally important heritage assets, including Locally Listed Heritage Assets, which incorporates both those assets previously referred to as Buildings of Traditional Local Character, along with Areas of Special Character, and Local Historic Parks and Gardens (previously recorded in the HER and mapped in the Landscape Character Assessment 2019).*

- 2.27. **Policy DH5: the Historic Environment** is not yet an adopted policy, but will replace above-mentioned local plan policies once the emerging local plan is adopted. It includes the following statement:

*Local Historic Parks and Gardens and Areas of Special Character are included on the Policies Map. All non-designated heritage assets are identified and recorded on the council's website.*

- 2.28. Wokingham Borough Council has produced the **Sindlesham Conservation Area Leaflet** (1994). This document has been consulted in the preparation of this Heritage Impact Assessment. It provides a brief summary of the special interest of the designation, although it is considerably out of date.

### 3. Site Description and Identification of Heritage Assets

#### Site Description

- 3.1. The Site measures approximately c. 2.12 hectares (ha) and is located to the north-west of Sindlesham. It comprises two parcels of land, separated by Mill Lane. The largest part of the Site is located to the west of Mill Lane and comprises c. 1.88 ha and a smaller part to the east of Mill Lane comprises c. 0.24 ha (**Figure 1**).
- 3.2. The smaller part of the Site is located to the south of the River Loddon, and it includes a single property (Avenue Bungalow) surrounded by woodland, with the access to this property from Mill Lane (parallel to access to a further property, outside the boundary).
- 3.3. The larger part of the Site includes a cluster of agricultural properties dispersed around yards in adjacent to the west of Mill Lane. It is located to the south the M4 motorway, with agricultural land to the north-west and west, a property named as Loddon Thatch to the south-west, a pond and wooded area separating it from leisure facilities to the south and south-east.
- 3.4. Mill Lane weaves through this part of Sindlesham, and properties to the south-east, east and north-east of the Site include Hatch Farm Cottages, a converted set of former agricultural buildings converted to commercial use, and the Grade II Listed Berkshire Masonic Centre.
- 3.5. The Sindlesham Conservation Area lies c. 180 m to the south-east of the Site at its nearest point, beyond the crossroad of Mole Road and Mill Lane / New Road, on the opposite side of the crossroad from the Berkshire Masonic Centre. The Grade II\* Listed Historic Park and Garden (RPG) of Berwood College lies c. 180 m to the south-east of the Site at its nearest point, on the opposite side of the Conservation Area.
- 3.6. The Sindlesham Conservation Area boundary overlaps with a small part of the Grade II\* Listed RPG (including the Grade II\* Listed Bearwood College and terraces to the south and the Grade II Listed Bearwood College Chapel). The northern part of Bearwood College RPG is occupied by sports fields (Bearwood Park Training Ground) and is not included in the Conservation Area boundary (**Figure 2**).

#### Historic Development

- 3.7. The first element of the name of the settlement at Sindlesham may be derived from the Old English *Synnel* itself derived from *Sunna*, a personal noun, with the second element of the name being 'ham' commonly used to mean 'village'.<sup>3</sup> The early origin of the name may indicate an early settlement, however, Sindlesham is not mentioned in the Domesday survey, with the nearest named settlements being Earley to the north, Shinfield to the west, and Barham to the south, all of which in the Hundred of Charlton. Sindlesham is first mentioned in Fees of 1242 as *Scindlesham*, and 1365 as *Syndlesham*.
- 3.8. Sindlesham and Bearwood were part of the parish of Sonning, which belonged to the Bishops of Salisbury until the fourteenth century. By the late Medieval period, Sindlesham and Bearwood had become attached to Hurst parish and later Newland to Arborfield parish.<sup>4</sup>
- 3.9. The woodland called Bishop's Bearwood was in dispute between the Bishops of Salisbury and the King, but it is referenced as part of Forest of Windson in Henry VIII's record of the great woodlands of England following the Great Gale of 1222.

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<sup>3</sup> Ekwall, E., 1960 The Concise Oxford Dictionary of English Place-names (4<sup>th</sup> edition)

<sup>4</sup> David Nash Ford's Royal Berkshire History <https://www.berkshirehistory.com/villages/sindlesham.html> [Accessed 03.02.2026]

- 3.10. In the mid-sixteenth century, the Forest of Windsor was divided into "walkes", of which there were sixteen, including "*Beare Wood Walke*" on the west of the forest, bordering on the river Loddon, and embracing Winnersh, Newlands, Arborfield, and Barkham. It was stocked with fallow deer, and the keeper was Sir Francis Knollys.<sup>5</sup>
- 3.11. In 1630, Charles I ordered that 120 acres be 'emparked' and a lodge built for the keepers, however, the villagers of Sindlesham, Winnersh and Newland pulled the fence down, and the lodge was demolished 1655 during the Civil War. The woodland remained part of the Forest of Windsor and rights were restored to the villages.
- 3.12. Thomas Pride's Map of 1790 (not included in this report) shows Bearwood as '*Bare Wood*', and the Enclosure map of 1817 (not included in this report) spells it '*Bere Wood*'. The map of 1790 appears to depict two buildings set back from the road (Mill Lane) – they are also depicted on the earlier 1752-54 maps by John Roque<sup>6</sup> (also not included in this report), and it is possible that they depict two buildings on the site of Hatch Farm to the north-east of "Sinsham Common", but these early surveys were not accurate and it is not possible to confidently assert this interpretation.
- 3.13. The Bearwood Estate remained crown land until 1816 when Mr John Walter II, the proprietor of Times Newspaper, the son of the founder, purchased 400 acres and built a cottage villa in 1822. At the same time as reconstructing the mansion John Walter II built most of the houses at Sindlesham in a similar Jacobean style, he also established workshops for producing bricks, stone and gas and a timber mill for construction of the houses on the estate. In 1860 his son John Walter III (MP for Berkshire 1859-65 and 1868-85) commissioned Robert Kerr to replace the house with a large mansion.<sup>7</sup> The Sindlesham Conservation Area and Listed Buildings within have a strong historic association with Bearwood College – the house and park – dating from this period.
- 3.14. At the time of the 1841 Tithe Survey (**Figure 3**), Sindlesham (part of the parish of Hurst at that point) is depicted as a small settlement split into two main clusters – along Mill Lane, and along Bearwood Road. The part of the settlement along Bearwood Road is that built by John Walter II and forms part of the Conservation Area, which is largely arranged around a "Green". The part of the settlement along Mill Lane lies outside the Conservation Area and included Sindlesham House and several cottages and agricultural properties extending as far as the Site.
- 3.15. At this point in time, the Site included several plots of land of which plot 1382 is named as "House Court Offices Garden & Rick Yard" (now Hatch Farm), and plot 1383 (to the north of Hatch Farm, along Mill Lane) is named as "Cart Shed & Waste" (no longer extant). The buildings in plot 1382 were owned by Jesus College and occupied by Edmund Peaple in 1841, and owned by Thomas Rickman Harman Esquire and occupied by Thomas Colleton Garth Esquire by the time of the later 1881 Tithe survey.
- 3.16. The surrounding plots associated with the same ownership and occupation as Hatch Farm (**Plate 1**) were plots 1403 ("allotments"), 1402 ("Pigtle") and 1401 ("Meadow") to the south-east and south; and plot 1369 ("Shaw") which forms the northern part of the smaller part of the Site to the north, along the River Loddon (**Figure 3**). The Tithe Apportionment shows that parcels land in the same ownership and occupation as Hatch Farm were largely contained by Mill Lane to the south-west, the River Loddon to the north-west, extending towards Winnersh to the north-east and towards the core of Sindlesham to the south-east, and included a mix of land in use as pasture, arable and woodland.

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<sup>5</sup> Arborfield Local History Society [http://www.arborfieldhistory.org.uk/properties\\_bearwood.htm](http://www.arborfieldhistory.org.uk/properties_bearwood.htm)  
[Accessed 03.02.2026]

<sup>6</sup> *Berkshire from an actual survey*, by John Rocque. 1752-1754 <https://maps.nls.uk/view/262718778>  
[Accessed 03.02.2026]

<sup>7</sup> Sindlesham Conservation Area - leaflet



*Plate 1 - Tithe map of 1840 - extract depicting plots 1382, 1401, 1402 and 1403 which constituted the farmstead - the land farmed by this farmstead was largely to the east and north-east of Mill Lane*

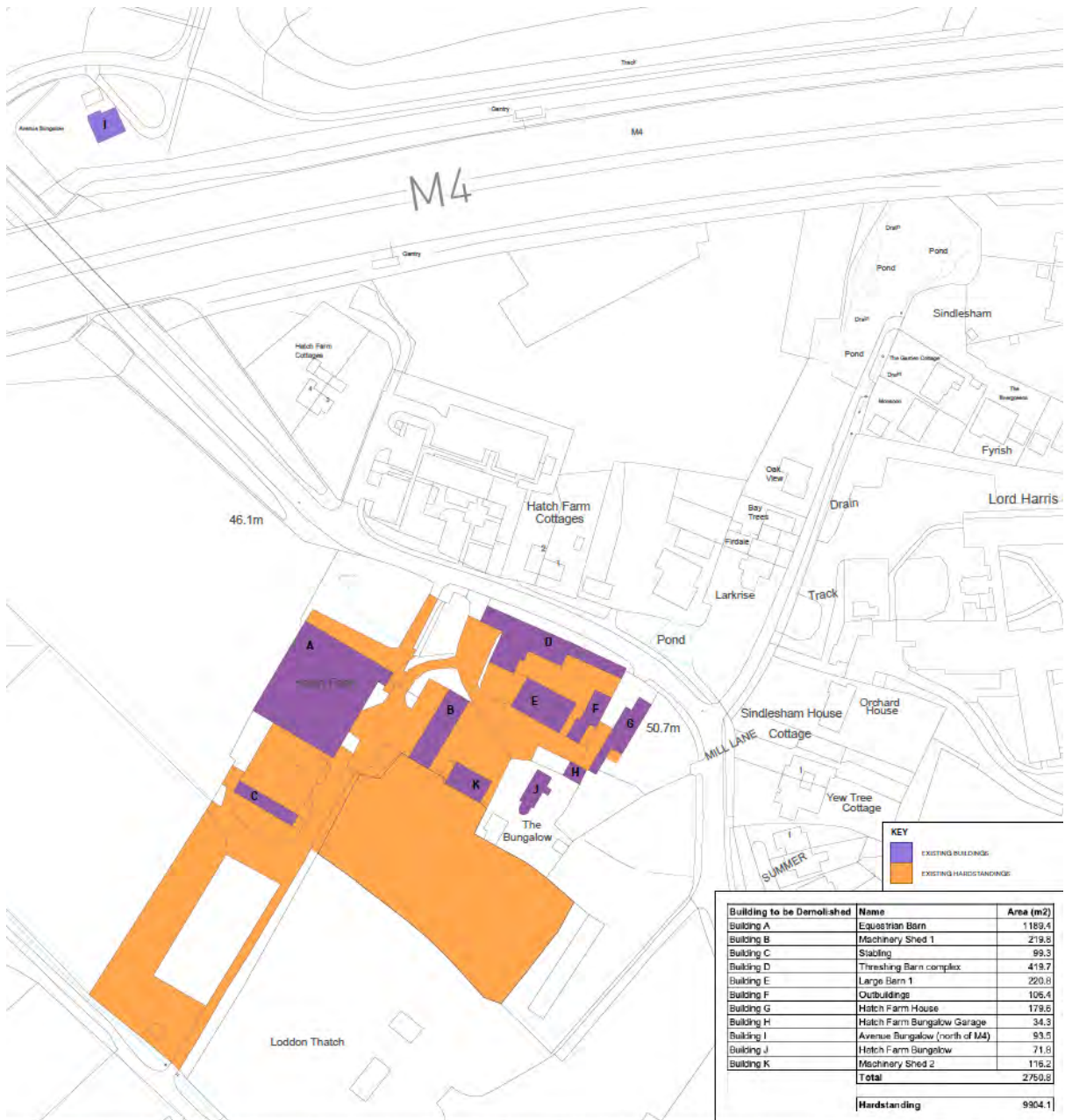
- 3.17. The “Cart shed & waste” in the adjacent plot 1383 were owned and occupied by Messrs Charles Simonds and Others & Messrs John Simonds. It was owned by James Simonds Esquire and occupied by Joseph Lawes at the time of the later 1875 survey and owned by William C J Hissey in 1928, by which time the cart shed was no longer extant. The same ownership and occupation is recorded for most of the remainder of the Site (**Figure 3**), including plots 1370 (“Ozier Bed” in the smaller part of the Site), 1384 (“Seven Acres”), part of 1385 (“Mesums”), part of 1388 (“Cat Meadow”), part of 1390 (“Rushy Mead”), 1391 (“Great Betty Grove”), 1392 (“Dues Hill”), 1393 (“Great Dues Hill & Shrubbery”) and 1589 (“Betty Grove Piddle”). Plot 139 (“Lancers On Music Lane”) was a long strip north of Gipsy Lane in the ownership of the Trustees Of Batemans Charity, and was also occupied by Charles Simonds & John Simonds.
- 3.18. By the time of the First Edition Ordnance Survey (OS) of 1898 (**Figure 4**), although the plots adjacent to the west of Mill Lane (named as ‘Hatch Farm’) remained the same, to the west of these, the remainder of the Site appears to have been amalgamated into a single large plot, with the exception of the former “Rushy Mead” which was subdivided and only the eastern part forms part of the Site at this point, as well as part of the former “Cat Meadow”.
- 3.19. The two plots of woodland which form the eastern part of the Site, adjacent to the River Loddon, are also amalgamated, and a “Boat House” is depicted to the north of this area of woodland.
- 3.20. Footpaths are depicted from today’s Loddon Thatch to Mill Lane curving around the north of Hatch Farm buildings, and also curving around the south of Hatch Farm where it links to an extension of Gipsy Lane, thereby respecting that separate ownership. A further footpath is depicted across the north of the Site, entering the western part of the Site linking Betty Grove Lane to Mill Lane at the east.
- 3.21. The layout remains the same by the time of the 1932 OS (**Figure 5**), with the exception of a “Gravel Pit” depicted in the south-west of the Site. Outside the Site, new residential properties fronting onto Mole Road and set in long plots with garden to the rear are depicted to the south of the Site, and further afield to the north-east, Winnersh sees a great expansion. The ‘Green’ at Sindlesham is identified as a “Sports Field”, and “Avenue House” is depicted to the north-east of the northern (smaller) part of the Site.

- 3.22. The 1960-61 OS (**Figure 6**) depicts an enclosed area in the north-east quarter of the large field which makes up the majority of the Site. Further alignments of enclosures across the Site are illustrated running roughly east to west across the Site in the 1969 OS (not included in this report), when the largest field of the Site was the subject of extensive gravel quarrying.
- 3.23. These enclosed strips are no longer depicted in the 1977-79 OS (**Figure 7**), where the most significant change is the introduction of the M4 motorway, now forming the northern boundary of the larger part of the Site, and the settlement of Sindlesham is depicted expanding northwards to this boundary. Avenue Bungalow is now depicted in the northern (smaller) part of the Site, to the south of the wooded area along the river. Hatch Farm buildings also see considerable change at this point (see **section 4** below) and a 'drain' is depicted separating the plots adjacent to the west of Mill Lane from the remainder of the Site, with a further 'drain' is depicted along the western boundary of the Site.
- 3.24. Outside the Site, a "School" is depicted to the south-west, between Gipsy Lane and Mole Road, with further residential properties either side, and a "Squash Club" and "Golf Driving Range" are depicted to the south-east of the Site. The 'green' at Sindlesham is now named as "King George's Field". By 1986 (**Figure 8**), the former "Squash Club" is identified as a "Sports Club", and further buildings are depicted in the former "Golf Driving Range" area.
- 3.25. The 2001 OS (**Figure 9**) depicts little change with the exception of a large new building in the area of the former "Golf Driving Range", and the 'Green' at Sindlesham identified as a "Recreation Ground".
- 3.26. By the time of the 2010 OS (**Figure 10**) new residential properties are depicted along the southern boundary of the Site (Harrow Way) and in area of former "School" (Wheatsheaf Close). The leisure buildings to the south-east of the Site are identified as "Health Clubs". No significant changes are depicted until the 2025 OS (**Figure 11**) which illustrates the expansion of the former "Health Clubs" with the westernmost identified as a "Sports Leisure Centre". The Google satellite image (**Figure 12**) depicts the Site and surrounding area as it was found at the time of the walkover.

## Relevant Heritage Assets

- 3.27. A 1 km radius search area includes one Grade II\* Listed building, part of one Grade II\* Registered Park and Garden, 15 Grade II Listed Buildings and one "Building of Traditional Local Character", as well as part of the Sindlesham Conservation Area. As mentioned above and depicted in **Figure 2**, the Site does not include, nor does it form part of, any designated or non-designated heritage assets as currently identified in the NHLE or by WBC. The Site does not share any inter-visibility or known historic or functional association with most of the assets identified in the search area, and therefore they are not considered further in this assessment.
- 3.28. The Site lies relatively proximal the Grade II Listed Berkshire Masonic Centre (Sindlesham Hall), and therefore the following section of this report includes a setting assessment for this building and considers potential impacts from the proposed development (demolition of Hatch Farm buildings) on its significance.
- 3.29. The Site includes the Hatch Farm cluster of buildings, including a historic farmstead (**Plate 2**). These buildings are not identified as "Buildings of Traditional Local Character" in accordance with Policy TB26 of the MDDL, or "Locally Listed Buildings" in accordance with the Emerging Local Plan Policy DH5 which also states that "*All non-designated heritage assets are identified and recorded on the council's website*".
- 3.30. Four of the cluster of buildings which form Hatch Farm, namely, the Farmhouse (**Plate 2 – G**), Outbuilding (**Plate 2 – F**), Large Barn (**Plate 3 – E**) and Threshing Barn (**Plate 2 – adjacent to west of D**) have been identified by the LPA as meriting further assessment in pre-application consultation due to their "*age, form and of social interest*". These buildings are proposed for

demolition, and therefore, a thorough assessment of their significance in accordance with relevant criteria published by the LPA (**Appendix 1**), and including a setting assessment in accordance with GPA3, is presented below.



LAND AT HATCH FARM, SINDLESHAM - BUILDINGS TO BE DEMOLISHED LOCATION PLAN



www.pegasusgroup.co.uk | TEAM/DRAWN BY: AR | APPROVED BY: MFA | DATE: 29/05/26 | SCALE: 1:500 @ A0 | DRWG: P26-0211-DE\_11-3 | SHEET NO: REV: | CLIENT: - |

Plate 2 - Existing buildings and hardstanding

3.31. Additionally, the pre-application response from the LPA also identifies the Converted Range on the opposite side of Mill Lane, and Loddon Thatch to the south of the Site (both outside the boundary) as meriting further assessment, and therefore the below assessment also includes an assessment of significance (including contribution made by their setting) for these buildings, and considers potential impacts from the proposed (demolition of Hatch Farm buildings on their significance.

## 4. Assessment of Significance and Setting Assessment

### Hatch Farm (historic farmstead)



*Plate 3 – Hatch Farm – historic farmstead core (in 2016/2017 sales brochure<sup>8</sup>)*

- 4.1. The extant historic farmstead at Hatch Farm is the latest stage of an original farmstead of which only the farmhouse survives. It consists of a group of buildings of different dates, and built in different materials and styles. The buildings are currently in separate residential, agricultural and commercial uses, and include a core of historic farmstead buildings.
- 4.2. Farmsteads in the region with pre-nineteenth-century buildings are typically of loose courtyard plan with large barns (including aisled barns), stables, granaries and cattle housing (often a later addition).<sup>9</sup> The historic elements of the farmstead at Hatch Farm consists of several detached buildings around a courtyard (**Plate 2**) - a loose courtyard plan which is the predominant farmstead type in this character area.<sup>10</sup>
- 4.3. The historic elements include the Farmhouse, a Threshing Barn perpendicular to Mill Lane, a Large Barn, an Outbuilding to the north-west of the farmhouse and a Shelter Shed along Mill Lane.
- 4.4. Only the Farmhouse appears to be depicted in mapping before the eighteenth century, and with the exception of the Outbuilding, all farmstead buildings are depicted in the 1840 Tithe map (**Plate 1**), therefore dating most of the farmstead to the early part of the nineteenth century. The Outbuilding is first depicted in the 1872 Ordnance Survey map (**Plate 6**), dating it from the second half of the nineteenth century.
- 4.5. All buildings appear to have been altered throughout their history, with the exception of the Threshing Barn. Each of the buildings in this historic cluster – the historic farmstead – is assessed in further detail below, in accordance with HEAN 12.

<sup>8</sup> [https://www.uklandandfarms.co.uk/properties/41165/78781\\_GW1-t-650\\_DOC\\_00.pdf](https://www.uklandandfarms.co.uk/properties/41165/78781_GW1-t-650_DOC_00.pdf) [Accessed 05.02.2026]

<sup>9</sup> Historic England, 2020. Farmstead and Landscape Statement: Thames Valley (National Character Area 115)

<sup>10</sup> Ibid

## Form and History

### Hatch Farmhouse



*Plate 4 - Hatch Farmhouse – north-western elevation (in 2016/2017 sales brochure<sup>11</sup>)*

- 4.6. Although it is not possible to establish with certainty whether this is the building depicted in earlier maps, it is possible the farmhouse is depicted as early as in the John Roque's 1752-54 and Thomas Pride's 1790 maps (not included in this report). Those earlier maps also depict a second, separate, building at a perpendicular angle to the south-west (no longer extant), and possibly a contemporary barn.
- 4.7. The Farmhouse is currently in use as two separate residences, with the ground floor apartment accessible from the north-west elevation (**Plates 5 and 7**), and the top floor apartment accessible from the south-east elevation (**Plates 6 and 8**).
- 4.8. The building consists of four bays over two storeys, with a cat-slide roof over a lean-to on the south-western elevation, and a single storey extension in the same direction.
- 4.9. The building envelope is mainly of red brick, although some timber frame is visible in the top part of one of the central elevations on the north-western side. The roof is flat clay tiled with angular ridge tiles at each corner of the hip, and overhanging to the south-east.
- 4.10. The north-western elevation (**Plate 3**) presents a more utilitarian façade whose articulation illustrates more clearly the history of the building. The core is formed of the central bays, with a recessed extension under a hip roof to the north-east, and the cat-slide roof extension in the opposite direction. The central bays have brick segmental arched lintels to each bay on the ground floor, with the exception of the extension to the north-east which has a 12-light sash

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<sup>11</sup> [https://www.uklandandfarms.co.uk/properties/41165/78781\\_GW1-t-650\\_DOC\\_00.pdf](https://www.uklandandfarms.co.uk/properties/41165/78781_GW1-t-650_DOC_00.pdf) [Accessed 05.02.2026]

window to the ground floor. The upper floor has a single window, also a 12-light sash window on the only part of the façade which presents externally as timber frame construction.



*Plate 5 - Hatch Farmhouse - south-eastern elevation (in 2016/2017 sales brochure<sup>12</sup>)*

- 4.11. The south-eastern elevation (**Plate 4**) presents as a regular façade, with seven 12-light sash windows (one to each bay on each storey), with flat brick lintels and stone sills. Access (to the upper floor of the building only) is through an open porch over the entrance, on the third bay from the left. This elevation fronts onto the road (albeit now separated by mature tree line) and presents a polite “Georgian-style” façade. There are casement windows, on to each storey, on the north-eastern (side) elevation – closest to the road side -, which has a similar style, however without brick lintels or stone sills.
- 4.12. The single storey extension to the south-west has a brick façade with two doors and one window to the north-east, and timber cladding to the south-western elevation. The current function of this extension includes a store room, a garden room and a utility room, with only the smallest utility room (beneath cat-slide roof) linked to the main house with a doorway. The other two rooms are accessed independently from the outside. Each of the three rooms is of a different size, indicating three separate stages of construction. Although aligned to the north-west elevation, they do not align to the rear (south-east) as illustrated in **Plate 5**.

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<sup>12</sup> [https://www.uklandandfarms.co.uk/properties/41165/78781\\_GW1-t-650\\_DOC\\_00.pdf](https://www.uklandandfarms.co.uk/properties/41165/78781_GW1-t-650_DOC_00.pdf) [Accessed 05.02.2026]

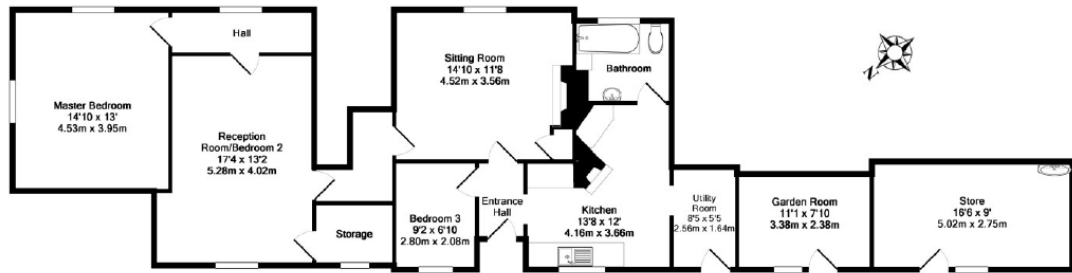


Plate 6 - Hatch Farmhouse - lower floor plan

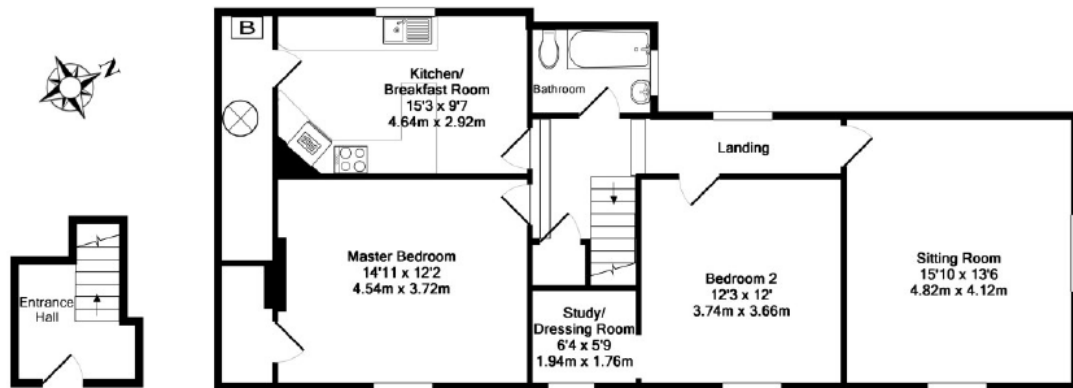


Plate 7 - Hatch Farmhouse - upper floor plan

4.13. It is apparent from the form and fabric of the building that the farmhouse has seen several stages of development throughout its history, also attested by the map regression presented in **Figures 3-12**, and in **Plates 1** and **9-10**. The key phases can broadly be described as:

- The farmhouse and a second building (no longer extant) may be the only ones depicted in the 1752-54 John Rocque and 1790 Thomas Pride maps (not included in this report). If this is correct, the core of the farmhouse pre-dates the 1750s.
- By 1840 the farmhouse is a roughly rectangular building with the northernmost bay slightly recessed (**Plate 1**), as still apparent in the upper floor plan (**Plate 6**).
- The 1872 map appears to depict a primary entrance and garden to the south-east, fronting the curve of Mill Lane, with the more utilitarian farm buildings to the rear (**Plate 7**).
- The single storey extension is not depicted on the Tithe map (**Plate 1**), but appears to have been built at some point before the 1872 OS (**Plate 7**), linking the farmhouse to a second perpendicular building to the south-west (no longer extant).
- The south-eastern elevation (fronting the road) aspires to a Georgian style (**Plate 4**), and it is likely that the original building was a timber-framed structure, clad in brick and re-fenestrated on the elevations visible from the road at some point between the 1899 and 1933 OS (**Plates 9** and **10**) when the building envelope becomes more regular. The remaining windows of the building, those facing the farmstead, appear to have retained an earlier, smaller, style.
- The lean-to extension (now with cat-slide roof linking main building to south-western single storey extension) is first depicted in the 1969 OS (**Plate 8**).

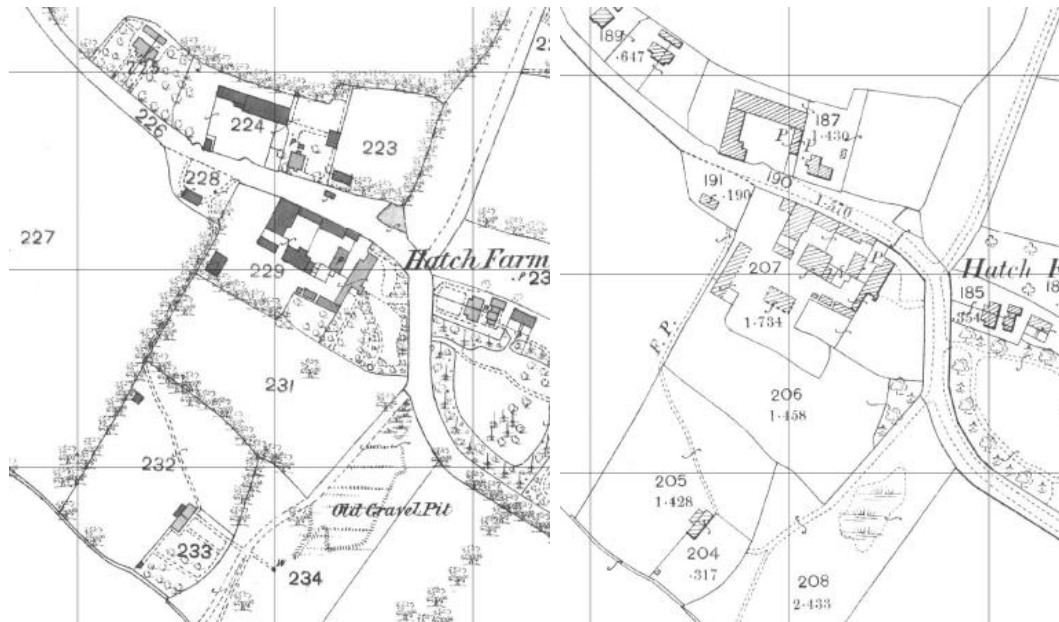


Plate 8 - 1872 and 1899 OS

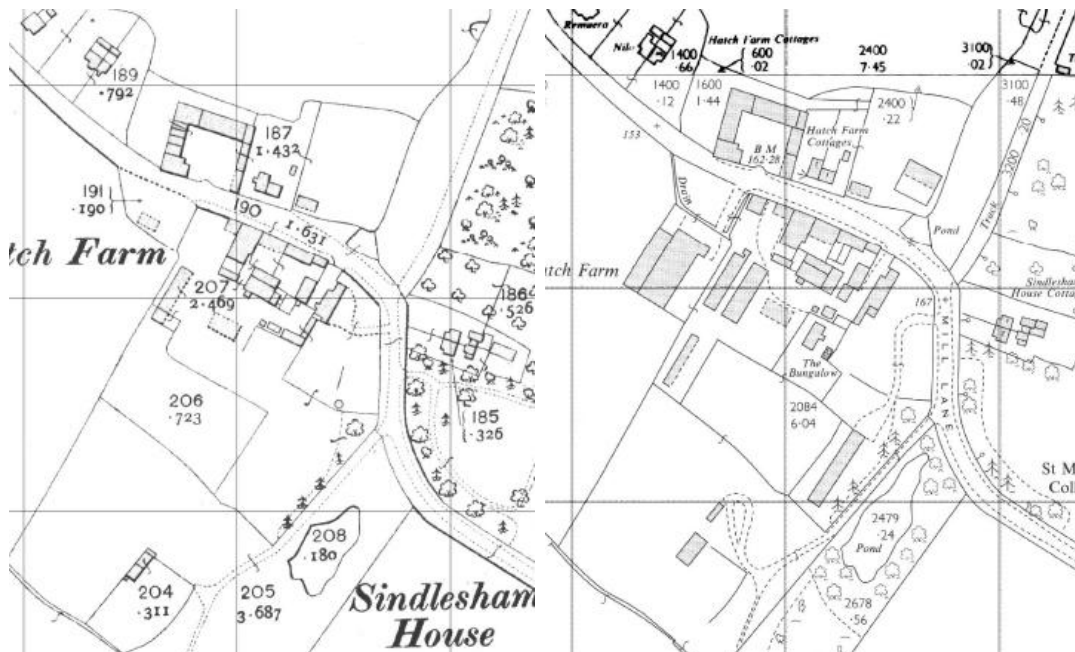


Plate 9 - 1933 and 1967 OS

- 4.14. It is worth noting that OS mapping from 1967 onwards simplifies the detailing of the building envelope illustrated in earlier surveys, for example, missing the porch on the north-western elevation in the 1933 OS. Similarly, although the single-storey extension to the south-west, and the structure it linked to in that direction is not depicted from the 1969 OS survey onwards (**Figure 7** onwards, the point at which the structure it linked to also disappears), the extension, like the porch to the north-western elevation, remain extant.
- 4.15. The *South East Farmsteads Character Statement*<sup>13</sup> states that, as is the case with Hatch Farmhouse:

<sup>13</sup> Historic England, 2014. *South East Farmsteads Character Statement*

*Farmhouses are commonly detached and were built or rebuilt to face away from the farmyard in this part of England.*

4.16. With regards to construction type and materials, the same document states that:

- *Timber-framing was the dominant building technique from the medieval period until the early 17th century for housing and the early 19th century for farm buildings. (...)*
- *Farmhouses and cottages are more likely to be clad in painted weatherboard or plain clay tile in the east or with brick infill to the framing in the west of the region.*

4.17. Materials and detail are described in the Thames Valley Farmstead and Landscape Statement<sup>14</sup> as follows:

- *There was extensive use of timber-frame and thatch for working buildings prior to the 19th century.*
- *Brick with plain clay tile or Welsh slate roofs became more common in the 19th century.*

4.18. With regards to significance, the same document states:

*There are high densities of pre-1750 farmstead buildings by national standards, but within an area subject to a high degree of late 19th and 20th-century rural development.*

4.19. And:

*Traditional farmsteads which retain most or all of their working buildings are very rare. Most smaller-scale farmsteads passed into domestic use in the 20th century, if they survived, and any coherent examples are extremely rare.*

4.20. In summary, Hatch Farmhouse likely falls within the large number of surviving farmhouses of eighteenth century (or earlier) dates, with brick infill to the earlier timber frame, and brick cladding dating to the eighteenth century. The lean-to and single storey extension date from the second half of the nineteenth century. As is typical of farmhouses in this region, the building is detached from the remainder of the farm buildings, themselves arranged around a loose courtyard, and faces away from the farmyard and onto the curve of Mill Lane.

4.21. The architectural interest of this building is derived from the construction, use of materials and details, and siting within its historic plot, all common to this region.

4.22. The immediate setting of the farmhouse consists of the farmstead and the historic surrounding plots (see **Plate 1**). The roadside location also contributes to this historic interest, however, there is very limited inter-visibility with the farmhouse except for glimpsed kinetic views on the approach to Sindlesham of the top stages of the timber frame of the rear elevation, and top stage of the side elevation closest to the road. It is not possible to appreciate the architectural of historic interest of this building from beyond the farmstead cluster.

4.23. The wider setting includes the M4 motorway to the north, agricultural buildings and land in use as a livery, paddocks and pasture to the west, and the settlement of Sindlesham in other directions. Mature vegetation, natural topography and intervening built form largely prevent any inter-visibility between the farmhouse and this wider setting.

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<sup>14</sup> Historic England, 2020. Farmstead and Landscape Statement: Thames Valley (National Character Area 115)

## Threshing Barn



*Plate 10 - Threshing Barn viewed from south*



*Plate 11 - View of interior of Threshing Barn with combination of queen struts (left) and raking struts (right)*

- 4.24. The Threshing Barn is a timber framed building on a brick plinth, timber clad all around, and with a gabled slate roof (**Plate 9**). The plan consists of four bays open on the third bay from the north-west, with a hip porch over the opposite, farmyard-facing, side. The plan does not appear to have experienced any significant changes since its construction, however, it may have been originally connected to a separate structure adjacent to its south-western (side) elevation which is apparent in historic mapping (**Plates 9 and 10**) but is no longer extant.
- 4.25. The interior of the building was not accessible at the time of the walkover due to being deemed an unsafe structure, although glimpsed views of the roof structure using a combination of queen and raking struts were possible from the entrance (**Plate 10**), possibly indicating partial rebuild of the roof structure.

- 4.26. The Threshing Barn is located at the entrance to the farmyard, adjacent to and perpendicular with Mill Lane and the Large Barn and Shelter Sheds, forming one end of the loose arrangement. The Threshing Barn is the most prominent building of the farmstead both in views looking out of the settlement (**Plate 11**) and on the approach (**Plate 17**), where glimpses of top stages of the Large Barn and Hatch Farmhouse are also possible.



*Plate 12 - Threshing Barn viewed from Mill Lane, looking south-west*

### Large Barn

- 4.27. **Plate 2** depicts the building in the context of the immediate setting of the farmstead. The main elevation faces away from the farmyard, with a large opening on the central of three bays.
- 4.28. The Large Barn is timber-framed, mostly, but not exclusively, with brick infill to lower level and timber-clad to upper level. It has a plain tile gabled roof with cat-slide to north-north-east over an extension of the building (**Plate 12**). There are also doors to each of the building areas on the north-west elevation. The building is currently in use as a car repair workshop, with entrance retained in central bay to the south-west. The interior shows evidence of multiple phases of alteration and repair of both walls and timber roof structure, with some original materials and features surviving (**Plate 13**).
- 4.29. The original plan of the building appears to have been rectangular, of three bays with a central porch projecting towards the farm courtyard (north-east) in 1872 (**Plate 7**). By 1899, the plan is clearly squared, which dates the single-storey extension of the building north-eastwards under the cat-slide roof. This extension is separate from the main body of the building which is open, with a through access on the central bay facing away from the farmyard. By 1967 a further single storey extension is depicted to the south-east (**Plate 8**).
- 4.30. The original function is not known, but given original plan as well as some of the apparent features which partly survive in the interior including slits for ventilation, it is possible it may have originally been a cart shed with an entrance facing away from the courtyard and towards the access to the farmstead courtyard from Mill Lane for easy access to farm, and a second entrance

originally with a porch facing towards the courtyard, although this inner access was later lost when the building was extended.<sup>15</sup> The extension to the north-east will have created additional storage, and ventilation on that wall (originally an outer wall) may be associated with this phase.



*Plate 13 - Large Barn to north-west of Hatch Farmhouse, view looking west*



*Plate 14 - Large Barn - interior*

#### Lean-to Shelter Shed

- 4.31. The Shelter Shed is built against a wall along Mill Lane. It is depicted in the 1840 Tithe map (**Plate 1**) and from the 1872 OS onwards, two extensions either side are also depicted (**Plate 7**). The extension adjacent to the Threshing Barn is depicted as doubling in depth from the 1967 OS maps onwards (**Plate 8**), and this is the arrangement observed during the Site walkover.
- 4.32. The wall along Mill Lane is built of brick, with the Shelter Shed(s) built as a lean-to structure. The roof is now of corrugated iron, and likely a replacement of the original.

<sup>15</sup> Historic England, April 2011. Agricultural Buildings – Listing Selection Guide

- 4.33. Shelter sheds are generally found close to Threshing Barns, facing the courtyard in historic farmsteads and were historically used for sheltering cattle. Their design facilitated the production and extraction of manure. It was unclear from the visit and walkover whether any internal fixtures such as mangers survived as the structures were in use for storage of wood, tools and other materials.

#### Outbuilding c. 5.5 m north-west of the farmhouse

- 4.34. **Plate 2** depicts the building in the context of the immediate setting of the farmstead. The main elevation faces the farmyard, with its rear elevation facing the farmhouse.
- 4.35. As mentioned above, this small single storey outbuilding is the only from the core of the historic farmstead which is not depicted in the 1840 Tithe, but it is included in the 1872 OS onwards (**Plate 7**), therefore dating this structure to the second half of the nineteenth century.
- 4.36. The only significant change depicted on OS maps is the addition of a second structure adjacent to the south-west, where an entrance was previously depicted, as illustrated in **Plate 8**. This second structure is offset, and although similarly open to the courtyard, the roof is lower and flat, of corrugated iron.
- 4.37. The building was not accessible at the time of the walkover due to being significantly overgrown and being deemed an unsafe structure (with part of the roof fallen in). It was not possible to verify the construction material of the walls. The roof is hipped and of plain clay tiles.
- 4.38. The function is not known, but due to small scale, and appearing to have two large ceiling to floor openings only on the farmyard side, it is possible it may have been used for stabling or storage of farming tools or materials.

### *Assessment of Significance*

- 4.39. MDDL Policy TB26 seeks to protect the quality of Buildings of Traditional Local Character (BTLC) which are buildings that do not meet the requirements for designation as a statutorily Listed Building but are of “*exceptional local heritage value*”.
- 4.40. A **Policy for Revisions/Additions to the List of Buildings of Traditional Local Character** was published by WBC in March 2017 (see **Appendix A**). The procedure set out in that policy allows for the consideration of nominations, and the review of the existing list, which at present includes a single BTLC within the 1 km search radius, as illustrated in **Figure 2** (Bearwood Hall on Bearwood Road). The policy requires the assessment of a building’s significance in accordance with the published set of criteria. This is set out below for Hatch Farmhouse:

| Criterion | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Age       | <p>Hatch Farmhouse likely falls within the large number of surviving farmhouses with brick infill to the timber frame of pre-1750 date, and brick cladding dating to the later eighteenth century, with later brick extensions.</p> <p>The remainder of the historic farmstead buildings likely date from the first half of the nineteenth century, with the exception of the Outbuilding to the north-west of the farmhouse which likely dates from the second half of the nineteenth century.</p> |

| Criterion               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rarity                  | <p>There are high densities of pre-1750 farmstead buildings in the region, however, smaller-scale farmsteads which retain most or all of their working buildings are very rare.<sup>16</sup></p> <p>This rarity is severely diminished by the dereliction of the Threshing Barn and Outbuilding, and modifications and adaptations of all buildings to modern uses not consistent with a working farmstead. In other words, only the layout of the farmstead and some of the fabric of the buildings can still be appreciated as a historic farmstead, but not individual buildings' current form or uses, except the two derelict buildings which are no longer in use.</p> |
| Aesthetic Value         | The architectural interest of the farmstead is derived from the construction, use of materials and details, and siting of the historic buildings within the farmstead plot, all common to this region.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Group Value             | There is group value between the farmhouse and associated farmstead structures which form the historic farmstead.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Evidential Value        | There is no known significant contemporary or historic written record associated with the building or Hatch Farm overall.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Historic Association    | There is no known association with important local, regional or national figures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Archaeological Interest | <p>Perhaps with the exception of the Threshing Barn, all buildings have experienced substantial changes, including several stages of extensions, and all are likely to have had replacement of roof structures, roof coverings and re-cladding from the nineteenth century onwards.</p> <p>It seems likely that these changes and adaptations to current uses will have significantly reduced most, if not all archaeological value internally, however, it is possible that some information on the methods of construction utilised in the original buildings can be gleaned from surviving fabric.</p>                                                                    |
| Designed Landscapes     | The nearest designations are Sindlesham Conservation Area and the Bearwood College Registered Park and Garden. There is no inter-visibility or known functional or historic association between the farmstead buildings and those assets.                                                                                                                                                                                                                                                                                                                                                                                                                                    |

<sup>16</sup> Historic England, 2020. Farmstead and Landscape Statement: Thames Valley (National Character Area 115)

| Criterion                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landmark Status           | <p>The farmstead sits at the edge of the settlement, and the Farmhouse, Threshing Barn and Large Barn are relatively prominent buildings on kinetic views from Mill Lane and make a minor contribution to the local street scene.</p> <p>These views are appreciated in the context of the proximity of the M4 motorway on the approach to the settlement, and relatively modern residential and leisure facilities from the late twentieth century when exiting the settlement.</p> <p>The buildings are relatively prominent on the approach to the settlement, but the farmstead has largely lost its historic isolation at the edge of the settlement, and this loss of context has diminished its landmark status.</p> <p>The farmstead does not have any known communal or historic associations.</p> |
| Social and Communal Value | <p>Although this group of buildings is not considered to be a source of local identity or distinctiveness, social interaction or coherence, it may reside in collective memory as a historic farmstead.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

- 4.41. In summary, the farmstead buildings retain group value, may retain some archaeological interest, make a minor contribution to the local street scene, and the group of buildings may reside in the local collective memory as part of the historic farmstead.
- 4.42. At least two of the buildings are deemed unsafe (the Threshing Barn and the Outbuilding). The farmhouse has been converted into two separate apartments and the Large Barn is in use as a car workshop. The group of buildings which make up the historic farmstead are no longer associated with agricultural functions.
- 4.43. None of the individual buildings which make up the farmstead are buildings of “*exceptional local heritage value*” in accordance with the criteria published by the LPA.
- 4.44. The immediate setting of the farmstead – the access from Mill Lane and courtyard - contributes to the understanding of its historic interest and group value.
- 4.45. The intermediate setting – the surrounding land with which the farmstead has a historic functional association – and the wider setting – including the nearby M4 motorway and recent residential and leisure developments - no longer contribute to the interest of the farmstead, particularly given the farmstead buildings have largely been severed from their historic function.

### *Impact on Significance*

- 4.46. The proposed demolition of Hatch Farm buildings would negate archaeological interest, group value and possible collective memory retained in the buildings.

### *Mitigation*

- 4.47. In this instance, the proposals would result in the total loss of the buildings which form the historic farmstead at Hatch Farm, and therefore mitigation in the form of archaeological building recording ahead of demolition is recommended as commensurate to the level of significance assessed. An archaeological building recording exercise prior to demolition of Hatch Farm historic buildings, to be deposited in the publicly accessible Historic Environment Records, would contribute to mitigate the loss of archaeological interest and group value.

- 4.48. Heritage interpretation (including retention of place-name) in any future development would contribute to sustain the collective memory of the farmstead. Future development would also consider layout and appropriate use of materials and architectural detail.

## Berkshire Masonic Centre (Sindlesham Hall) / 1136256



Plate 15 - Berkshire Masonic Centre (Sindlesham Hall)

### Step 1: Identify which heritage assets and their settings are affected

- 4.49. The listing citation for the Berkshire Masonic Centre (Sindlesham Hall) describes it as follows:

*Large house, now part of Masonic centre. Late C18 altered and extended C20. Painted stucco, hipped slate roof. L-plan with extensions on west and north. 2 storeys. First floor string, plain frieze and cornice, tall parapet with balustraded panels flanking central pediment. South west front:- 7 upper bays, the 3 centre bays in slight projection with pediment and flanked by 2 upper windows on either side over a large flat segmental bow with 3 windows, ground floor of centre part has flanking windows and central door, arched radiating fanlight, under psueudo Doric enclosed porch, 2 columns, entablature and blocking course. All windows are sashes with glazing bars. To left is an extension similar but with lower parapet and 2 bays of sash windows with glazing bars. Large C20 extensions on north (this part not listed).*

- 4.50. The building appears to pre-date John Roque's map of 1752-54<sup>17</sup> (not illustrated in this report). By the time of the 1841 Tithe survey (**Figure 3**), Sindlesham Hall was owned and occupied by Thomas Rickman Harman Esquire (plot 1409, "House Court Offices & Garden"), and the same is recorded in the 1883 Tithe Apportionments.

<sup>17</sup> *Berkshire from an actual survey*, by John Rocque, 1752-1754 <https://maps.nls.uk/view/262718778> [Accessed 03.02.2026]

- 4.51. This Grade II Listed Building derives its architectural interest from its fabric, and its historic interest from both its private and later communal functions.
- 4.52. The immediate setting of this building is the plot within which it sits, at the crossroads of Mill Lane to north, Newland Road to south, and Mole Road (east-west), and at the edge of the Conservation Area (outside boundary) with the green triangle at the core of the village (within boundary) to its east, and the dense wooded boundaries of the crossroads and Bearwood College RPG to the south.
- 4.53. The wider setting of this Listed Building is the settlement with which it is associated.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow that significance to be appreciated

- 4.54. The key elevations of the building address Mill Lane to the south-west and Mole Road to the south, with the elevation fronting onto Mill Lane being the main façade (**Plate 15**). The key elevations are separated from the road by car parking and access, with a small grassed area adjacent to the building to the south-east, and a mature tree lined boundary behind low wall to the road side.
- 4.55. In winter when the trees are not in leaf, and when the car park is vacant, as during the walkover, the main façade of the building to the south-west can be appreciated from Mill Lane, and other key elevation to the south-east can be glimpsed from Mole Road. However, these views will likely be compromised seasonally and depending on car park usage, even though the mature tree boundary will also make a positive contribution from within the plot, separating the building visually from a relatively busy road junction.
- 4.56. The immediate setting of Berkshire Masonic Centre (Sindlesham Hall), encompassing the low wall, mature tree boundary, grassed areas and car park areas to the south-west and south-east, makes a positive contribution to its significance making possible the appreciation of its architectural and historic interest.
- 4.57. The wider setting of this listed building, the settlement of Sindlesham, particularly those elements encompassed by the Conservation Area boundary (which does not include this building) makes a lesser, but still positive contribution to the historic interest of this building as the core historic settlement with which it is associated. Elements of the wider setting outside the Conservation Area boundary and outside the core historic settlement do not contribute to the significance of this Grade II Listed Building.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

- 4.58. There is no inter-visibility or known historic or functional association between Berkshire Masonic Centre (Sindlesham Hall) and Hatch Farm buildings proposed for demolition, and the buildings at Hatch Farm do not make any contribution to the architectural or historic interest of Berkshire Masonic Centre (Sindlesham Hall). Therefore, the demolition of Hatch Farm buildings within the Site would cause no harm to the significance of Berkshire Masonic Centre (Sindlesham Hall).

Step 4: Explore Ways to maximise enhancement and avoid or minimise harm

- 4.59. The proposed demolition of Hatch Farm buildings would result in no harm to the significance of the Grade II Listed Berkshire Masonic Centre (Sindlesham Hall), and no further mitigation measures are necessary.

## Step 5: Make and document decision and monitor outcomes

- 4.60. The proposals would result in no harm, with the special architectural and historic interest of the Grade II Listed Berkshire Masonic Centre (Sindlesham Hall), including the elements of its immediate setting which contribute to its significance, preserved.

### Converted range of former agricultural buildings on east side of Mill Lane



*Plate 16 - Converted range on northern side of Mill Lane*

## Step 1: Identify which heritage assets and their settings are affected

- 4.61. The converted range of former agricultural buildings on the opposite side of Mill Lane, outside the Site to the north-west, is built of brick with plain clay tiles. The buildings have been converted in recent history to use as offices. They are surrounded by car parking to the west and north, and separated from Mill Lane by a low brick wall (**Plate 16**).
- 4.62. The 1841 Tithe survey describes the original range as “*Outhouse & Court*” (plot 1372), and owned and occupied by Messrs Charles Simonds & Messrs John Simonds, who also owned and occupied a cart shed (no longer extant) within the Site boundary (accessed separately to the Hatch Farm farmstead), and farmed the majority of the Site. Like the (former) cart shed plot (1383), and the plot beyond to the west (1384), the range of former cottages changed ownership to James Simonds Esquire, and occupation to Joseph Lawes in 1875 (the remainder of the Site remained the same, as set out above), indicating a separation of function.
- 4.63. Between the 1872 and 1899 OS, a similarly proportioned range is introduced to the west, extending to the road side at a perpendicular angle, and a less substantial range to the east, reaching only part way to the road, but creating the impression of a courtyard (**Plate 7**).
- 4.64. The eastern range is depicted as extending to the road side by the time of the 1933 OS (**Plate 8**), which also depicts the separation of the different components which make up the U-shaped

courtyard. The eastern range appears more substantial and may have been widened by the time of the 1967 OS. The cart shed with which these buildings had a historic functional association is only traced as a footprint in the 1933 OS, and is not depicted from the 1967 OS onwards.

- 4.65. The range of buildings forms a courtyard and is inward-looking. The courtyard and views into the courtyard from Mill Lane form its immediate setting.



*Plate 17 - Converted range of former agricultural buildings to north of Mill Lane (left) and Threshing Barn to south (right)*

- 4.66. Although offset from Hatch Farm as it fronts a separate access to what was a separate historic holding, this range of converted brick buildings roughly corresponds with the wooden elevation of the Threshing Barn on the opposite side of the road, marking the current edge of the road side settlement (**Plate 17**). These kinetic views on the approach to the settlement will be severely limited other than in winter when trees are not in leaf, and the auditory experience of this edge of settlement is significantly affected by the proximity of the M4 motorway.
- 4.67. As partly demonstrated in **Plates 7** and **8**, this converted range of buildings sits along a series of semi-detached cottages (Hatch Farm Cottages) all along the north side of Mill Lane, demolished beyond the first pair to the west of the converted buildings to accommodate the construction of the M4 motorway. Along with Hatch Farm farmstead, these cottages form part of the wider setting of the Converted range of former agricultural buildings.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow that significance to be appreciated

- 4.68. In accordance with MDDL Policy TB26 and the **Policy for Revisions/Additions to the List of Buildings of Traditional Local Character** was published by WBC in March 2017 (see **Appendix A**), as set out above, the assessment of this building's significance in accordance with the published set of criteria is set out below:

| Criterion                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Age                       | The Converted Range of former agricultural buildings includes elements dating prior to the 1840 Tithe (the far range), between 1872 and 1899 (the western range), and an extension of the eastern range by 1933.                                                                                                                                                                                                                                                                                                                 |
| Rarity                    | This Converted Range is not rare in either date, form or function.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Aesthetic Value           | The buildings have no apparent architectural merit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Group Value               | Group value is limited to the range of buildings themselves.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Evidential Value          | There is no known significant contemporary or historic written record associated with this range of buildings.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Historic Association      | There is no known association with important local, regional or national figures.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeological Interest   | It is possible that some information on the methods of construction utilised in the original build can be gleaned from surviving fabric, however, the range of buildings has been adapted and is no longer in agricultural use.                                                                                                                                                                                                                                                                                                  |
| Designed Landscapes       | The nearest designations are Sindlesham Conservation Area and the Bearwood College Registered Park and Garden. There is no inter-visibility or known functional or historic association between this range of buildings and those assets.                                                                                                                                                                                                                                                                                        |
| Landmark Status           | Although visible on the approach to the settlement, kinetic views of this Converted Range of former agricultural buildings encompass surrounding car park areas, and hard and soft landscaping associated with the conversion, which is also apparent in the architectural detailing. This converted Range of former agricultural buildings does not have any known communal or historic associations, however, it makes a very minor contribution to the local street scene on kinetic views on the approach to the settlement. |
| Social and Communal Value | Although this Converted Range of former agricultural buildings is not considered to be a source of local identity or distinctiveness, social interaction or coherence, it may reside in collective memory as a former range of agricultural buildings.                                                                                                                                                                                                                                                                           |

- 4.69. In summary, although the Converted Range of former agricultural buildings may retain some archaeological interest, makes a very minor contribution to the local street scene, and may reside in the local collective memory as a former range of agricultural buildings, this Converted Range is not a building of exceptional local heritage value.
- 4.70. The immediate setting (the courtyard it surrounds, fronting onto Mill Lane) makes a contribution to its group value. Its wider setting does not contribute to its interest.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

- 4.71. The proposed demolition of Hatch Farm buildings would not harm the archaeological interest, group value or possible collective memory retained in this Converted Range of agricultural buildings.

Step 4: Explore Ways to maximise enhancement and avoid or minimise harm

- 4.72. The proposed demolition of Hatch Farm buildings would result in no harm to the archaeological interest, group value or possible collective memory retained in this Converted Range of agricultural buildings, and no further mitigation measures are necessary.

Step 5: Make and document decision and monitor outcomes

- 4.73. The proposals would result in no harm, with the archaeological interest, group value or possible collective memory retained in this Converted Range of agricultural buildings, including the elements of its immediate setting which contribute to its significance, preserved.

## Loddon Thatch



Plate 18 - Loddon Thatch, view looking southwards

Step 1: Identify which heritage assets and their settings are affected

- 4.74. Loddon Thatch (also known as *Hunters Copse* up to 1994 OS maps) is depicted in the Tithe map to the north of Gipsy Lane and south-west of the historic farmstead of Hatch Farm (**Figure 3**).
- 4.75. The Tithe Apportionments identify the property ('House and Garden') as being in the same ownership as the majority of the Site boundary - Messrs Charles Simonds & Messrs John Simonds - but not the farmstead of Hatch Farm which was in the ownership of Jesus College. The occupier was William Brill, who is not recorded as an occupier of any other property in the parish.

- 4.76. The 'House and Garden' were at this point surrounded by an L-shaped plot in the same ownership, but not occupation. It is therefore likely that Loddon Thatch was a workers cottage at this point. Like the converted range of former farm buildings on the east side of Mill Lane, and the (former) cart shed plot (1383), and the plot beyond to the west (1384), the grounds to Loddon Thatch changed ownership to James Simonds Esquire.
- 4.77. Satellite imagery shows that the building was surrounded by mature trees in 2003 (not illustrated in this report). The trees were largely cleared by 2008 at which point an additional building and tarmacked hardstanding is introduced to the north-east. The tarmacked hardstanding was extended, including to the immediate south-east of the building by 2013. By 2025, the hardstanding is shown to cover almost the entire north-eastern part of the plot. At the time of the walkover, and as illustrated in **Plate 18** the building was being significantly refurbished, internally and externally, with no access permitted.
- 4.78. Recent planning history indicates that the building (until recently thatched) belongs to the adjacent health spa, through which vehicle and pedestrian access to the building exists. The modern building appears to be in use as a workshop, garage and store associated with the adjacent health spa.
- 4.79. The historic garden to the cottage, as depicted in the Tithe map, has been subsumed into a wider plot as shown in modern mapping. This wider plot has tall mature vegetation boundaries in all directions. There is no inter-visibility between Loddon Thatch and the farmstead buildings at Hatch Farm, but there is some intervisibility with the remainder of the Hatch Farm site to the west, and the more proximal modern buildings and surrounding car parks of the health spa to the east, south-east and south.
- 4.80. The roughly square plot within which Loddon Thatch sits, including surrounding tarmacked hardstanding and adjacent modern workshop / store building form its immediate setting, The intermediate setting includes the modern health spa which owns and uses this building, and with which it shares a strong visual connection. The wider setting includes some intervisibility with the south-western part of the Site.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow that significance to be appreciated

- 4.81. In accordance with MDDL Policy TB26 and the **Policy for Revisions/Additions to the List of Buildings of Traditional Local Character** was published by WBC in March 2017 (see **Appendix A**), as set out above, the assessment of this building's significance in accordance with the published set of criteria is set out below:

| Criterion        | Description                                                                                                                  |
|------------------|------------------------------------------------------------------------------------------------------------------------------|
| Age              | Loddon Thatch (formerly known as <i>Hunters Copse</i> ) pre-dates the 1840 Tithe Map.                                        |
| Rarity           | Loddon Thatch is not rare in either date, form or function.                                                                  |
| Aesthetic Value  | The building has no apparent architectural merit. It is currently being significantly refurbished internally and externally. |
| Group Value      | There is no apparent group value with any other buildings.                                                                   |
| Evidential Value | There is no known significant contemporary or historic written record associated with this building.                         |

| Criterion                 | Description                                                                                                                                                                                                                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Association      | There is no known association with important local, regional or national figures.                                                                                                                                                                                                                                                     |
| Archaeological Interest   | It is possible that some information on the methods of construction utilised in the original build can be gleaned from surviving fabric, however, this building is currently being extensively refurbished and it is no longer associated with agricultural uses.                                                                     |
| Designed Landscapes       | The nearest designations are Sindlesham Conservation Area and the Bearwood College Registered Park and Garden. There is no inter-visibility or known functional or historic association between this building and those assets.                                                                                                       |
| Landmark Status           | The building is located to the rear of substantial modern buildings (the health spa) and it is surrounded by mature vegetation on all sides of the plot within which it sits. There is a public footpath between the building and the health spa. This building does not make any significant contribution to the local street scene. |
| Social and Communal Value | Although Loddon Thatch is not considered to be a source of local identity or distinctiveness, social interaction or coherence, it may reside in collective memory as a former agricultural cottage.                                                                                                                                   |

4.82. In summary, although Loddon Thatch may retain some archaeological interest, and may reside in the local collective memory as a former agricultural cottage, Loddon Thatch is not a building of exceptional local heritage value.

4.83. Loddon Thatch, likely a historic workers cottage, can no longer be appreciated in its historic 'house and garden' setting, however, its location within a relatively small plot largely surrounded by mature vegetation on all sides still lends some appreciation of the historic setting. This immediate setting is however, much diminished by the introduction of modern built form in the plot, as well as tarmacked surface throughout large part of the plot.

4.84. The intermediate setting consists largely of the modern health spa which also owns this property, and its surrounding car parks. There are also glimpsed views of pasture fields (part of the south-west of the Site) through the mature vegetation. The intermediate and wider setting of this building do not make any contribution to its architectural or historic interest.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

4.85. The proposed demolition of Hatch Farm buildings would not harm the archaeological interest, or possible collective memory retained in Loddon Thatch.

Step 4: Explore Ways to maximise enhancement and avoid or minimise harm

4.86. The proposed demolition of Hatch Farm buildings would result in no harm to the archaeological interest, or possible collective memory retained in Loddon Thatch, and no further mitigation measures are necessary.

#### Step 5: Make and document decision and monitor outcomes

- 4.87. The proposals would result in no harm, with the archaeological interest or possible collective memory retained in Loddon Thatch, including the elements of its immediate setting which contribute to its significance, preserved.

## 5. Conclusions

- 5.1. This Heritage Impact Assessment has been prepared to assess the potential impact from proposed demolition of all extant buildings associated with Hatch Farm on built heritage assets within a 1 km radius search area from the Site.
- 5.2. The Site measures approximately c. 2.12 hectares (ha) and is located to the north-west of Sindlesham. It comprises two parcels of land, separated by Mill Lane.
- 5.3. A 1 km radius search area has been drawn for the purposes of this assessment, and it includes one Grade II\* Listed building, part of one Grade II\* Registered Park and Garden, 15 Grade II Listed Buildings and one “Building of Traditional Local Character”, as well as part of the Sindlesham Conservation Area. The Site does not include, nor does it form part of, any designated or non-designated heritage assets as currently identified by the NHLE or WBC. The Site does not share any inter-visibility or known historic or functional association with most of the assets identified in the search area.
- 5.4. The Site lies relatively proximal to the Grade II Listed Berkshire Masonic Centre (Sindlesham Hall). There is no inter-visibility or known historic or functional association between this building and Hatch Farm buildings proposed for demolition, and the buildings at Hatch Farm do not make any contribution to its architectural or historic interest. Therefore, the demolition of Hatch Farm buildings within the Site would cause no harm to the significance of the Grade II Listed Berkshire Masonic Centre.
- 5.5. The Site includes the Hatch Farm cluster of buildings. These buildings are not identified as “Buildings of Traditional Local Character” in accordance with Policy TB26 of the MDDL, or “Locally Listed Buildings” in accordance with the Emerging Local Plan Policy DH5 which also states that “*All non-designated heritage assets are identified and recorded on the council’s website*”. The buildings at Hatch Farm are not identified in the Historic Environment Record. Four of the cluster of buildings which form Hatch Farm (the Farmhouse, Outbuilding, Large Barn and Threshing Barn) have been identified by the LPA as meriting further assessment in pre-application consultation.
- 5.6. The historic farmstead buildings at Hatch Farm retain group value, may retain some archaeological interest, make a minor contribution to the local street scene, and the group of buildings may reside in the local collective memory as part of the historic farmstead. At least two of the buildings are deemed unsafe (the Threshing Barn and the Outbuilding). The farmhouse has been converted into two separate apartments and the Large Barn is in use as a car workshop. The group of buildings which make up the historic farmstead are no longer associated with agricultural functions. None of the individual buildings which make up the farmstead are buildings of “*exceptional local heritage value*” in accordance with the criteria published by the LPA. The proposals would result in the total loss of the buildings which form the historic farmstead at Hatch Farm, and therefore mitigation in the form of archaeological building recording ahead of demolition is recommended as appropriate to mitigate their loss.
- 5.7. Additionally, the pre-application response from the LPA also identifies the Converted Range on the opposite side of Mill Lane, and Loddon Thatch to the south of the Site (both outside the boundary) as meriting further assessment. This assessment concludes that the proposed demolition of Hatch Farm buildings would not harm the archaeological interest, group value or possible collective memory retained in the Converted Range of agricultural buildings, or the archaeological interest, or possible collective memory retained in Loddon Thatch.
- 5.8. This Heritage Impact Assessment provides sufficient information to identify the potential impacts arising from demolition of the Hatch Farm cluster of buildings on the historic built environment.

## 6. Sources Consulted

### General

The National Archive

### Online

Arborfield Local History Society [http://www.arborfieldhistory.org.uk/properties\\_bearwood.htm](http://www.arborfieldhistory.org.uk/properties_bearwood.htm)

*Berkshire from an actual survey*, by John Rocque. 1752-1754  
<https://maps.nls.uk/view/262718778>

David Nash Ford's Royal Berkshire History  
<https://www.berkshirehistory.com/villages/sindlesham.html>

Domesday Online - <https://opendomesday.org/map/>

Historic England - The National Heritage List for England  
<http://www.historicengland.org.uk/listing/the-list/>

National Planning Policy Framework - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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# APPENDIX A

## Criteria and Procedure for Considering a Nomination for Listing as a Building of Traditional Local Character

### Criteria

The criteria against which nominations should be considered are summarised in the table below. These are broad in their nature, demonstrating that the local significance of a building can result from a wide set of values.

| Criterion                        | Description                                                                                                                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Age</b>                       | The age of a building may be an important criterion and the age range can be adjusted to take into account distinctive local characteristics                                                                       |
| <b>Rarity</b>                    | Appropriate for all buildings, as judged against local characteristics                                                                                                                                             |
| <b>Aesthetic value</b>           | The intrinsic design value of a building relating to local styles, materials or any other distinctive local characteristics                                                                                        |
| <b>Group value</b>               | Groupings of buildings with a clear visual, design or historic relationship                                                                                                                                        |
| <b>Evidential value</b>          | The significance of a local building of any kind may be enhanced by a significant contemporary or historic written record                                                                                          |
| <b>Historic association</b>      | The significance of a local building of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures                                     |
| <b>Archaeological interest</b>   | This may be an appropriate reason to designate a locally significant building on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified   |
| <b>Designed landscapes</b>       | Relating to the interest attached to locally important designed landscapes, parks and gardens                                                                                                                      |
| <b>Landmark status</b>           | A building with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene                                         |
| <b>Social and communal value</b> | Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place |

The same principles applied to assessing nationally designated buildings can be adapted and used in a local context for assessing locally important buildings. Further guidance on assessing the significance of a building can therefore be found in the 20 Selection Guides for nationally designated buildings (i.e. Listed Buildings), published by Historic England: <https://historicengland.org.uk/listing/selection-criteria/listing-selection/>

Each nomination should demonstrate the buildings’ suitability to be added to ‘The List’ through an assessment against the above criteria, using the relevant guidance as appropriate. The local importance of the building should be expressed within a Statement of Significance accompanying the nomination.

### Procedure for Adding or Updating a Building on ‘The List’

1. A Building of Traditional Local Character can be nominated to be added to ‘The List’ by the Council by any person or body.

2. No more than one listing request per asset will be considered by the Council within any 5 year period.
3. Any person or body may request an appeal against the inclusion of any existing building that appears on 'The List' or against a nomination. The procedure for this is set out in Appendix 3.
4. Nominations should include the following as a minimum and any submission that does not include this will be rejected:
  - a. A full Statement of Significance – identifying the significance of the building in the local context, using the above criteria and guides as appropriate;
  - b. Location Details - Ordnance Survey grid reference(s), full street address and a suitably scaled map showing the extent of the building being nominated;
  - c. Photographs – visual recording of the building from the public realm, concentrating on significant elements.
5. The Director of Environment together with the Executive Member for Planning and Regeneration has delegated responsibility:
  - a. to designate and de-designate Buildings of Traditional Local Character;
  - b. to determine whether a building is added to 'The List' following a period of public consultation. This consultation shall include publishing the nominated building and supporting information on the Council website.
6. When considering whether to add a building to 'The List', the Council will inform and consult with the owner of the building. The Ward Member(s) and Town/Parish Council will also be consulted.
7. In deciding whether a nominated building should be included on 'The List', the Council will assess the building against the criteria set out in the published Criteria and Procedure for Considering a Nomination for Listing as a Building of Traditional Local Character
8. A decision should be made following consultation but within 12 weeks of receiving a nomination. This period can be extended if more time to consider the nomination is required by the Council or if this is listed for review by the Planning Committee. Decisions relating to Buildings of Traditional Local Character shall be formally recorded within the Council's Record of Decisions.
9. Once a decision is made on whether to include a building on 'The List', the Council will inform the owner in writing. In doing so the Council will set out the implications of the inclusion and the right to request a review against the inclusion on 'The List' .
10. The current list, together with supporting information, is published on the Council website and will also be available on the publically accessible Local Historic Environment Record, currently managed by Berkshire Archaeology and available

at: <http://www.readingmuseum.org.uk/get-involved/berks-archaeology/berkshire-archaeology/>.

11. Buildings on 'The List' shall be identified on the external-facing version of the Council GIS. They shall also be identified within the planning constraint layer of the internal-facing Council GIS.

### **Implications of adding a building to 'The List'**

The List of BTLC's is primarily a means of positively identifying buildings as locally significant. It does not place additional requirements for obtaining planning permission and has no impact on permitted development. The inclusion of a building on 'The List' indicates that it is of local significance and is a material planning consideration in the assessment of any application for development that will have an impact on the local asset.

# FIGURES

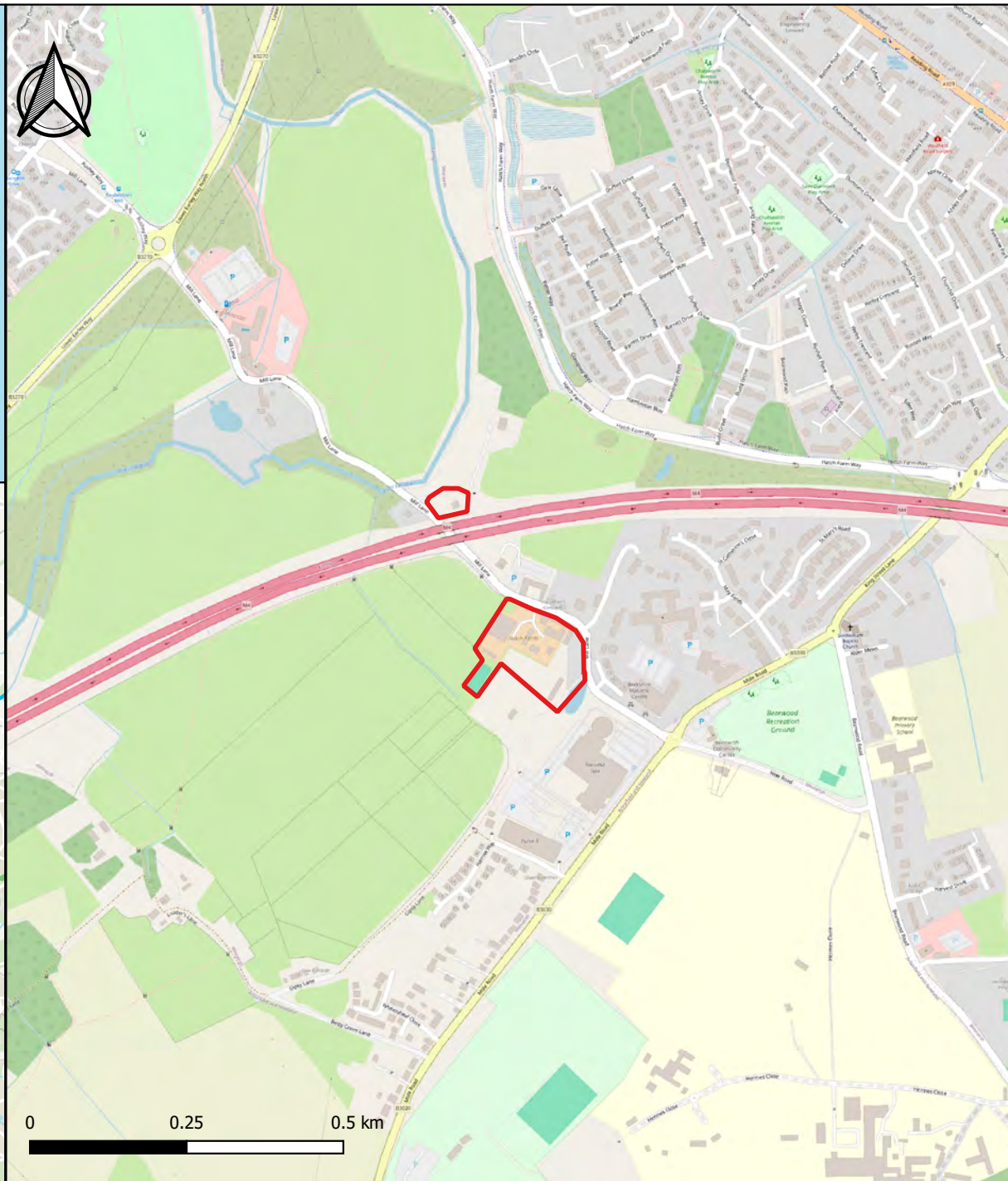
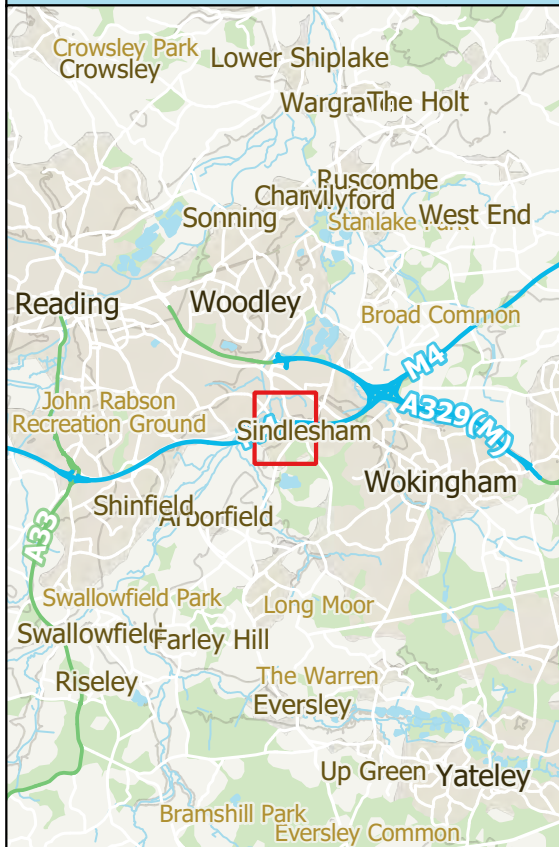
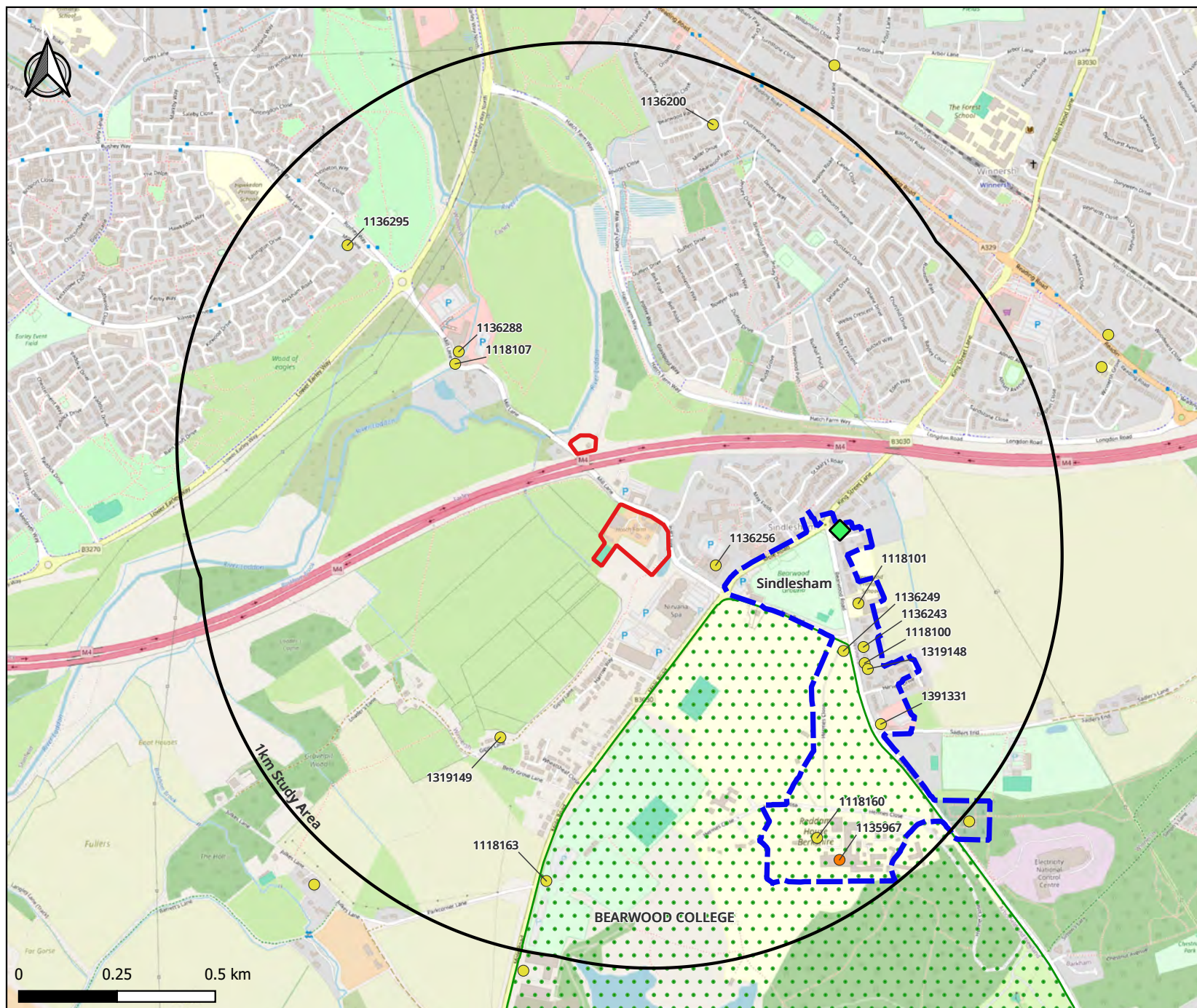


Figure 1  
Site Location

|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |



- Sindleham Conservation Area
- ◆ Building of Traditional Local Character

## Listed Buildings

- Grade II
- Grade II\*
- Registered Parks & Gardens

Figure 2  
Designated Heritage Assets

|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |

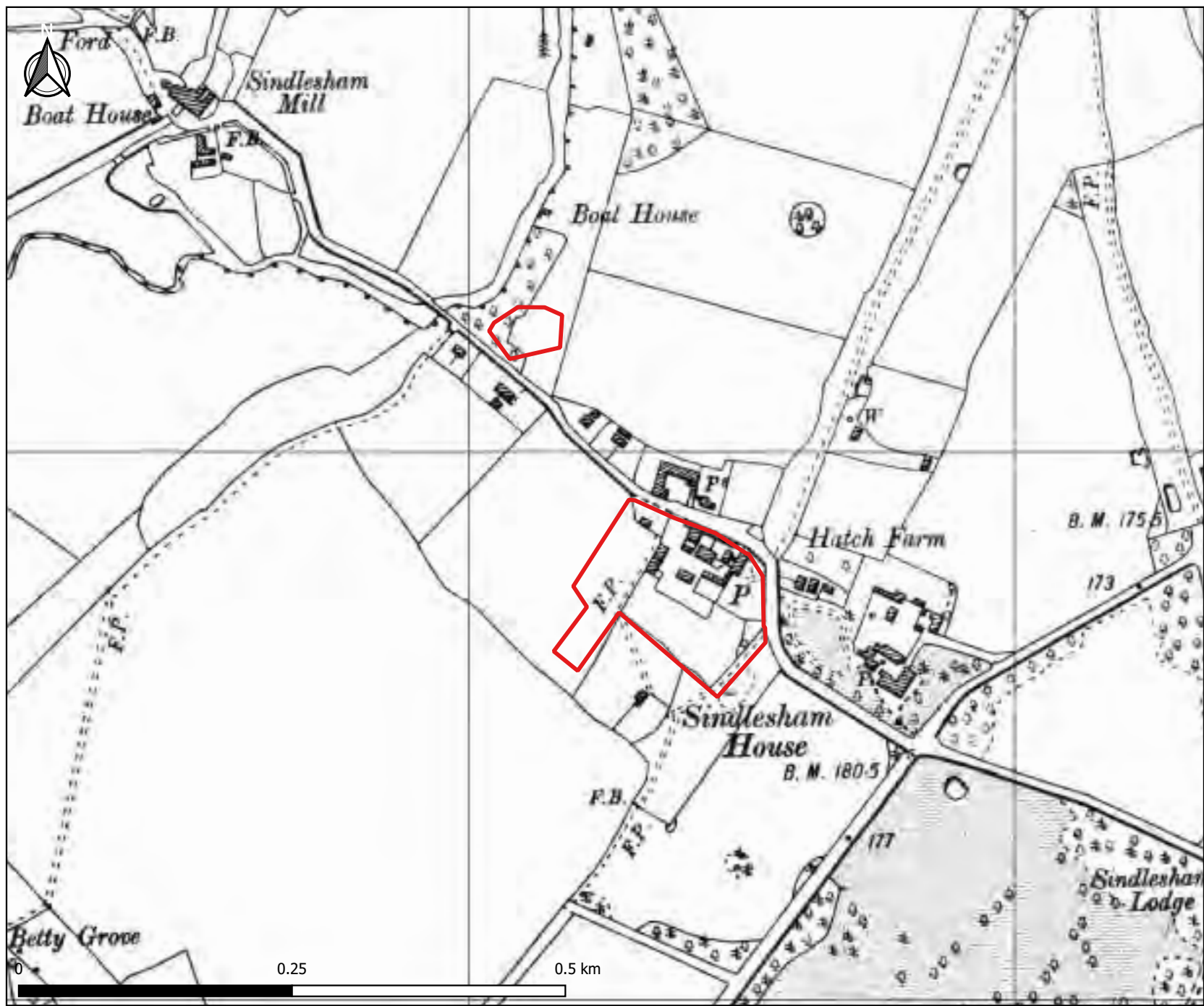


**TCMS**  
HERITAGE

 Approximate Site Location

Figure 3  
1840 Tithe Map

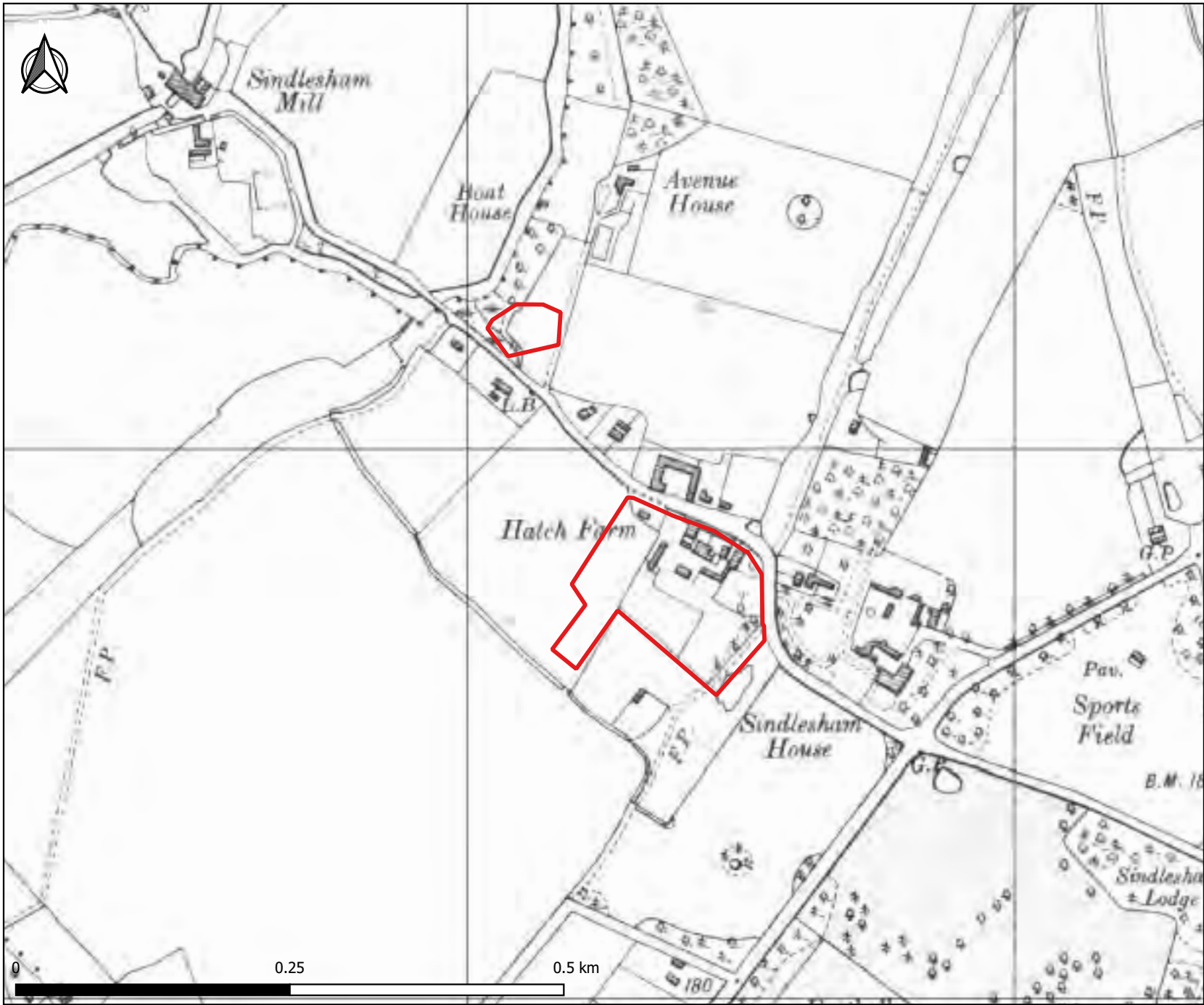
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| Date    | 27.05.2026 |
| Job     | 2240       |



Approximate Site Location

Figure 4  
1898 OS Map

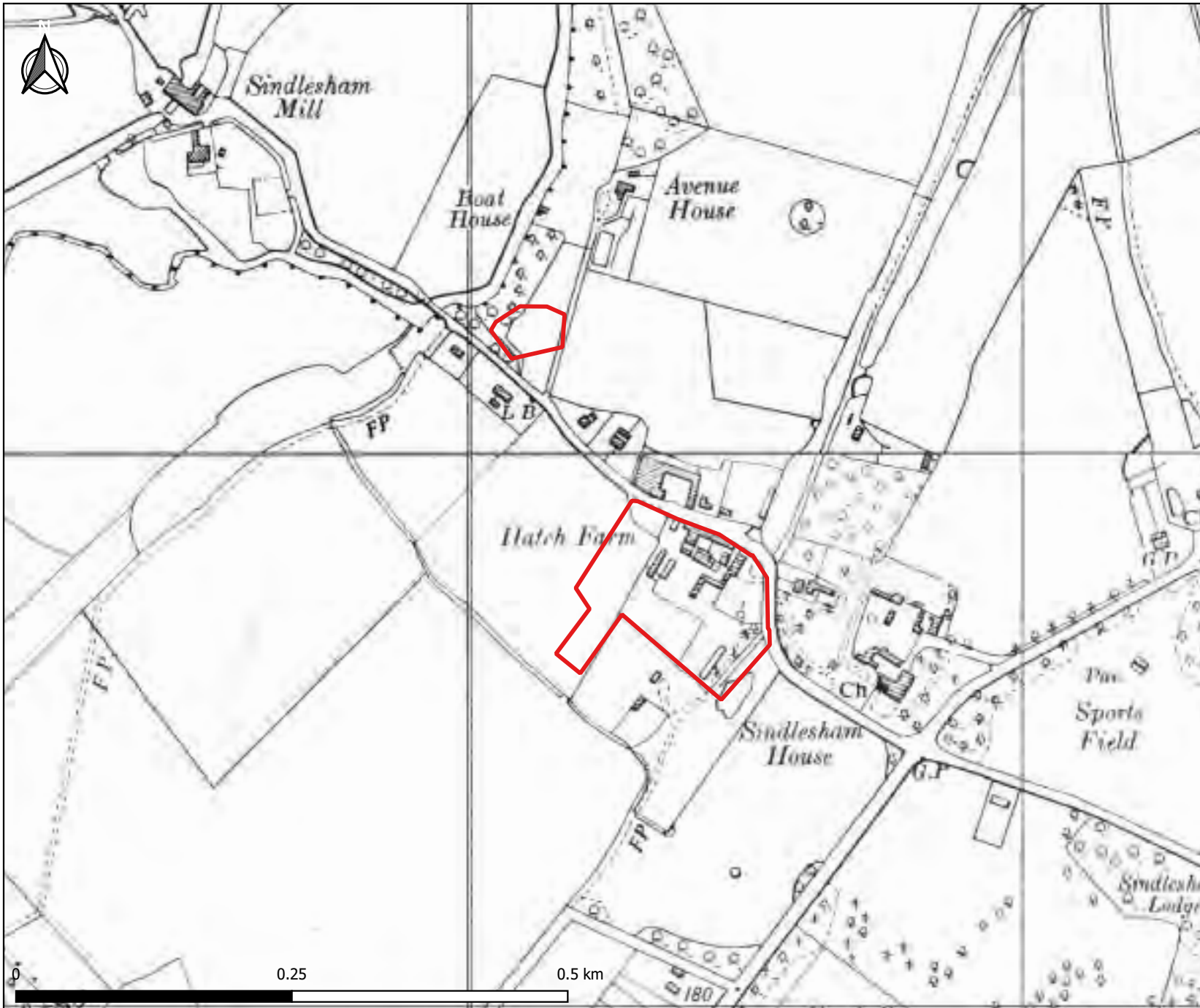
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|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |



 Approximate Site Location

Figure 5  
1932 OS Map

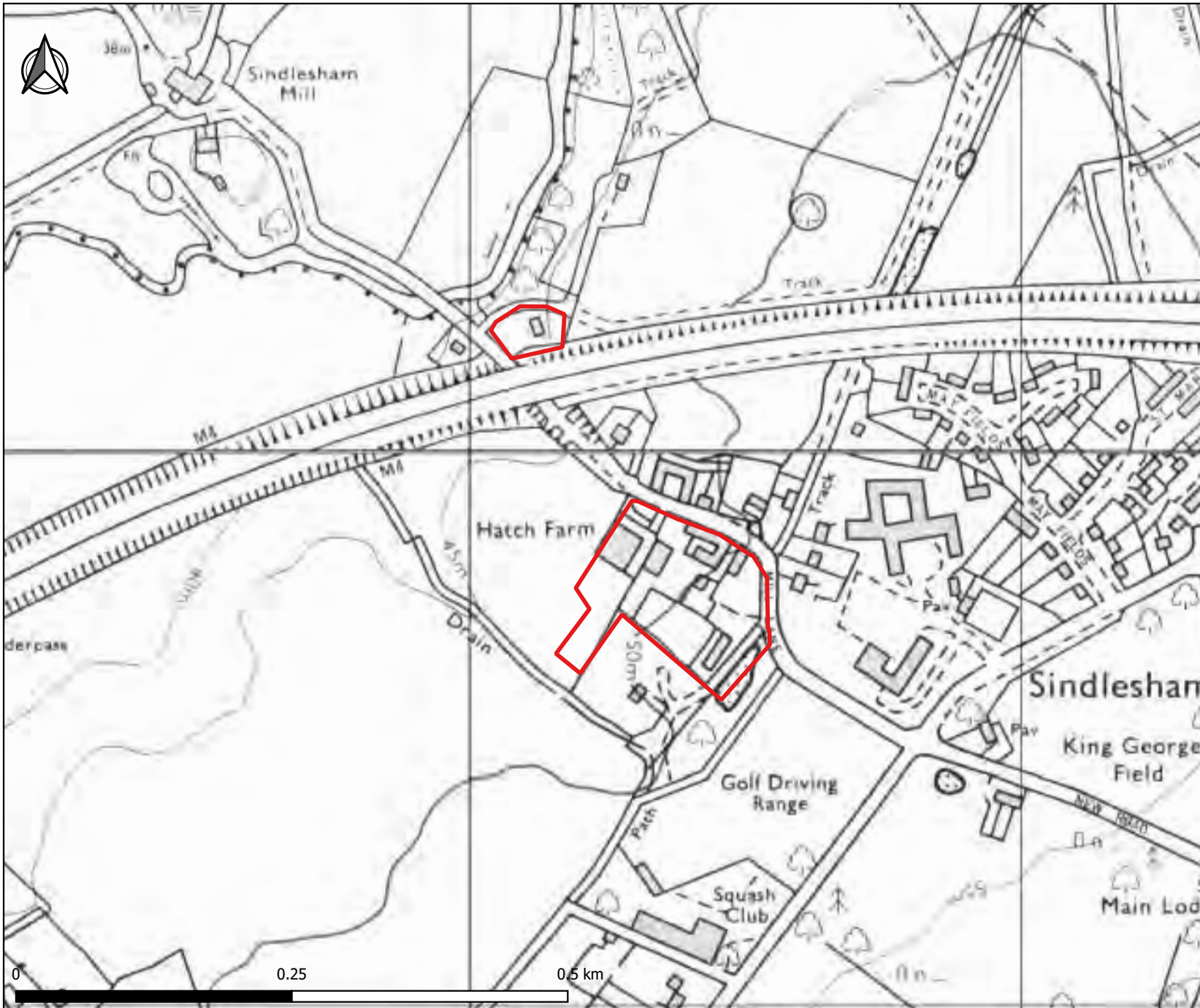
|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |



 Approximate Site Location

Figure 6  
1960-61 OS Map

|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |

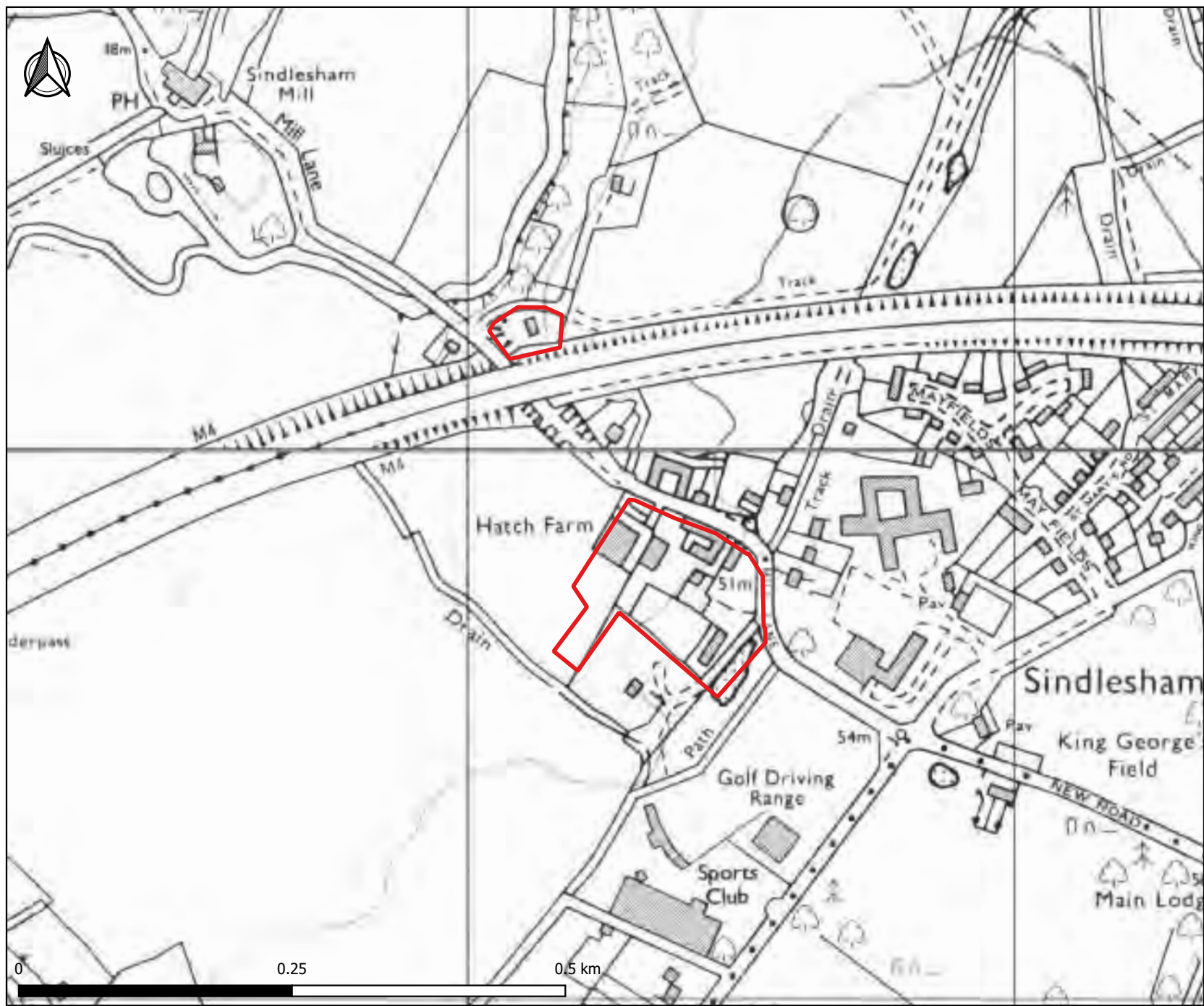


**TCMS**  
HERITAGE

 Approximate Site Location

Figure 7  
1977-79 OS Map

|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |



 Approximate Site Location

Figure 8  
1986-88 OS Map

|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |

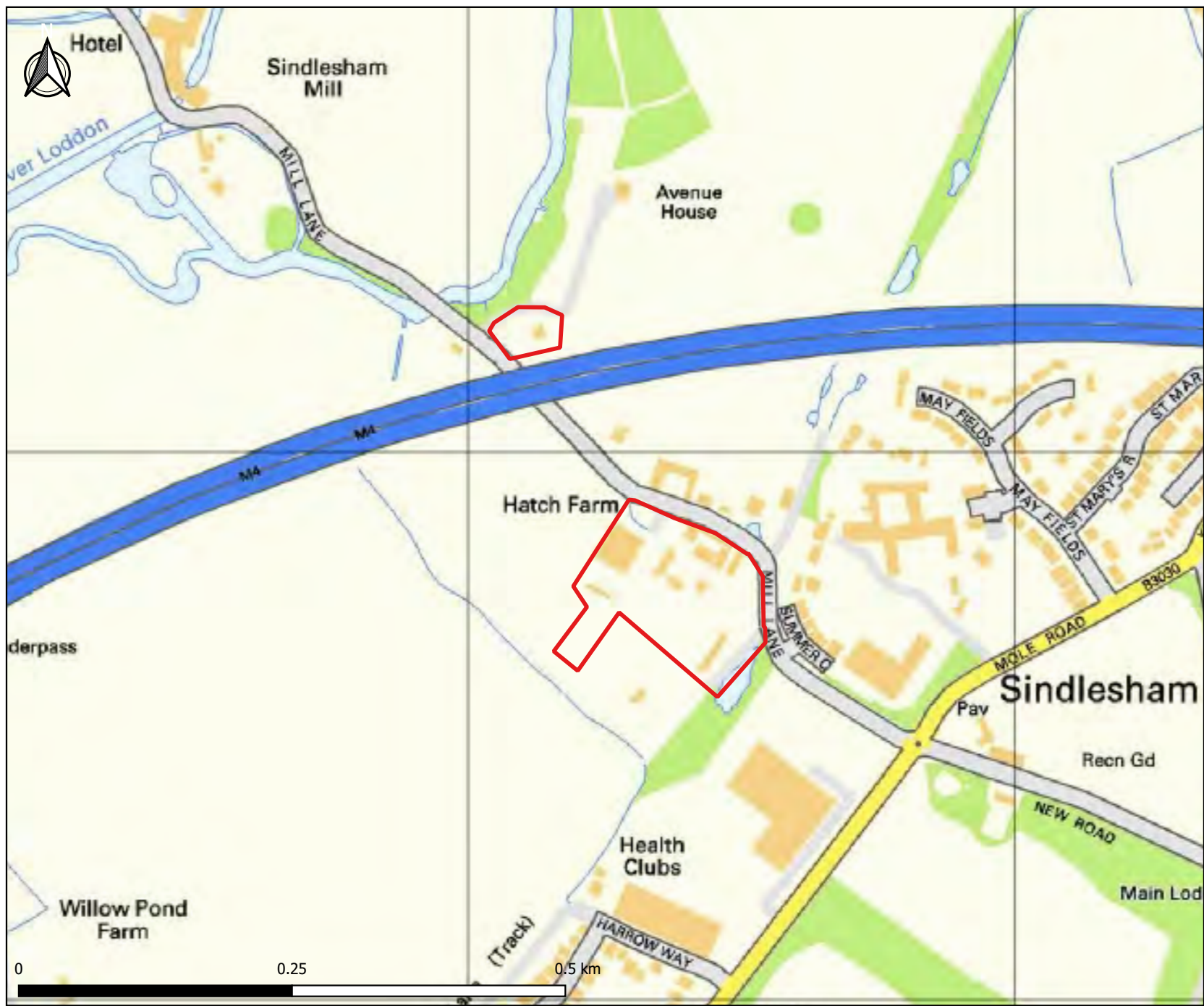


**TCMS**  
HERITAGE

 Approximate Site Location

Figure 9  
2001 OS Map

|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |



Approximate Site Location

Figure 10  
2010 OS Map

|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |



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Approximate Site Location

Figure 11  
2025 OS Map

|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |



Map Data: Google, Airbus

 Approximate Site Location

Figure 12  
2025 Google Satellite Imagery

|         |            |
|---------|------------|
| Version | 2          |
| Date    | 27.05.2026 |
| Job     | 2240       |

# Hatch Farm

TCMS Heritage Ltd | 585A Fulham Road | London | SW6 5UA

020 3015 6258

[admin@tcmsheritage.co.uk](mailto:admin@tcmsheritage.co.uk)

<https://tcmsheritage.co.uk/>

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