

Shinfield Studios
Temporary film studio
backlot
Heritage Statement
Prepared for
Shinfield Studios
May 2026

1.0 Introduction

1.1 Background and purpose

Alan Baxter Ltd (ABA) has been commissioned to assess potential built heritage impacts of proposals to apply for a temporary 5-year planning permission to continue to use land at Shinfield Studios, referred to as 'Backlot 3', for filming purposes.

Prior Approval consent to use the area for external filming purposes including the construction of temporary film sets was granted by Wokingham Borough Council on 14 February 2025 (WBC application number 243097). The prior approval consent expires after April 2026, and consequently, Shinfield Studios has sought an extension of 3 months to the extant Prior Approval consent, to allow for filming operations to continue.

The current application for a temporary 5-year consent is intended to enable filming activities to continue on the site following the lapse of the above-mentioned 3-month extension to the consented Prior Approval application.

This Heritage Assessment considers the possible impact of this proposal on the built heritage.

1.2 Site

The site is located near Shinfield, south-east of Reading and close to Junction 11 of the M4.

Backlot 3 is southwest of the Grade II listed barn at Oldhouse Farm. The farmhouse itself – to the north – is also listed at Grade II. See section 4.2 for the list entries.

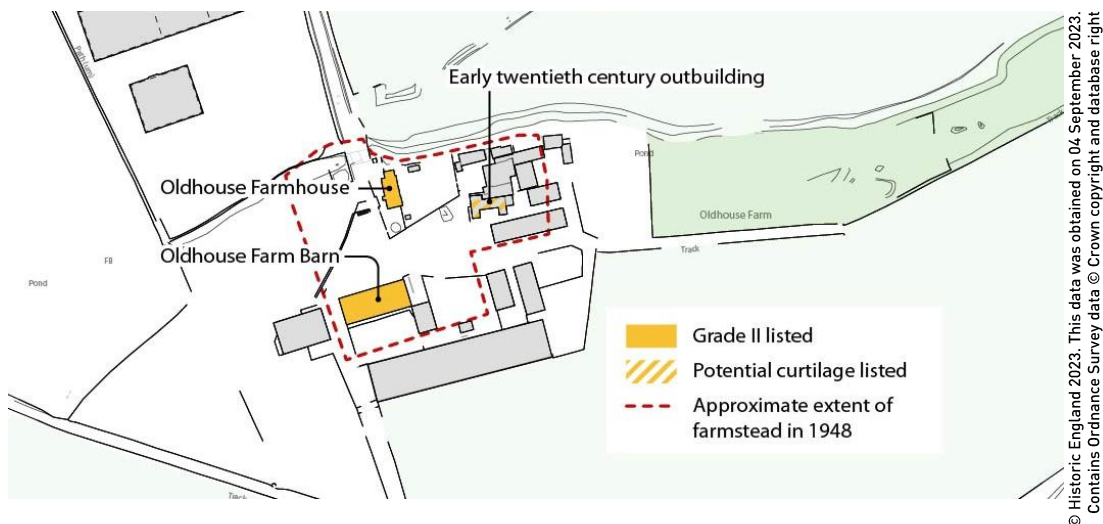


Figure 1: Heritage designations

1.3 Methodology, sources and limitations

1.3.1 Methodology

This report broadly follows the suggested structure for heritage statements as set out in Historic England's *Advice Note 12: Statements of Heritage Significance: Analysing Significance in the Historic Environment* (2019). Any variations from this structure reflect the specific circumstances and characteristics of the scheme and have been adopted to bring clarity to the reader.

The advice given in the following Historic England publications has also been followed: *Good Practice Advice in Planning: The Setting of Heritage Assets* (GPA3, 2017).

Alan Baxter visited the site in 2023, 2024 and early 2025.

1.3.2 Sources

A list of sources is provided at the end of this report

1.3.3 Limitations

This assessment does not consider below-ground archaeology.

It is the nature of existing buildings that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in our reports — particularly relating to the dating and nature of the fabric — are based on our research, and on observations and interpretations of what was visible at the time of our site visits. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.

2.0 Heritage significance

2.1 The site

Oldhouse Farm is a historic farmstead complex in the Loddon valley. The principal historic buildings are a three-bay, lobby-entry farmhouse with c.C16-C19 phases and, at right angles to the south, an eight-bay, aisled barn of possibly C18 date. Both these buildings are listed at Grade II and are of regional historical and architectural interest.

2.2 Significance of the farmhouse

Oldhouse Farmhouse is of historic and architectural interest because of its surviving historic fabric and its characterful many-phased construction, reflecting the evolution of a Thames valley farmhouse across five centuries. It has group value with the barn as the two primary structures of the historic farmstead with a close visual relationship delineating two sides of the historic farmyard. This is experienced in different views across the site.

2.3 Significance of the barn

The interest of the barn lies primarily in its framed structure, which appears to survive largely complete. The arrangement and size of the interior are intrinsic to its original function and therefore of historic interest but the aesthetic effect of this impressive space is of no less architectural interest.

Externally, the form of the barn, including the two threshing porches, is of historic interest for evidence of its original function. The whole has strong architectural interest, in particular the great sweep of the hipped roof with its low eaves.

2.4 Significance of the setting of the barn and farmhouse

Oldhouse Farm has not been a functioning farm for many decades. The setting of the barn and farmhouse is no longer that of a historic farmstead. It has been compromised by a large collection of twentieth century farm and light industrial buildings, compounds and hardstanding mostly to the east and south. On both of these sides, this development extends right up to the listed barn. Therefore, the character of this site is that of light industry, not farming, and the impact of this on the significance of the barn and the farmhouse is harmful.

The elements of the setting of the barn and farmhouse which contribute to significance are:

- The view of the barn from the approach road, particularly from the entrance to the farmyard. The barn is the focus of this view and the most dominant feature, set against the sky, and seen in relationship to the farmhouse.
- The footprint of the farmyard shown on early nineteenth century plans
- The visual connection between the farmhouse and the barn
- The relationship between the house and its garden to the east and landscape beyond

3.0

Heritage impact assessment

3.1 Planning policy

The relevant Wokingham Borough Council planning policies are Core Strategy Policies CP1 (Sustainable Development) and CP3 (General principles for development) (adopted 2010) and the Managing Development Delivery Plan (2014) Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas) and Policy TB26: Buildings of Traditional Local Character and Areas of Special Character.

The relevant National Planning Policy Framework (2024) paragraphs for proposals that cause less than substantial harm to a designated heritage asset are paras 207- 215.

In summary, case law, legislation and policy require that:

1. 'great weight' is given to the conservation of designated heritage assets
2. harm to significance is avoided or mitigated through design
3. any remaining harm requires 'clear and convincing' justification and must be weighed against the public benefits of the proposals (NPPF, 2024, paras 213 and 215)

See section 4.4 for more detail of policy.

3.2 Proposals

The proposals are described in the Planning Statement. The site will be used for temporary film sets and filming.

3.3 Assessment

The proposals will have no direct impacts on the listed barn and farmhouse. Any effects are to their setting, and the way this contributes to their significance. The statement of significance has outlined how the setting of the historic farmstead has been degraded, so that its contribution to significance of the listed buildings has been limited.

When considered in the context of the constructed Shinfield Studios (ref: 211841) and other nearby sites, such as the British Museum storage site, the proposal will not result in a significant increase to the development already permitted and built within the setting of the identified heritage assets, and that minor increase will only be temporary.

Taking the farmhouse first, the proposals would have limited visual impact because of the distance and buildings in between. There would be no change to the historic interest of setting because the proposed site is no longer agricultural in character. This harm is assessed to be at the low end of less than substantial harm and to only have a temporary impact.

The barn is closer to the proposed site, but there are also buildings in between which have severed the relationship between the barn and most of the proposed site. Its visual relationship to the historic farming landscape is therefore already substantially diminished. To the southwest the proposed site is closer to the barn without intermediary structures.

The development would be experienced in views towards the farmstead from the footpaths to the south and west. However, (a) existing buildings already largely obscure the listed buildings, and (b) trees, shrubs and hedging would provide partial screening of the proposals.

Taking these factors into consideration, the level of harm to significance is assessed to be at the low end of less than substantial harm, and to only have a temporary impact.

3.4 Conclusion

The level of harm to the significance of the listed buildings is limited to some aspects of setting and is assessed as the low end of 'less than substantial harm'. This would enact paragraph 215 of the NPPF which requires less than substantial harm to be weighed against the public benefits of the proposals. These are intrinsically linked to the wider Shinfield Studios site, of which this proposal forms a vital part. These are set out in full in the accompanying Planning Statement; however, they are summarised below:

- Substantial economic benefits locally, regionally and to national economy by supporting key growth sector.
- Creation of employment with a wide range of jobs.
- Benefit to the University of Reading in link to Film and TV department, placements, learning opportunities and helping to fulfil future pathways to industry for graduates.
- Supporting creative industry and creation of creative cluster.

When these benefits are taken in account, along with the temporary nature of the structures that would be erected and the 'great weight' that is given to the conservation of designated heritage assets, in our professional opinion the proposals are consistent with national and local planning policy for the historic environment, including Wokingham Borough Core Strategy Policies CP1 and CP3 and MDDP Policy TB24.

4.0

Supporting information

4.1 Sources

Harris, Richard. 1978, republished 1981. *Discovering Timber-Framed Buildings* (Aylesbury: Shire Publications Ltd)

King, Andy and Collins, Phil. 2017, republished 2023. *Building Stones of England: Berkshire* (London: Historic England).

Lacey, Colin. 2010. *Conservation Statement for Oldhouse Farmhouse, Shinfield, Berkshire* (The Historic Environment Consultancy)

Lake, Jeremy. 2013. *National Farm Building Types* (London: Historic England)

Oxley, Richard. 2023. *Barn at Oldhouse Farmhouse: Historic Building Survey Report: Draft issue*. (Oxley Conservation Historic Buildings Consultancy)

Pickles, David and Lake, Jeremy. 2006, republished 2017. *Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse* (London: Historic England).

Wokingham Borough Council. January 2010. *Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document*

Wokingham Borough Council. February 2014. *Wokingham Borough Development Plan: Adopted Managing Development Delivery Local Plan*

Wokingham Borough Council Planning Archives

Wokingham Borough Council Local Plan interactive map. Available at:
<https://experience.arcgis.com/experience/8b75b3bc731b47b1a450a74d649da322> (Accessed 20 November 2023)

Berkshire tithe maps, Shinfield tithe map: eastern part (1838) – Ref: D/D1/110/1C. Available at:
<http://ww2.berkshireenclosure.org.uk/CalmView/GetImage.ashx?db=Catalog&type=default&fname=Shinfield+D-D1-110-1+C.jpg> (Accessed 13 November 2023)

Berkshire enclosure maps, Shinfield (1856) - Ref: Q/RDC/92B. Available at:
http://ww2.berkshireenclosure.org.uk/CalmView/getimage.ashx?app=Archive&db=Catalog&fname=Q_R_D_C_92A-B\Map.jpg (Accessed 13 November 2023)

National Library of Scotland online maps

4.2 Entries on the National Heritage List

The following pages show the National Heritage List entries for both Oldhouse Barn and Oldhouse Farm.

BARN APPROXIMATELY 50 METRES SOUTH OF OLDHOUSE FARMHOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1136136**

Date first listed:**29-Apr-1987**

List Entry Name:**BARN APPROXIMATELY 50 METRES SOUTH OF OLDHOUSE FARMHOUSE**

Statutory Address 1:**BARN APPROXIMATELY 50 METRES SOUTH OF OLDHOUSE FARMHOUSE, CUTBUSH LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**BARN APPROXIMATELY 50 METRES SOUTH OF OLDHOUSE FARMHOUSE, CUTBUSH LANE**

The building or site itself may lie within the boundary of more than one authority.

District:**Wokingham (Unitary Authority)**

Parish:**Shinfield**

National Grid Reference:**SU 74367 68702**

Details

SHINFIELD CUTBUSH LANE (south side) SU 76 NW 8/15 Barn approx. 50 metres south of Oldhouse Farmhouse

G.V. II

Large barn. Early C19. Timber framed with brick aisles, old tile half hipped roof. Rectangular plan of 8 framed bays with aisles on north and south; 2 hipped waggon entrances on south. Fine frame of large section timbers, 2 sets of butt purlins, king post roof braced on each side to lower purlin. Large posts with square jowls. Included as a good complete example of an early C19 barn.

Listing NGR: SU7436768702

Legacy

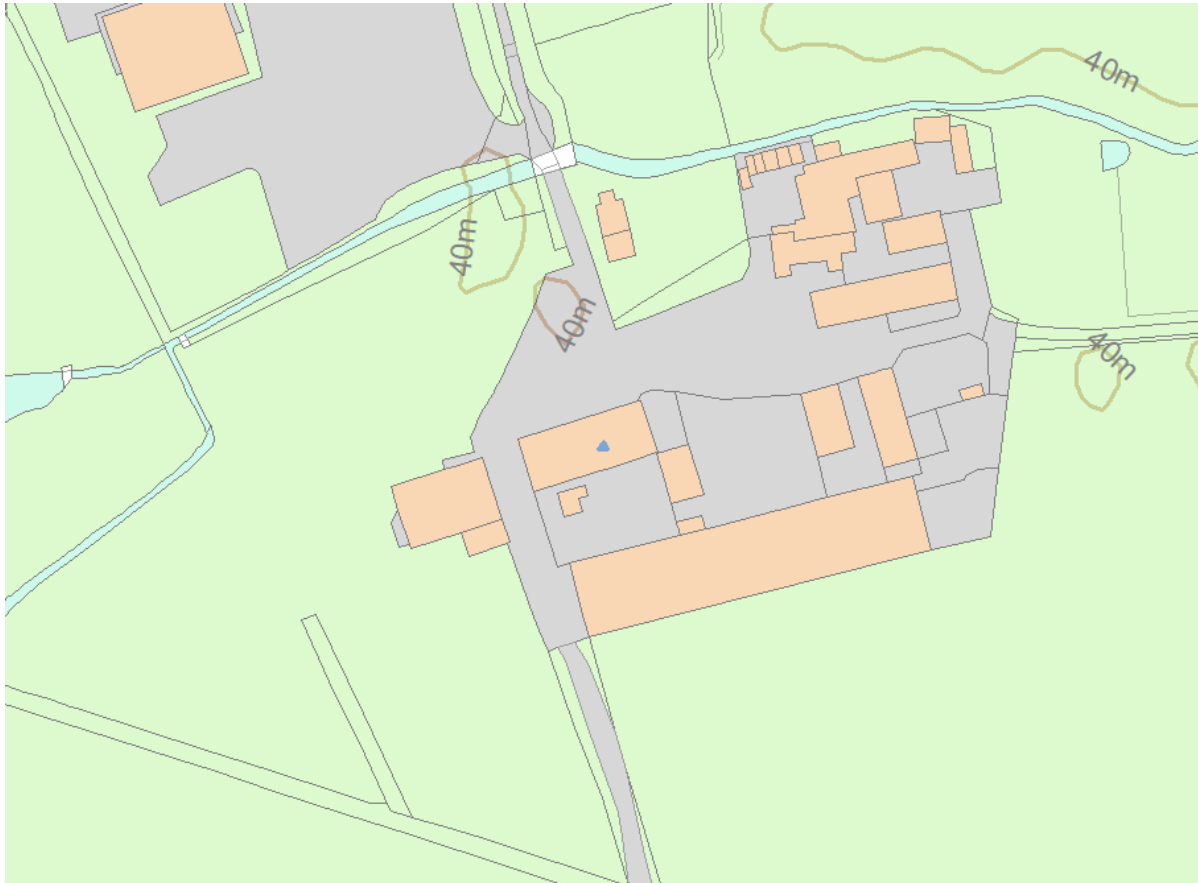
The contents of this record have been generated from a legacy data system.

Legacy System number:**41458**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 09-Sep-2025 at 13:47:44.

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End of official list entry

OLDHOUSE FARMHOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1118136**

Date first listed:**29-Apr-1987**

List Entry Name:**OLDHOUSE FARMHOUSE**

Statutory Address 1:**OLDHOUSE FARMHOUSE, CUTBUSH LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**OLDHOUSE FARMHOUSE, CUTBUSH LANE**

The building or site itself may lie within the boundary of more than one authority.

District:**Wokingham (Unitary Authority)**

Parish:**Shinfield**

National Grid Reference:**SU 74368 68761**

Details

SHINFIELD CUTBUSH LANE (south side) SU 76 NW 8/14 Oldhouse Farmhouse

G.V. II

Farmhouse, now house. Early C17 rebuilt C18, altered C19 and C20. Brick, old tile roof gabled on left and hipped on right. Rectangular plan with C17 pent roof and C20 extension at rear. 2 storeys. Large chimney on ridge to right of centre with 3 clustered shafts, the top rebuilt C20. Entrance front: rendered plinth. 3 3-light C19 casements on first floor, 2 to left of centre, one to right. Three 3-light and one 2-light similar casements on ground floor irregularly spaced with C20 entrance door between the 2 right hand windows. Additional 3-light casement in timber framed single storey pent roof extension on left. Some timber frame exposed externally.

Listing NGR: SU7436868761

Legacy

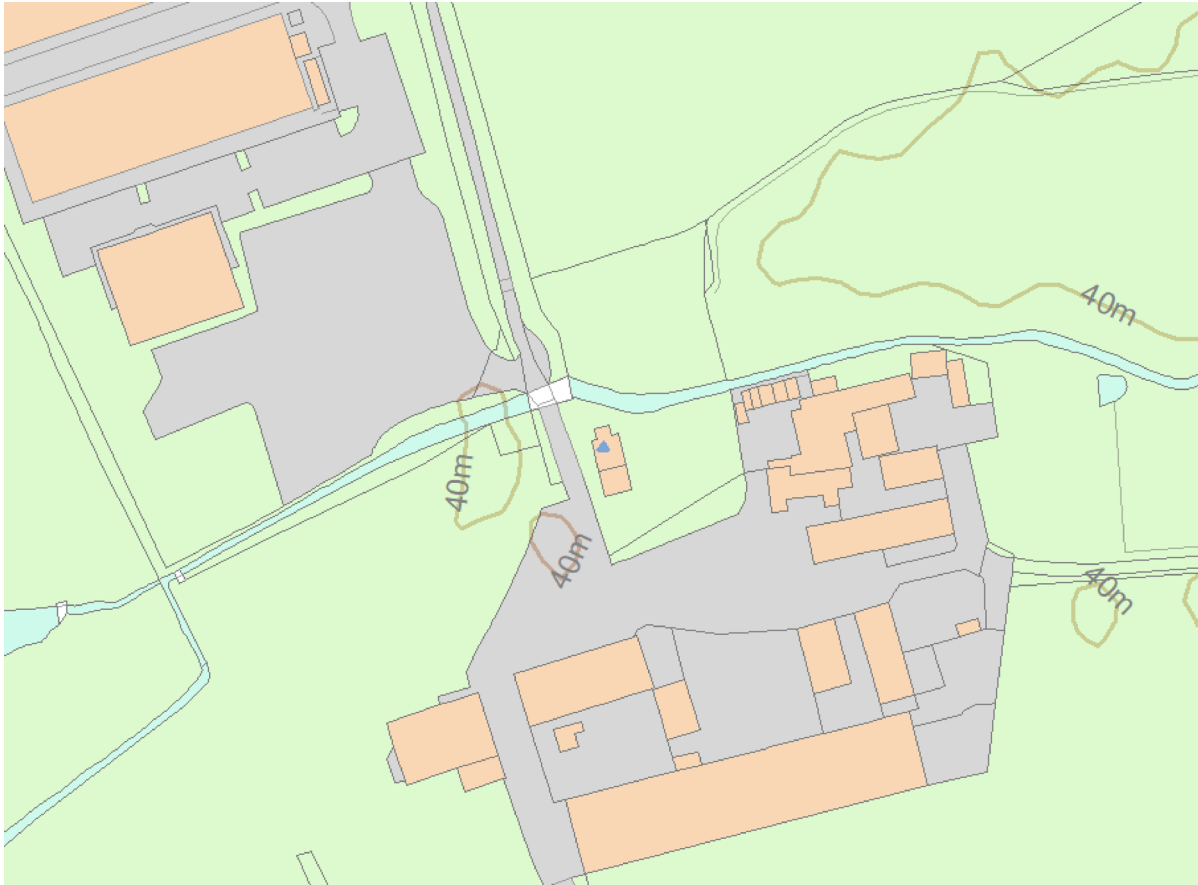
The contents of this record have been generated from a legacy data system.

Legacy System number:**41457**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

4.3 Historic Environment Record search results

A full HER search has been carried out. Key elements of interest for this project include:

- A potential Roman Road, running roughly north-south immediately west of the site. This line is conjectural and according to the HER 'to be used with caution'. Trial pits in the field north west of Oldhouse Farm (ERM2506) did not uncover it. The conjectural line is marked as a red line on the Monument map on the following page. HER ref MWK4818.
- Trial trenches and pits undertaken as part of Phase 1 (ERM2506) revealed very low archaeological potential and 'negligible level of artefact recovery'. Artefacts uncovered included 'Late Iron Age/early Roman pottery and post-medieval pottery (HER ref MRM18542); worked flint likely to be of Mesolithic or Neolithic date (HER ref MRM18543); CBM of medieval or post-medieval date, and one undiagnostic fragment possibly of Romano-British date; a single animal bone and fragments of 19th-20th century glass'.
- A geophysical survey was carried out on the fields east of Oldhouse Farm in 1997 (EWK95). These revealed 'two discrete areas of magnetic enhancement'. No associated monuments or finds are associated with this survey.
- A study of aerial photographs was carried out in 1997 on fields west of the farm (EWK118). These revealed crop marks in a number of areas.
- A number of possible archaeological anomalies were detected east of Cutbush Lane during a geophysical survey (ERM2164). This included a curvilinear anomaly which could be an enclosure ditch and a number of possible pits which may be evidence of extraction activity or refuse pits (2018, HER Ref MRM18312).

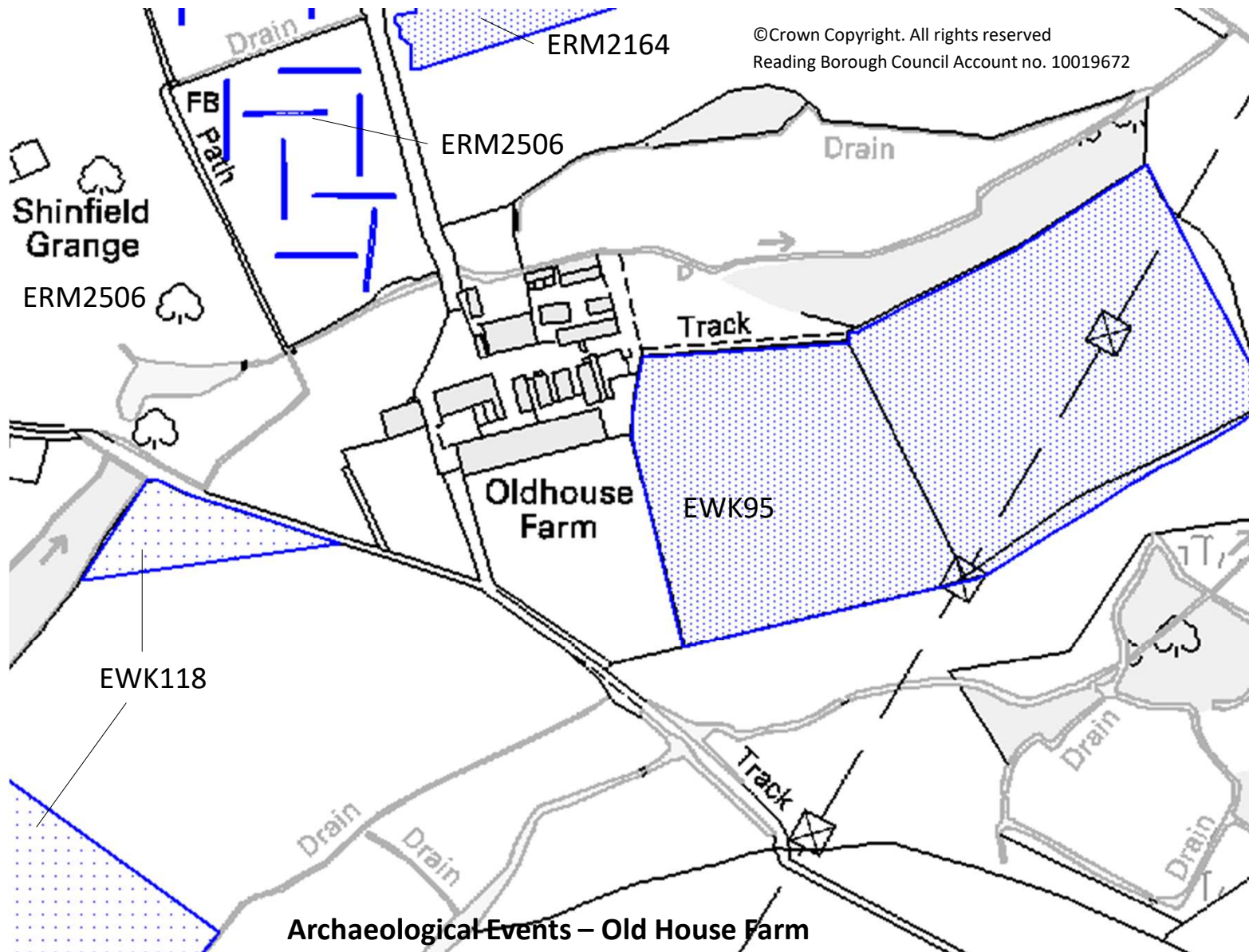
HER Monuments & listed buildings – Old House Farm

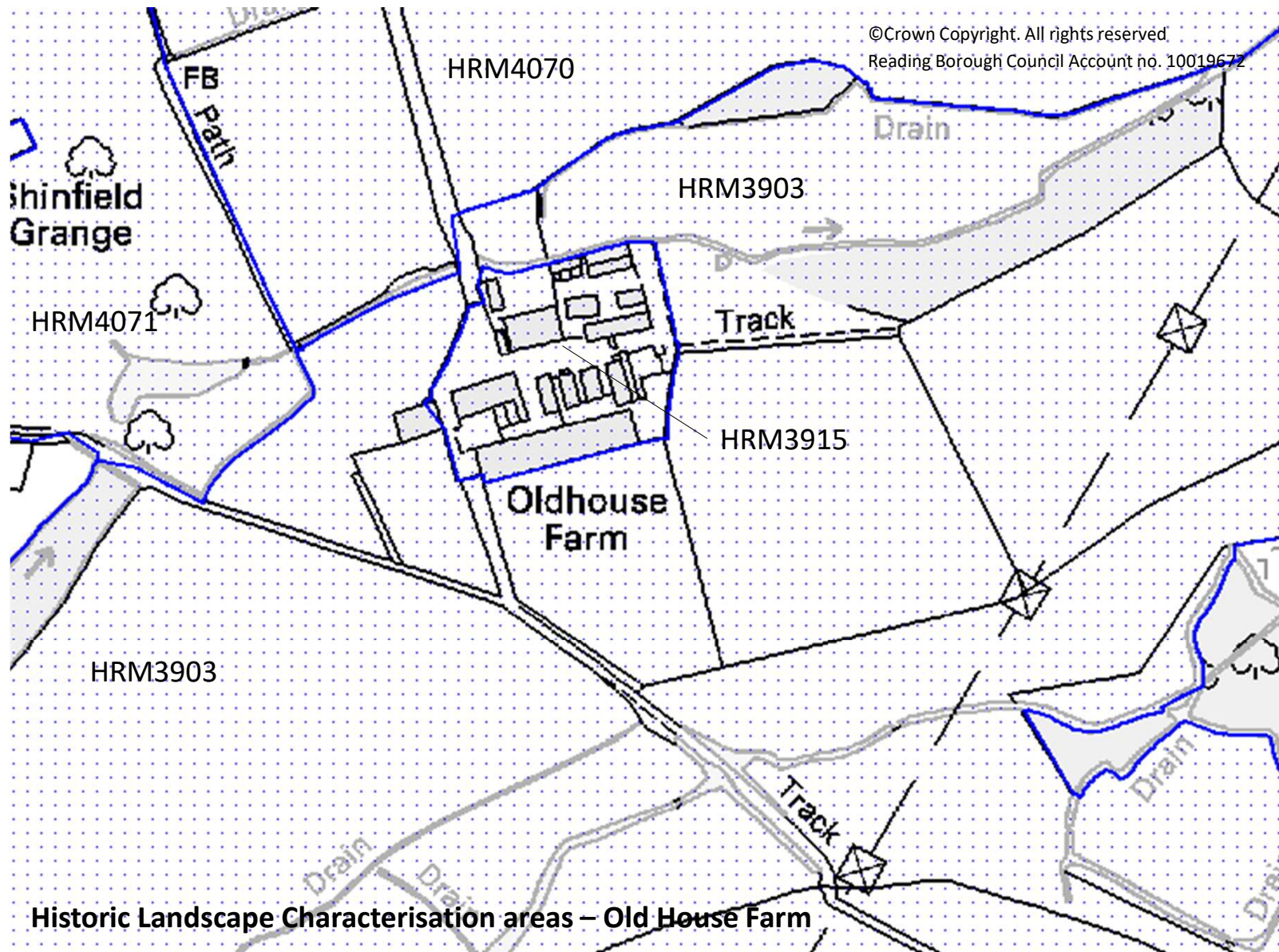
The map shows the following features:

- FB Path**: A path running vertically on the left side of the map.
- Shinfield Grange**: A building complex on the far left.
- MRM18541**: A monument marked with a red star, located near the FB Path.
- MWK15631**: A monument marked with a yellow star, located near the top of the farm buildings.
- MWK15633**: A monument marked with a yellow star, located near the bottom of the farm buildings.
- MWK4818**: A monument marked with a red star, located near the bottom left of the farm buildings.
- Oldhouse Farm**: The main farm complex, consisting of several buildings.
- Track**: A dashed line representing a track, running horizontally across the middle of the farm.
- Drain**: Several drainage features are shown, including a large one at the top right and others at the bottom and right.

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4.4 Planning policy

4.4.1 National policy

National Planning Policy Framework (2024)

The NPPF sets out the government's planning policies for England and how these are expected to be applied. Its core principle is to help achieve sustainable development through the planning system. Sustainable development is commonly summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Having been first published in 2012, the Framework was most recently updated in 2024.

Section 16, entitled *Conserving and enhancing the historic environment*, contains guidance on heritage assets, which include listed buildings and conservation areas. Paragraphs 207-215 are relevant to the present application:

Paragraph 207 requires an applicant to give a summary of the significance of the building or area affected, proportionate to its importance. This Heritage Statement provides that information at an appropriate level.

Paragraph 208 advises local authorities to take account of that significance in assessing proposals to avoid or minimise conflict between the proposals and conservation of the asset.

Paragraph 210 emphasises the desirability of sustaining and enhancing the significance of individual assets and wider, local distinctiveness, and the desirability of viable and fitting uses for a building being found or continued.

Paragraph 212 advises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the conservation of the asset, and that the more important the asset, the greater the weight should be. It also establishes a scale of harm, from total loss, to substantial harm, to less than substantial harm.

Paragraph 213 establishes the principle that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 215 states: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

The NPPF also requires the creation of high quality beautiful and sustainable buildings and places, as set out in chapter 12 and emphasised in relation to the historic environment in paragraph 135.

4.4.2 Local development plan

Core strategy

The Wokingham Borough Local Development Framework Core Strategy Development Plan Document (2010) sets out the vision for how the borough will develop in the period to 2026 and how the council aims to protect and enhance the good quality of life enjoyed in the borough. Policies of particular relevance to this project are as follows:

CP1 – Sustainable development

Planning permission will be granted for development proposals that:

- 1) Maintain or enhance the high quality of the environment;

CP3 - General Principles for development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- ...
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses

Managing Development Delivery Plan

The Wokingham Borough Development Plan: Adopted Managing Development Delivery Local Plan (2014) adds extra detail to the policies within the Core Strategy. Relevant policies are as follows:

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.

Wokingham emerging local plan: Wokingham Borough Local Plan Update: Proposed Submission Plan 2023-2040

Work is underway on a new local plan – the Local Plan Update – which will put in place a new planning strategy for the period to 2040. Once adopted, it will replace the current Core Strategy and Managing Development Delivery local plans. Key heritage policies of this emerging document are as follows:

Policy SS1: Sustainable development principles

1. As appropriate to their nature, development proposals will be expected to

- l) Conserve and enhance the significance of heritage assets, including their wider settings;

Policy CE6: Reducing energy consumption in existing buildings

2. The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be supported, providing no unacceptable impact to the significance of the heritage asset.

Policy DH5: The historic environment

1. Designated heritage assets, including Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens, are irreplaceable resources that, subject to their significance, should be conserved for the benefit of future generations.

2. Development proposals should conserve and, wherever possible, seek to enhance, the archaeological, architectural, artistic or historic interest of all heritage assets, including the contribution made by their setting. This will be achieved through:

- a) Identifying and understanding the heritage assets that may be affected by the proposed works, at an early stage in the design process;
- b) Supporting works that secure the sensitive use, enjoyment, conservation and/or enhancement of heritage assets and their settings, particularly in relation to designated assets identified as being at risk; and
- c) Retaining and/or incorporating existing features or details of historic or architectural interest and/or design quality into the scheme through the sensitive design of development.

3. Where development proposals have the potential to affect a heritage asset and/or its setting, a heritage assessment should be prepared in a level of detail proportionate to the asset's importance. This assessment should be submitted as part of a planning application and should describe the significance of the heritage asset and its setting, before assessing the potential impact of the proposal on its significance.

4. Development proposals that would cause substantial harm to, or total loss of significance of a designated heritage asset, will not be supported unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm, or where all the following criteria apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site;
- b) No viable use of the heritage asset can be found through appropriate marketing that will enable its conservation;
- c) Conservation by grant-funding or another form of not-for-profit, charitable or public ownership is demonstrably not possible; and

d) The harm or loss is outweighed by the benefit of bringing the site back into use.

5. Where a development proposal would cause less than substantial harm to the significance of a designated heritage asset, clear and convincing justification will need to be provided to demonstrate the public benefits of the proposal that could not otherwise be achieved. The level of public benefit must outweigh any harm to a designated heritage asset.

6. 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.

7. Development proposals should demonstrate how the traditional, historical, local and special character of a building, area, park or garden and its setting has been preserved and enhanced. This will enable an assessment of the degree of harm to, or loss of, non-designated heritage assets, balanced against their significance, the positive contribution made by the development and the extent to which any harm can be justified or mitigated.

Alan Baxter

Prepared by Richard Pollard

Reviewed by Neve Landsdown, Mark Owen, Stantec

Issued May 2026

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