



**Shinfield Park, Shinfield Road,
Shinfield, RG2 9FW**

Historic Environment Desk-Based Assessment

On behalf of **Wrenbridge (FRELD Reading) LLP**

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Executive Summary

Stantec was commissioned in September 2024 to prepare a Historic Environment Desk-Based Assessment (HEDBA) for the proposed redevelopment of Shinfield Park in Reading.

Planning permission is being sought for the demolition of the existing building (formerly known as the Shire Hall) and *“redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with associated servicing areas, parking, landscaping and other associated works”*.

Based on the available data for the Site this assessment has concluded that the archaeological resource is not a constraint to the proposed redevelopment within the Site, as it is located within an area where any archaeological remains have been extensively disturbed and truncated. No further archaeological work is considered necessary on this site to inform determination of the planning application.

This HEDBA has concluded that the building formerly known as Shire Hall holds no heritage interest and is not a constraint to the planning application. Its removal would not harm the historic environment and provides an opportunity to redevelop this area.

This assessment has also identified no harm as a result of the redevelopment on other designated heritage assets, notably Listed Buildings, located within a 1km study area of the site boundary.

This HEDBA has concluded that the proposed development complies with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with the National Planning Policy Framework and local planning policy.

1 Introduction

1.1 Purpose and Scope

- 1.1.1 Stantec has been instructed by Wrenbridge (FRELD Reading) LLP (“Wrenbridge”) to prepare a Historic Environment Desk-Based Assessment (HEDBA) to accompany the submission of a planning application for the redevelopment of Shinfield Park located to the south of Reading (hereafter ‘the Site’).
- 1.1.2 The proposals comprise: *redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with associated servicing areas, parking, landscaping and other associated works*
- 1.1.3 The aim of this HEDBA is to assess the impact of the proposed redevelopment and to provide recommendations to mitigate any adverse effects, if required. The aim is achieved through the following objectives:
- Identify the presence of any known or potential buried heritage assets that may be affected by the proposed redevelopment;
 - Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF) 2024;
 - Assess the likely impacts upon the significance and setting of the assets arising from the proposed redevelopment or other land-use changes; and
 - Provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing completely any adverse effects conserving the significance of the assets.
- 1.1.4 Paragraph 207 of the NPPF requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this HEDBA.

1.2 Site Description

- 1.2.1 The Site is located on the edge of Reading, approximately 1.6km northeast of the M4 Junction 11. The route of the M4 runs roughly northeast to southwest, at its closest approx. 120m to the south/southeast of the Site. On the south side of the M4 is the Thames Valley Science Park and Shinfield Studios.
- 1.2.2 The Site is bounded by Whitley Wood Lane and the B3270 to the east and dense woodland (Nores Hill Wood) to the southwest, west and northwest. These areas form local wildlife sites and ancient woodland. Measuring approx. 5.5ha in extent and lying approx. 75m above Ordnance Datum (aOD), the Site is occupied by a former commercial office building known as Shire Hall, approximately three-storeys in height and constructed of glass and concrete (Photograph 1). The building is surrounded by hard landscaping, with access roads and car parking in the northeast. Ponds are present to the south of the building.
- 1.2.3 A three-storey rectilinear building was also located in the northwestern corner of the Site, with associated car parking and hardstanding. The building is understood to have formerly been in commercial use as an office block but was only ever subject to temporary planning

permission. The temporary building has since been dismantled and removed ¹. Outbuildings are present in the northeast.

1.2.4 Further car parking is present in the southwestern extent of the Site and planting is present throughout, comprising areas of amenity grass and mature tree belts.

1.2.5 The surroundings of the Site are characterised by residential development.



Aerial view of site looking east



Aerial view of site looking west

Photograph 1. Site Location

1.3 Methodology

Scope

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

¹ Condition 1 attached to Ref: 213196 requires the development to be discontinued and the land restored to its former condition (car parking) on or before 19 January 2025.

Study Area and Sources

- 1.3.2 In order to determine the full historic environment potential of the Site, a broad range of standard documentary and cartographic sources. Table 1 summarises the key data sources. A study area comprising the land within the Site and a 1km radius from the site boundary has been used to assess the potential impact arising from the proposals. This study area considered an appropriate and proportionate study area in response to the scale and nature of the proposed development, the character of the Site and its surroundings, and is consistent with best practice guidance.

Table 1. Data Sources

Source	Data	Comment
Historic England	National Heritage List for England (NHLE) with information on statutorily designated heritage assets reproduced on Figure 6 and listed in Appendix B . All data is referenced by its NHLE entry.	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields; protected wrecks) can provide a significant constraint to development.
Historic Environment Record	Reading Historic Environment Record (HER) reproduced on Figure 2-3 ² and listed in Appendix B . All event data is referenced by its HER entry. Monument data has been provided an ID prefix.	Heritage sites and event records and other spatial data supplied in digital format (shapefile). Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources
Historic England Britain from Above Cambridge Archaeology Unit Aerial Photography	Aerial photographs available online	Aerial photography relating to the site ranging in date from the 1940s to present. Contributes to identification of buried archaeological remains.
Environment Agency (EA) website	LiDAR imagery	Light detection and ranging imagery used to identify and aid interpretation of any buried archaeological resource.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Subsurface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Geotechnical Investigations	Results of intrusive work undertaken in 2024 to compliment the BGS data.	
Royal Berkshire Archives	Cartographic sources and documentary material The archives were visited on 1 st November 2024. Reproduction of information in this HEDBA was granted permission by the archives on 6 th November 2024. All sources viewed at the archives are listed in Section 6 .	To understand the historic development from the 18 th century to present. No building plans / documents relating to the existing building in the Site are available at the archives. All floor / elevation drawings relate to the earlier Shire Hall in The Forebury, Reading. There may be other material held in private collections, local repositories and the National Archives; it was not possible to view these as part of this HEDBA.
Internet	Web-published local history; Archaeological Data Service; Online cartographic sites	Many key documentary sources, such as the Victoria County History, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports. Cartographic sources were used to inform understanding about the historic development from the post-medieval period to present.
Historic Landscape Characterisation	Data supplied by Reading Council	Shapefile data and accompanying descriptions relating to Historic Landscape Character (HLC) to inform understanding about the historic landscape, evolution and significance.

² Duplicate data has not been reproduced or tabulated.

Source	Data	Comment
Site	Walkover of the Site and surrounding historic environment. The site visits were undertaken on 16th October and 4th November 2024 in dry weather conditions with clear visibility. The site visit photographic record is provided in Appendix E.	To confirm the topography and existing land use, the nature of any existing buildings and structures, identify any visible heritage assets (e.g., structures, buildings) and assess factors which may have affected the survival or condition of any known or potential assets. The site visit also extended into the study area, for the purposes of scoping heritage assets, as per Historic England GPA3 (2019).

1.3.3 All NHLE and HER data has been reproduced subject to appropriate copyright.

1.3.4 All distances quoted in this report regarding data records are approximate (within 5m).

1.3.5 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Assumptions and Limitations

1.3.6 This report is compiled using secondary information derived from a variety of sources. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by the HER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

1.3.7 Due to the character of the Site, a review of LiDAR imagery available from the Environment Agency did not provide any additional information relating to the potential buried archaeological resource within the Site. This is due to built-up character of the Site and surrounding area as well as the imagery highlighting the extent of previous disturbance within has occurred in this area. It is not discussed in any further detail.

1.3.8 Aerial photography held at Historic England's Archives was not viewed as part of this assessment. Aerial photography available online was utilised to fully understand the historic development. The data has not been reproduced in this report.

Definitions

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

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

1.3.10 Heritage significance is defined in Annex 2 of the NPPF as:

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

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

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

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

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

Assessment of Significance

- 1.3.14 The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated PPG. The assessment of significance is also informed by Historic England's GPA2 (2015) and HEAN12 (2019) which provide general advice on assessing significance to ensure HEDBA's meet the requirements of the NPPF.
- 1.3.15 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 1.3.16 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 216 of the NPPF.
- 1.3.17 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's GPA3 (2017a). These stages are:
- **Step 1:** Asset Identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e., designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
 - **Step 2:** Assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.
 - **Step 3:** Assess Change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
 - **Step 4:** Mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
 - **Step 5:** Reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.

1.4 Policy and Legislation

1.4.1 **Appendix A** sets out the full legislative and planning framework in relation to the proposals.

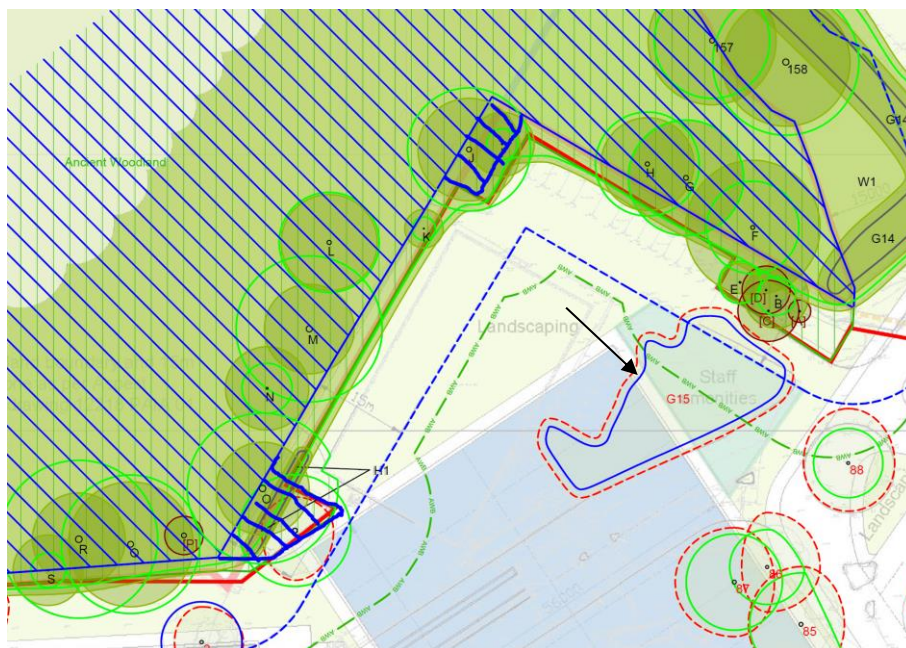
1.5 Consultation

1.5.1 Extensive pre-application discussions have taken place with the Local Planning Authority (Ref: 240630). In their initial written response (dated 09 May 2024), the Council noted the following:

“It is understood there are no specific designations on the existing buildings on site. In the wider area, there are the Grade II listed Lodge to Meteorological Office to the north east and Lane End Farm House to the south east. In general, there is a good buffer to these assets but development should take into account the setting of these buildings depending on the final design”.

1.5.2 The following pre-application comment was raised by the Ecology Officer (dated 30th September 2024) in relation to the historic landscape character, as such this is discussed further in this HEDBA:

“I think it reasonable to use the line of the footpath as the boundary to the ancient woodland. Therefore, I think the ancient woodland boundary could be drawn as approximately:



Whilst out on site, I did not thoroughly inspect the landform in the area of G15. It has since occurred to me that this is on the line of the ancient woodland prior to the creation of RAF Shinfield Park. Whilst I accept that this looks to have been subject to soft landscaping modification, it is relevant to consider whether it still contains any remnant of the bank and ditch form marking the earlier edge of Nores Hill wood and whether this retains heritage value.”

1.5.3 The Ecology Officer within their comments identifies an area of woodland within the northwestern extent of the Site labelled on the image above as G15³. They consider to be of potential heritage value. This area is discussed, where relevant, in Section 3 of this HEDBA.

³ Highlighted by the arrow.

- 1.5.4 It is also understood that during pre-application consultation, the LPA raised a query over parkland associated with the former Shinfield Lodge and whether any remains survive within the Site with might relate to such. This is discussed in Section 3.

2 Historic Environment Baseline

2.1 Introduction

- 2.1.1 The following section provides a summary of the historical development of the Site and its environs, compiled from sources listed in the references section.

2.2 Geology and Topography

- 2.2.1 The underlying geology of the Site is recorded as London Clay Formation (clay, silt and sand) formed during the Palaeogene period. No superficial deposits are recorded across the majority of the Site; in the very northern extent River Terrace deposits formed during the Quaternary period are recorded (BGS 2024).
- 2.2.2 No borehole records are recorded within the Site on the BGS. Immediately adjacent to the southeastern boundary, a borehole associated with the M4 dating from the late 20th century records the underlying London Clay bedrock comprising firm to stiff brown and fissured silty clay (BGS 2024).
- 2.2.3 Recent geotechnical investigations, both desk-based and intrusive, were undertaken in the Site by TRC Companies Ltd in 2024. These works included the excavation of 10 boreholes to a maximum depth of 5m with additional dynamic probing to 10m in three locations. The geotechnical investigations recorded the following:
- Made ground extended from ground level to a max depth of 2.20m below ground level (bgl), heterogenous in nature and comprising sand, gravel (asphalt, bitumen, concrete and flint) and clay. The investigations concluded that made ground is likely to be present to greater depths than 2.20m in areas of the Site associated with the existing buildings and retaining walls; and
 - Natural bedrock comprising London Clay formation recorded from depths of >0.10m to >5.45m bgl in areas where the boreholes were not terminated in made ground.
- 2.2.4 The location of the exploratory holes was deliberately chosen to provide a good coverage of the Site and subsequent development plan. A copy of the location plan and sample logs are provided in **Appendix D**.

River Terrace Deposits

- 2.2.5 The river terrace deposits recorded on the BGS belong to the River Blackwater-Loddon; these are important contexts for earlier prehistoric (Palaeolithic) archaeology and paleoenvironmental remains.
- 2.2.6 The Blackwater-Loddon river forms the southern bank tributary of the River Thames, the modern confluence of which is located over 5km northeast of the Site. The deposits in this area are of significant interest due to their potential to contain preserved geological records relating to past climates, communities and landscapes (Wessex Archaeology 2021b; Wymer 1999).
- 2.2.7 The terrace deposits in the northern extent are mapped on the BHS as Terrace 6. Terrace 4-6 is suggested to be similar to the Boyn Hill and Lynch Hill terraces of the Middle Thames. The Boyn Hill and Lynch Hill terraces are thought to have aggraded between MIS 12 to MIS 10 (474-337 Ka) and MIS 10 to MIS 8 (337–243 Ka) respectively (Bridgland 2006; Clark and Dixon 1981; Wessex Archaeology 2021b).
- 2.2.8 The recent geotechnical investigations did not encounter any river terrace deposits in the Site but were mapped approx. 50m to the north (TRC Companies 2024b).

2.3 Previous Archaeological Investigations

- 2.3.1 The HER records a total of 57 previous archaeological investigations within the 1km study area. These comprise both non-intrusive and intrusive works such as desk-based assessments, building recordings, evaluations, watching briefs and excavations. The results of these investigations are discussed, where relevant, in Section 2.4 below.
- 2.3.2 The majority of the Site has not been subject to previous archaeological investigation. As illustrated on **Figure 2**, archaeological evaluations undertaken by Wessex Archaeology in 2003 in advance of works to the transport network in this area extended into the eastern extent of the Site (EWK199). The investigations recorded evidence associated with former settlement and occupation, and medieval agricultural cultivation. The former was subject to further excavation (ERM35). None of these remains are known to have been recorded in the Site.
- 2.3.3 Within close proximity to the Site, further investigations comprised:
- Desk-Based Assessment (DBA) by CgMs Consulting in 2005 on land immediately to the north (ERM456). The search area extended into the northwestern corner of the Site;
 - Geophysical survey in 1994 approx. 185m to the east (EWK12) which recorded a possible walled garden and associated features likely associated with the medieval settlement/hamlet in this area; and a
 - Series of investigations approx. 190m to the east prior to the redevelopment of this area in the early 21st century (ERM940, ERM652, EWK11, EWK80, EWK87, EWK89 and ERM947. These included both non-intrusive and intrusive works and recorded the remains of a medieval and post-medieval occupation, including a moat, dumping deposits, ditches, landscaping activity and artefactual assemblage (prehistoric flints and post-medieval/modern pottery, brick and tile).

2.4 Archaeological and Historical Background

- 2.4.1 The following should be read in conjunction with **Figure 3-5**.

Prehistoric and Roman

- 2.4.2 The Loddon Valley is renowned for prehistoric remains and there is extensive evidence within the study area, the earliest of which dates to the Palaeolithic to Neolithic periods and comprises flint flake implements (1-3 and 18). In addition to the artefactual evidence, the underlying geology (superficial deposits) in this area have provided both artefactual and paleoenvironmental material, the latter of which comprises faunal, and botanical remains from the Palaeolithic and Mesolithic periods (Wessex Archaeology 2021a).
- 2.4.3 Settlement activity is recorded approx. 390m northeast of the Site, dating to the late Bronze Age period (6). Archaeological investigations recorded the tentative remains of a post-built roundhouse, with small amount of burnt flint and associated features containing prehistoric pottery. Located within proximity to the River Loddon, this settlement was situated in a landscape which would have been attractive to early communities due to the abundance of natural resources. Analysis of the remains at this site suggests that occupation was likely homogenous and single phase, with the small number of features and paucity of artefacts an indication of short tenure. Despite this, the presence of an adjacent ring gully, ditch, postholes and pits, suggest that it was subsequently occupied in later periods (the middle Iron Age).
- 2.4.4 In addition to these areas of known settlement activity, the presence of further features including a Bronze Age cremation (5) approx. 890m east is indicative of continued activity in the surrounding landscape.

- 2.4.5 Occupation and exploitation of this landscape continued into the later prehistoric period, comprising small scale settlements, field systems and iron production in the eastern and extents of the study area (4, and 9-16).
- 2.4.6 The settlement site approx. 785m southeast of the Site (9) is of regional significance due to the information it provides in relation to understanding the transition in settlement, agricultural and industrial patterns between the Iron Age and Roman periods. The archaeological resource at this site, as well as in the northeast and southeastern extents of the study area, indicates a continuation of earlier settlement sites with evidence relating to both agricultural activity (23) and domestic activity (17, and 19-22).
- 2.4.7 The Site and its surroundings formed part of the agricultural hinterlands associated with the urban centre at Silchester and the projected route of a Roman road runs through the wider landscape, over 1km southeast of the Site, although this is based on conjectural evidence and no archaeological material relating to the road is known to have been identified (Wessex Archaeology 2021a).

Early medieval and Medieval

- 2.4.8 Whilst settlement in Shinfield is thought to have originated during the early medieval period, no evidence has been recorded in the Site or study area.
- 2.4.9 During the medieval period, Shinfield comprised a settlement in the Hundred of Charddon. The settlement was held by the crown and comprised a total population of 15 households, one mill, five fisheries and associated land comprising woodland and meadow (Palmer and Powell-Smith 2016). Place name evidence suggests Shinfield derives from *Selignefelle* which comprises a personal name, reference to open country (i.e. arable land) and a collective of people. The place name is therefore suggested to mean 'open land of the family or followers of a man called Sciene' (25; University of Nottingham 2024; Wessex Archaeology 2021a).
- 2.4.10 During the medieval period the Site was situated in proximity to the Manor of Shinfield and its associated moat, approx. 245m east of the Site (29 and 35). Medieval remains recorded during archaeological investigations in this area relate to former settlement and occupation with associated agricultural and drainage features (31 and 34).
- 2.4.11 Elsewhere medieval records are centred on the historic core of Shinfield (33), over 370m south/southeast of the Site and comprise artefactual assemblages (26, 28, 30, 32 and 36), listed buildings including the 12th century Grade I Listed Church of St Mary (37 and 40), agricultural cultivation (39), occupation industrial activity (27, and 41-43). Marshland is understood to have dominated the areas surrounding the River Loddon.

Post-medieval and Twentieth Century

- 2.4.12 The post-medieval landscape surrounding the Site was characterised by rural settlement, agricultural activity and marshland into the 19th century. This is supported by the HER data records which relate to such activity (44-55). During this period technological innovation and the agricultural revolution altered the landscape, with the closure of open fields and development of farmsteads. The closest listed farmhouse to the Site comprises Land End Farmhouse (Grade II Listed; NHLE: 1136186) approx. 340m to the southeast. Subsequent alterations included the expansion of settlement in Whitley to the northwest and Shinfield to the south, and development of road infrastructure. This continued into the 20th century (56), with the construction of the M4 and A327 located east, southeast and south of the Site.
- 2.4.13 During the late 18th century Shinfield Lodge⁴ was constructed approx. 210m to the northeast of the Site; it is suggested to be located on/associated with the site of an earlier medieval manor known as Old Shinfield Manor belonging to Henry VIII. The location of this earlier manorial house is also suggested to have situated on the east side of Shinfield Road, near

⁴ The building is protected as a Grade II Listed Building (NHLE: 1319127).

Duckett's Farm. The Cobham family purchased Shinfield Manor in 1786 and the former manor house was demolished and a new one was built centred on the Church of St Mary (Grade I Listed; 1118131) approx. 690m south of the Site (Nash Ford Publishing 2001; Artware Fineart n.d.). Shinfield Lodge belonged to the Hulme family from the mid-19th until the early 20th century (CgMs 2004).

- 2.4.14 Shinfield Lodge is recorded on the Parish of Shinfield Tithe Map (**Figure 4**) which is recorded in the accompanying Tithe Apportionment as 'mansion house, outbuildings, barns, yards and gardens' held and occupied by Reverend George Hulme. Accessible via a private drive to the east, associated kitchen gardens, ponds and farms and cottages are located in the environs to the southeast and south of the mansion building. The associated park and plantations extent to the southwest and west of the building. The Shinfield Lodge estate is bounded by a drift road to the north, Shinfield Road to the east and Whitley Wood Common to the west.

Unknown

- 2.4.15 There are ten undated records on the HER within the study area (58-65). These relate to features uncovered during archaeological investigations, artefacts and an undated cremation burial (24), although the latter is postulated to be of prehistoric or Roman origin. Despite an absence of origin, these data records indicate a level of continued activity in the landscape contributing to our understanding of its function, use and evolution from prehistoric to present day.

2.5 Historic Development of the Site

- 2.5.1 The earliest cartographic source consulted for this HEDBA comprised the Map of Earl of Fingal's estate in Shinfield (Shinfield Manor), 1756 (**Figure 5**) which records the Site encompassing parliamentary enclosures, arable fields and part of a woodland. The Site is recorded under several different ownerships including Mrs Roldens Land, Mr Pickerils Land and Mrs Beavers Land, with Nowers North Hill Coppice recorded in the northwestern extent.
- 2.5.2 The Site was subject to minor alterations between the mid-18th and early 19th centuries, with the removal of internal field boundaries to create larger land parcels. This is demonstrated on the subsequent Tithe Map, which records the Site encompassing part of eight land parcels, several of which formed part of the Shinfield Lodge estate (**Figure 4**). Forming part of the cultivated landscape and plantation, the composition of the Site is recorded in Table 2 below.

Table 2. Tithe Apportionment Details

Parcel	Description	Composition	Occupier	Landowner
Parcel 50	Nores Hill Coppice	Wood	Alexander Cobham Cobham ⁵ Esquire	Alexander Cobham Cobham Esquire
Parcel 51	Critchers Pightle	Arable	Reverend George Hulme	Reverend George Hulme
Parcel 53	Cottage with garden	-	John Critcher	John Critcher
Parcel 54	Close Adjoining Critchers Pightle	Arable	Reverend George Hulme	Reverend George Hulme
Parcel 55	Middle Nowers	Arable	Reverend George Hulme	Reverend George Hulme
Parcel 56	Upper Nowers and Pickled Close	Arable	Abraham Pither	Reverend George Hulme

⁵ Recorded as documented on historic maps both available online and at the local archives.

Parcel 57	Ridleys Hither Ground	Arable	Abraham Pither	Reverend George Hulme
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- 2.5.3 Whilst the Shinfield Enclosure Record (1856) and Deed of settlement of the Cobham estate in Shinfield (1857) illustrated on **Figure 5** do not record a detailed illustration of the Site layout and composition, accompanying documentary materials indicate Alexander Cobham Esquire gave permission for the widening and enclosure of parcels 49-50, Nores Hill Coppice, later recorded under the ownership of Reverend George Hulme. During this period Middle Nowers (and parcels 49-50) was recorded as an area of old enclosures.
- 2.5.4 Ordnance Survey (OS) mapping from the late 19th century records a formalised landscape associated with Shinfield Lodge, with the Site subject to internal field boundary removal. A footpath is recorded, orientated east to west, crossing the Site connecting Shinfield Road in the east with Whitley Wood in the west. OS mapping records the presence of planting within those areas of the Site which formed part of the wider Shinfield Lodge parkland/estate (formerly Parcel 54-56), creating a woodland belt orientated roughly northeast to southwest. The planting appears formal and regulated, despite the distance from Shinfield Lodge, reflecting the historic boundaries and access in this area.
- 2.5.5 Shinfield Lodge estate is understood to have been subdivided and sold in the early 20th century, with sales particulars from the 1900s to 1930s recording it under several different ownerships.
- 2.5.6 In January 1940 the RAF's Unit Headquarters (HQ) of Training Command (formed in 1936 following reorganisation of the Air Force) moved from Market Drayton to the Site. The HQ was responsible for facilitating and directing aircrew training and Shinfield Lodge became part of 'Site 1, South Camp' providing administrative capacity (CgMs 2004). This use altered both Shinfield Lodge and its associated parkland/estate, recorded on OS mapping from the 1960s. Within the Site itself, aerial photographs⁶ and OS mapping records a camp comprising linear buildings (barracks) orientated northeast to southwest, with associated infrastructure (tank), access roads and landscaping. These buildings are likely to have comprised temporary constructions and would have been utilitarian in nature. The buildings would have supported the use of the wider estate/parkland as a training camp.
- 2.5.7 By the 1970s the buildings in the Site had been removed and the area illustrated on subsequent OS maps as woodland and undeveloped land, likely under grass, in the 1970s. A tank is recorded in the Site between 1976-1979.
- 2.5.8 For most of the 20th century the administration of Berkshire County Council was undertaken in the town centre. Following the Local Government Act of 1972, the council moved into the Site and erected the existing building, Shire Hall. Works commenced in early 1976 (Photograph 2) were completed in 1981, and the building opened in April 1982 by Queen Elizabeth II. It cost a total of £27.5 million to build. OS mapping records its development, with associated access roads, landscaping and outbuildings (Shinfield Parish Council 2024; Shinfield and District Local History Society 2024; Historic England 2024). The OS mapping indicates significant groundworks and levelling taking place across the Site at this time. The existing character and appearance of the Site was established in this period.
- 2.5.9 Within the wider landscape, the former Shinfield Lodge to the north was occupied by the Meteorological Office with associated development in the grounds. This area was developed into housing in the 21st century.
- 2.5.10 The Site remained occupied by Reading and Wokingham councils throughout the late 20th century, until 1998. It was subsequently occupied as commercial premises by several businesses (Foster Wheeler and subsequently Wood Group) throughout the 21st century. In

⁶ <https://rafshinfieldpark.com/the-camp.html>

c.2006 the smaller, temporary office block was constructed to accommodate the office workforce.



Photograph 2. Shire Hall construction⁷

2.6 Previous Impacts

2.6.1 Previous impacts which will have impacted upon any buried archaeological resource are associated with:

- Agricultural and horticultural activity;
- Tree planting and removal;
- Construction and removal of the RAF's HQ Training Camp including services/utilities; and
- Pre-construction and construction works associated with the existing character and appearance of the Site, including groundworks including reduction, levelling, landscaping (including the excavation for ponds), excavations for basement levels, foundations associated with the existing built form, and services/utilities.

2.6.2 During the site visit (**Appendix E-F**) it was noted that existing principal building, Shire Hall, is built up from the road and comprises two levels of underground car parking and plant rooms. The underground car park is at road level at its lowest point. The building comprises a derelict basement (**Appendix G**) located two levels below ground in the core of the building⁸ and is understood to have a lift built within a 60ft drop shaft. Lift shafts are present throughout the cores of the building. Existing floor plans for the building are provided in the accompanying

⁷ © Report author.

⁸ This is supported by a crown courts basement plan known to be held by Historic England (<https://historicengland.org.uk/images-books/photos/item/MD82/00232>).

detail submitted as part of the wider planning application package; these should be read in conjunction with this report.

- 2.6.3 Historic photographs⁹ record the construction of Shire Hall in the late 20th century and demonstrate the extent of below ground works undertaken across the Site. They provide further detail relating to the construction works, illustrating the earthworks and piling foundations undertaken in the late 1970s¹⁰.
- 2.6.4 Both above and underground storage tanks were recorded within the Site as part of the recent geotechnical investigations (TRC Companies 2024a).

2.7 Potential Heritage Constraints

Designated Heritage Assets

- 2.7.1 Designated heritage assets include Listed Buildings, Scheduled Monuments, Conservation Areas, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites.
- 2.7.2 No designated archaeological remains survive within the Site, and development of the Site is not considered to directly (physically) impact on any designated archaeological remains.
- 2.7.3 Designated heritage assets within the study area comprise one Grade I and eight Grade II Listed Buildings (**Figure 6; Appendix 2**).
- 2.7.4 Following the site walkover and in accordance with Step 1 of the methodology recommended by GPA3, most of the buildings have been scoped out of this HEDBA as there would be no material changes to their fabric or change to their setting, such that their overall significance would remain legible and appreciable. This was concluded due to the combined effects of distance from and absence of relationship, association and visibility. The Site does not contribute to the heritage significance of these assets, and they have not been taken forward for assessment.
- 2.7.5 Following the site walkover and a desk-top review of the available sources, only the Grade II Listed Lodge to Meteorological Office (1319127), shall be taken forward to further assessment due to its historical association with the Site. Its significance is discussed in Section 3.

Lane End Farmhouse

- 2.7.6 Lane End Farmhouse comprises a Grade II Listed Building situated approx. 340m southeast of the Site (NHLE: 1136186). The building originates from the 16th century but was subsequently altered and extended throughout the 18th to 20th century. It comprises a two-storey building constructed of timber frame and brick and is L-shape in plan.
- 2.7.7 The heritage significance of the building derives from its historic and architectural interests inherent in the physical fabric, form and layout of the building. Historically the setting of the building comprised its position in relation to the surrounding farmstead and associated landholding. This setting has been significantly altered by the redevelopment and expansion of settlement in Shinfield / Reading, and therefore is not legible or appreciable in the landscape today. The current setting comprises its position within its grounds, enclosed by a red brick wall, on the east side of Hollow Lane. The grounds, in their current character and appearance,

⁹ Available at: <https://historicengland.org.uk/images-books/photos/results/?searchType=HE+Archive+New&search=shire+hall+shinfield>

¹⁰ Available at: [www.historicengland.org.uk/images-books/photos/item/JLP01/09/760577](https://historicengland.org.uk/images-books/photos/item/JLP01/09/760577), <https://historicengland.org.uk/images-books/photos/item/JLP01/09/760803>, <https://historicengland.org.uk/images-books/photos/item/JLP01/09/761076>, <https://historicengland.org.uk/images-books/photos/item/JLP01/09/761317>, <https://historicengland.org.uk/images-books/photos/item/JLP01/09/792168>.

reflect a residential character and the experience of the former agricultural farmstead, despite the presence of surviving converted former agricultural buildings, has been altered.

- 2.7.8 Whilst this HEDBA has identified that the Site formed part of the agricultural landholding of the farm in the mid-19th century, this association is historical and has since been removed by the loss of the associated landholding and development of the landscape from agricultural to residential. Furthermore, the construction of the M4 severed the relationship between the landscape to the north and farmhouse to the south. Its former historical association is best appreciated on cartographic and documentary sources.
- 2.7.9 During the site visit, a level of intervisibility was noted between the two, with views from the farmhouse seasonal, glimpsed and distance, afforded through the intervening vegetation along the M4. The Site, whilst in such views, does not contribute to the legibility, interests or setting of the farmhouse. Considering this, this HEDBA has concluded that removal and redevelopment of the Site would not result in harm to the significance of the building, which would continue to remain legible and appreciable south of the M4 within its associated grounds. As no harm has been identified, it will not be subject to any further assessment or discussion as part of this HEDBA.

Non-designated Heritage Assets

Built Heritage

- 2.7.10 No non-designated built assets have been identified as having potential to be impacted upon as part of the proposed redevelopment.
- 2.7.11 Whilst the existing buildings within the Site are not identified as either locally listed buildings or non-designated heritage assets, this HEDBA will consider Shire Hall, further in Section 3 to determine if it holds any heritage interest. The remainder of the built form within the Site is not considered to hold any heritage value warranting consideration in this report.

Archaeology

- 2.7.12 As illustrated above, the Site has been subject to several phases of previous disturbance associated with its evolution and use.
- 2.7.13 The footprint of Shire Hall, with basement, will have resulted in the removal of substantial qualities of surface and sub-surface material and most likely truncated the natural geological sequence. This is supported by the historic photographs available online which record extensive extraction and piling works during construction. Any associated land raising works would have also impacted upon the stratigraphic sequence. Whilst the works within the Site have comprehensively reduced the potential for buried archaeological remains to survive in this area, the potential for archaeological remains to survive *in situ* between areas of disturbance caused by the historic piling/excavations cannot be entirely discounted¹¹.
- 2.7.14 Elsewhere the excavation of the ponds will have truncated and removed any below ground remains within their footprint.
- 2.7.15 Works associated with existing services/utilities and landscaping would have resulted in localised and limited impacts. Therefore, those areas which are likely to have been subject to lesser impacts are in the northeast and northwestern corners of the Site.
- 2.7.16 The conclusion above is supported by the results of the recent geotechnical investigations which encountered made ground between ground level and a maximum 2.20m bgl (TRC Companies 2024b). The investigations concluded that deeper made ground could not be

¹¹ The exact location of these areas is currently unknown.

ruled out and is likely to be present in proximity to the existing buildings, the basement of Shire Hall, and retaining walls.

- 2.7.17 Whilst the investigations did record the presence of concrete obstructions below ground, likely associated with the late 20th century development of the Site, no archaeological remains or finds were recorded during these works.
- 2.7.18 Based on the above, the potential for archaeological remains and paleoenvironmental deposits to be present within the Site is considered very low. Any deposits, features or stray or residual artefacts would have been significantly compromised and are considered to be of low heritage significance.
- 2.7.19 There is a high potential for remains of 20th date relating to the Site's former use as a civic and administrative, and later commercial, site. Whilst any such remains would contribute to our understanding of the Site, they would be of negligible heritage significance.

Other

- 2.7.20 As outlined in Section 1.5 of this Statement, during pre-application consultation, the LPA Ecology Officer raised a query over the potential for parkland remains formerly associated with Shire Lodge surviving within the Site, and the heritage value of the remnants of the bank and ditch form, marking the earlier edge of Nores Hill wood in the northwestern extent of the Site. This is further discussed in Section 3.

3 Statement of Significance

3.1 Introduction

- 3.1.1 The following section outlines the heritage significance of the built heritage identified in Section 2 as potential receptors to the proposed development. The assessment of significance has been undertaken in accordance with Step 2 of GPA3 (Historic England 2017a).

3.2 Lodge to Meteorological Office

- 3.2.1 As detailed in Section 2, this Grade II Listed Building (NHLE: 1319127; Photograph 3-4; **Figure 6**) originated the late 18th century as the residential Shinfield Lodge, before a functional commercial use by the RAF and the Meteorological Office in the 20th century. Its subsequent development resulted in changes to the building, with extensions dating from the 19th and 20th century. More recently, the building was restored as part of the 21st century residential development of this area; the modern housing estate extends up to the northern boundary of the Site. As part of these works, the 19th and 20th century extensions were removed and the building restored.



Photograph 3. The Lodge

- 3.2.2 The lodge comprises a two-storey rectangular building constructed of brick and rendered, with a hipped slate roof. A 19th century service wing is present to the south. The principal elevation of the building faces east and comprises five bays, with sash windows on both ground and first floor, and a central door with 19th century Doric porch comprising columns and entablature. The building features three chimneys irregularly spaced on the roof.
- 3.2.3 The heritage significance of this building derives from the historic and architectural interest inherent in the physical fabric and form which contributes to our understanding of its historical development and to the craftsmanship associated with its construction. The survival of the original 18th century interior fabric, including fireplaces, stairways and cornicing, heighten this interest. The significance of the building also derives from the association with former occupants and its varied use from manorial estate, to RAF training ground, and commercial site. The building also retains a level of archaeological interest through the potential for

survival of both buried remains and physical fabric relating to earlier phases of the building, occupation and use and the potential medieval manorial predecessor.



Photograph 4. View south towards the Site encompassing The Lodge

- 3.2.4 As a result of its continued development, the setting of this listed building does not reflect that which was present from the 18th century to mid-20th century. Its original setting, comprising landscaped grounds, parkland and woodland, were integral to its significance as was the principal approach, via the driveway, from the east. These features would have contributed to the overall legibility of the building, appreciation of its status and overall experience.
- 3.2.5 With the residential redevelopment of this area in the 21st century, the formal setting and context has been irreversibly removed and is no longer legible or appreciable in the landscape today. Furthermore, the subsequent subdivision, sale and redevelopment of the associated parkland/estate, has severed any connection between the building and these spaces. The former setting and context of the building is understood from cartographic and documentary sources, and its association with the RAF Flying Training Command is only legible in the landscape today due to the presence of a memorial¹² located in front of the listed building.
- 3.2.6 The current setting of the building comprises its position within its grounds, formalised in the east enclosed by hedgerow, with cultivated tree cover in the west (Photograph 4). The building is accessed via a crescent driveway from the east and set within a degree of expansive space. Whilst these elements reference the historic precedence of its former context and provide open long-range views from the east, as was originally intended in the 18th century, they have undergone extensive change, such that the way in which the building is appreciated has been fundamentally altered. Beyond its boundaries, the building is surrounded by suburban development (Photograph 5-6) although, through its design, this takes reference from the former highly formalised landscape and ensures the listed building remains a central focus feature and landmark.
- 3.2.7 The wider parkland/estate setting of the lodge has been altered by the continued development and suburban expansion of Reading, and as such, very little survives. Whilst the wider setting is not considered to contribute to the significance of this listed building, the woodland located

¹² <http://swlhq.co.uk/index.php/the-raf-at-shinfield-park/>.

to the west/northwest of the Site¹³ is considered positive, reflecting the former wooded plantation character present in this area during the post-medieval period.



Photograph 5. View south towards the Site



Photograph 6. Modern development enclosing The Lodge to the south/southwest

- 3.2.8 The Site is located approx. 210m southwest of the lodge. This HEDBA has identified a historical functional and associative relationship between the Site and listed building, with the Site forming part of the landholding of Shinfield Lodge under the Hughes family in the 19th century. This relationship continued into the 20th century with its use as barracks with associated areas of hardstanding as part of the RAF training camp based at the lodge. The

¹³ This is located outside the Site boundary and would not be harmed by the proposed redevelopment.

Site does not retain its former character from either period and is an illustrative example of late 20th century expansion and development on the south side of Reading. In its current form it does not illustrate the historical setting or context of the listed building, which is understood on cartographic and documentary sources.

- 3.2.9 Documentary and cartographic sources also clearly illustrate the boundaries between the formalised grounds and wider estate; demonstrating that the Site did not form part of the principal formalised grounds or driveway during the post-medieval period. Accompanying sources indicate the Site was part of the wider agricultural estate and plantations located in the environs to the southwest. The Site was not intended as a prominent landscape feature and there is no indication it formed part of any deliberately designed views in this former setting.
- 3.2.10 The association between the lodge and Site was severed entirely in the late 20th century with the redevelopment of the Site for civic and later commercial use. Neither the building nor Site are experienced in the context of each other and there is no intervisibility. Views from the listed building southwards are enclosed by tight grain roadside development along Cirrus Drive (Photograph 6-7). The Site and listed building are also severed by the wider 21st century residential development in this area; the land which comprises the Site does not contribute to the experience or appreciation of the listed building.
- 3.2.11 To conclude, the Site does not contribute to the understanding and/or appreciation of the heritage interests, or the setting, that embodies the significance of the lodge. Such that it makes no contribution to the heritage significance of the asset.

3.3 Shire Hall

- 3.3.1 The principal building in the Site, Shire Hall, dates from the 1980s and comprises a former commercial office block with two levels of underground car parking and plant rooms. Originally built as the Head Quarters for Berkshire County Council, it remained in commercial use until the early 21st century. The building is currently vacant¹⁴. External and internal photographs illustrating the current condition and character are provided in **Appendix E, F and H**.
- 3.3.2 The building is not formally designated or identified as a Locally Listed Building or non-designated heritage asset.

Overview

- 3.3.3 The term 'civic centre' arose during the inter-war period for modern complexes which combined council offices with other public buildings. They were often established around a specific plan: either centred on a courtyard, a single-range of plan or a group plan where different elements are separate but linked together. During this period social, economic, and political developments led to an increase in homogeneity of architectural design and there was a rise in local authorities and developers laying claim to individuality, distinct identity and upper superiority based on the rhetoric of civic pride (Shapely 2012; Historic England 2017b).
- 3.3.4 Civic architecture is often associated with the architectural style of 'brutalist' or 'brutalism' and is characterised by large scale buildings constructed of exposed concrete. A strong emphasis is placed on expressing external elevations and the overall design was used to communicate strength and functionality. Post-war civic architecture is often deliberately designed with open planning and subtle spatial effects and the municipal image in the twentieth century was associated with grandeur (Historic England 2017b).

Appearance

- 3.3.5 Shire Hall was designed by county architect, Richard Paul, with consulting engineers Armas Safier and Partners. It was built by Laing's South London Region. The building is three-storey

¹⁴ Wood are understood to have vacated the building in summer 2024 (approx. August).

in height and constructed of reinforced concrete and glass/glazing, with large precast concrete cladding. The building is formed of seven octagonal pavilions, linked by a three-level podium, and two central core structures. The building has a lift built within a 60ft drop shaft and the two cores each have 4 lift shafts although only three have lifts located within them.

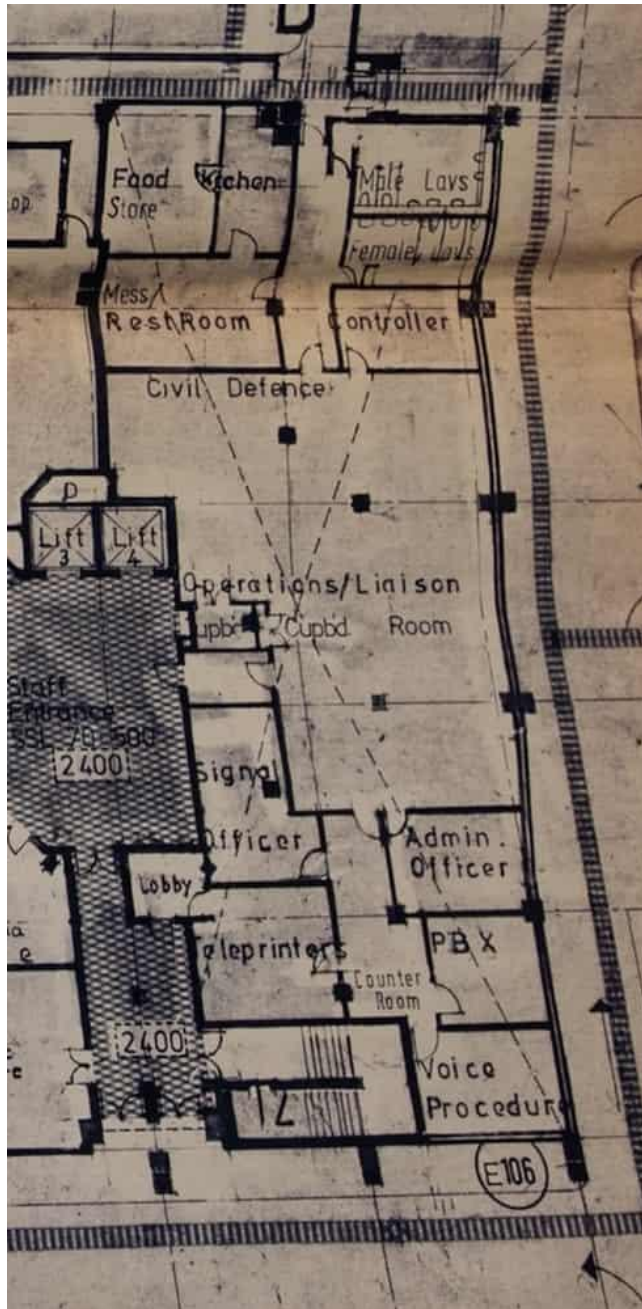
- 3.3.6 Within the basement (**Appendix G**; Photograph 7-8) is a former emergency control purpose-built bunker which historically comprised offices, storerooms and toilets. Historic plans demonstrate the former function of these areas. The bunker was later used for storage resulting in the removal of any earlier features¹⁵. Photographs provided in **Appendix H** illustrate its appearance in c. 2022 and more recently January 2025. The rooms have since been stripped, subsumed by the basement and are devoid of any features of architectural or historic interest. The former function as an emergency control purpose-built bunker is not legible in the building today. The former layout and function of these rooms is only understood from cartographic and documentary sources.
- 3.3.7 Historic photographs¹⁶ available online illustrate the building in use, with its setting comprising car parking, access roads and areas of landscaping. It is understood that the original intention for Shire Hall was a council office for the south of England, but during the late 20th century councils were subdivided into county level administrations meaning the office was never fully occupied. The building was subsequently occupied by several administrative and private companies before being the engineering consultancy Foster Wheeler, which subsequently became Wood Group (TRC Companies 2024a).
- 3.3.8 Historic photographs¹⁷ online also record its construction and interior, once complete, in the late 20th century, as well as the official opening by Queen Elizabeth II. The former interior originally featured a classic late 20th century architectural design, although it was later refurbished and modernised. The building is now vacant and has been subject to a soft strip (**Appendix F**). The interior does not resemble that which was present at the time of construction/operation in the late 20th century.
- 3.3.9 During the site visit:
- A plaque was noted at the entrance to Shire Hall recording the architects involved in the construction of the building (**Appendix E**, Photograph 17). Internally a plaque¹⁸ also survives commemorating the official opening. The plaques themselves are not of interest;
 - Former openings from the former basement levels into the building have been infilled by brick (**Appendix E**, Photograph 34-36). These are understood to date from the time of construction and well as later modern activity. Some of the former openings may relate to former lift shafts.

¹⁵ [Berkshire County Council Emergency Control Bunker – Subterranea Britannica](#)

¹⁶ <https://historicensland.org.uk/images-books/photos/item/JLP01/10/09895>

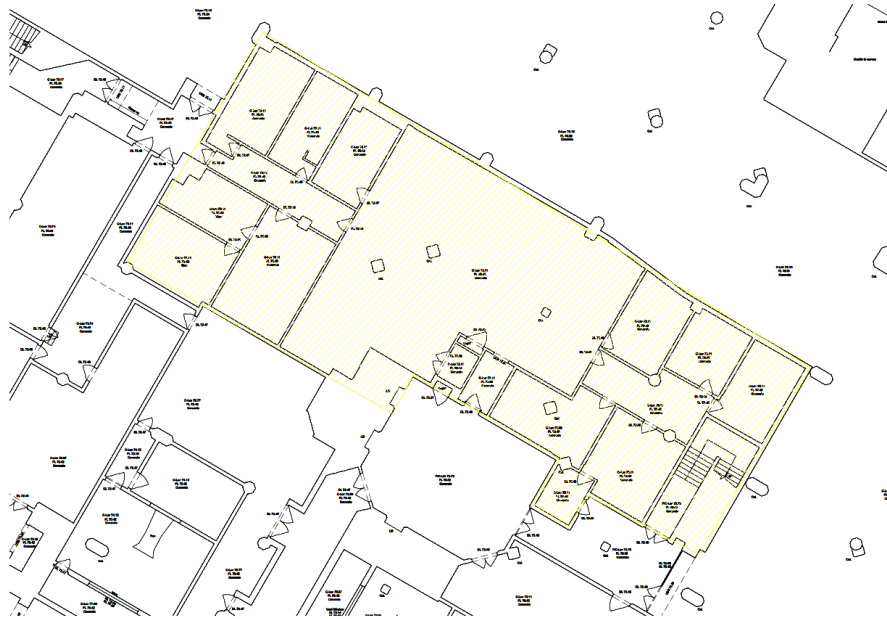
¹⁷ Available at: <https://historicensland.org.uk/images-books/photos/results/?searchType=HE+Archive+New&search=shire+hall+shinfield>

¹⁸ Available at: <https://historicensland.org.uk/images-books/photos/item/JLP01/09/820788>.



Photograph 7. Historic floor plan demonstrating the former control bunker in the Site¹⁹

¹⁹ [Berkshire County Council Emergency Control Bunker – Subterranea Britannica](#)



Photograph 8. Basement plan with area highlighted demonstrating former control bunker location

Significance

- 3.3.10 Having reviewed the available documentary information and undertaken a site visit, it is considered that Shire Hall is of some historic and communal interest. As outlined in Historic England guidance (2017b, p. 18) all civic buildings '*have claim to historic interest to a greater or lesser degree, as narratives of the development of national and local government and emerging civic identity*'; however, the functional association with Berkshire County Council has been compromised by the subsequent change in use (i.e. a commercial premises) and later disuse of the Site. The building no longer form part of a 'civic centre', nor does it form part of a wider context with the same functional association, such that any interest as a civic building has been irreversibly lost.
- 3.3.11 Shire Hall does not comprise a building of considerable architectural interest. Whilst it is recognised that the building displays a brutalist architectural style which is an expression of civic pride, it is not of early date and the overall design and appearance, and surviving plan/layout and construction, do not feature innovation, architectural quality or rarity. No internal material of merit survives. The building's style is reflective of the architectural fashions of the time; however, this does not equate to the building being of architectural or aesthetic interest, rather it gives it a small degree of amenity value. Although dominant in the landscape, this is not considered for positive reasons. The building is also void of ornate features, special architectural craftsmanship or richness of details of construction, and the octagonal design, although unusual, is not a pioneering or innovative example.
- 3.3.12 Although the building retains the former emergency control purpose-built bunker, this survives in layout with no surviving internal features, fabric or fixings of merit. It is not legible from the remainder of the building, subsumed into the basement and later storage areas. The inclusion of bunkers in civic buildings was commonplace in the later 20th century due to the rising threat of the Cold War. They were designed to protect personnel, equipment and operations in the event of a disaster. As noted in Historic England guidance (2017c), those of interest feature striking innovative forms, retain associations with science / technological innovations, and are associated with national authority. The bunker within Shire Hall isn't of early date, high or innovative design, survives *in situ* by the presence of its concrete walls²⁰, and has no historical association with key events or activities.

²⁰ No associated infrastructure, technology, fixtures, fittings or fabric remains.

- 3.3.13 As a modern building, Shire Hall is not of archaeological interest.
- 3.3.14 The grounds associated with Shire Hall do not exhibit any key historic or architectural interests. Although they contribute to its former function and character, they have undergone extensive alterations throughout the 21st century and are not a rare example of their typology, or of exceptional quality to be of heritage interest.
- 3.3.15 Non-designated heritage assets are identified in the PPG (Paragraph 39, ID: 18a-039-20190723) as:
- “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.”
- 3.3.16 The PPG recognises that buildings can be of heritage interest but do not necessarily constitute identification as non-designated heritage assets. Only a minority of buildings are considered to have enough significance to meet this identification.
- 3.3.17 Shire Hall has not been identified as a nationally designated or Locally Listed Building. It is also not recorded on the HER.
- 3.3.18 In order to assess whether Shire Hall is considered to comprise a non-designated heritage asset, and thus require consideration in the planning system, this HEDBA in line with sector guidance undertook an assessment of the building using the criteria outlined in the NPPF. Whilst this HEDBA concludes that Shire Hall is certainly representative of brutalist civic architecture, is not of early date and the overall design and appearance, and surviving plan/layout and construction, do not feature innovation, architectural quality or rarity. This HEDBA has also not identified any features of particular architectural merit or popular inclusivity. It is concluded that although the building is certainly of a style and confidence representative of its time, it is not of special architectural interest in its own right. Its historic interest derives from its function and association, although this has been compromised by the decline and vacancy of the building, and is not legible within the landscape today.
- 3.3.19 Although Shire Hall is a dominant building, views are restricted to the upper stories or glimpsed and partial afforded during breaks in the vegetation with screening created by the surrounding woodland. In such views, it has a lack of positive public realm and as a vacant structure does not contribute to wider townscape character. Whilst considered a local landscape landmark, as discussed in the Landscape and Visual Impact Assessment (LVIA)²¹ produced by Stantec (2025) as part of the planning application, this does not elevate the building's heritage interest or status.

Summary

- 3.3.20 Shire Hall is not considered to meet the criteria for identification as a listed or locally listed building for the following:
- Degree of architectural interest: despite its brutalist architectural style, the building lacks its original context and has been significantly altered internally by later activity;
 - Degree of historical interest: whilst Shire Hall retains interest through association with Berkshire County Council, it has been adapted for later commercial use, and there are better surviving examples of civic brutalist council buildings surviving across the UK; and

²¹ Impacts upon landscape are addressed separately in the LVIA and should therefore be read in conjunction with this HEDBA. An assessment of impacts upon landscape, including local landscape landmarks, is beyond the scope of this archaeological and heritage assessment.

- Group value: none.

- 3.3.21 Overall, Shire Hall is of a level of negligible heritage significance as an example of modern civic architecture, and it does not fall within the minority of buildings which would merit identification as non-designated heritage assets. Shire Hall should not be considered a non-designated heritage asset.
- 3.3.22 In the event that the LPA disagree with the conclusions of this assessment, this would not prevent development or change, but rather a balanced judgement in weighing up planning applications, as outlined in paragraph 216 of the NPPF.

3.4 Nores Hill Wood

- 3.4.1 The significance of Nores Hill Wood as ancient woodland and in relation to arboriculture and ecology is discussed separately in the Ecological reports produced by Aspect Ecology submitted as part of the planning application package.

Parkland

- 3.4.2 The data presented above demonstrates that historically the Site did not comprise part of the parkland associated with Shire Lodge. This is concluded for the following reasons:
- Historic mapping and accompanying composition details (**Figures 4-5**) record the Site in predominately agricultural use with woodland in the northwest. The land parcels were held under different occupiers. This suggests the Site formed part of the wider estate associated with the lodge, rather than part of the landscaped parkland or formal grounds; and
 - The composition of the Site on subsequent OS maps (**Appendix C**) does not accord with the landscape character reflective of parkland. The trees present within the Site on the OS mapping follow the routes of former field boundaries and do not reflect avenues or deliberately designed walks.

Ancient Woodland

- 3.4.3 Within pre-application comments received from the LPA Ecology Officer, they identified an area of the Site (G15; see **Section 1.5** of this HEDBA) in the northwestern extent to potentially be of heritage value.
- 3.4.4 Historic mapping reviewed for the purpose of this HEDBA illustrates the northwestern extent of the Site forming part of Nores Hill Wood, an ancient woodland site located next to Shinfield Park. It was subsequently cleared in the mid to late 20th century to facilitate the use of the Site as the RAF Flying Training Command camp, with the area landscaped with additional planting prior to the opening of Shire Hall in the late 20th century.
- 3.4.5 The character of the area of G15 is concluded to have been established in the late 20th century and the boundary of the ancient woodland falls outside of the Site.
- 3.4.6 During the site visit it was noted that this area had been significantly disturbed by activity associated with the construction of Shire Hall. Any above and below ground remains relating to the former ancient woodland, where surviving as pockets between areas of disturbance, would be of negligible to at most low heritage significance depending on preservation and character of remains. Whilst they may contribute to our understanding of the historic development of this area, and former landscape, they would not preclude redevelopment of the Site or require preservation *in situ*.

- 3.4.7 As any buried remains associated with the ancient woodland are not considered to be of a level of significance which warrants detailed independent assessment as part of this HEDBA, they are not discussed independently in any further detail. Where relevant in Section 5 and 6 they are considered in conjunction with the buried archaeological resource.
- 3.4.8 During the site visit, no evidence of archaeological or historic interest was identified in area G15 (Photograph 9-10).



Photograph 9. Illustrative view of area G15 in the Site



Photograph 10. Illustrative view of area G15 in the Site

4 Impact Assessment

4.1 Introduction

- 4.1.1 The management and mitigation of change to the historic environment resulting from development are based on the recognition within Government planning objectives that “...heritage assets are an irreplaceable resource...” (see NPPF Section 16).
- 4.1.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.
- 4.1.3 Professional judgement is used to consider the impact of future development on the significance of the identified heritage assets. This will be assessed in NPPF terms as ‘no harm’, ‘less than substantial harm’, or ‘substantial harm’.
- 4.1.4 In examining the potential impact to significance, consideration is given to the scale, massing, design, materials, location, and topography of the Site, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

4.2 Description of Proposals

- 4.2.1 The Site is proposed for: *redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with associated servicing areas, parking, landscaping and other associated works.*
- 4.2.2 A full description of the redevelopment is provided in the planning statement and should be read in conjunction with the below²². The proposed redevelopment of the Site comprises:
- Demolition of all existing buildings;
 - Construction of five commercial units with service yards, car parking and associated services and utilities. Unit 1 will have a haunch height of 12m, with all other units 10m. Materials will reflect the proposed commercial use of the Site;
 - Additional car parking facilities in the northern extent of the Site; and
 - Landscaping and access roads.
- 4.2.3 As part of the proposed redevelopment, existing landscaped areas in the southern extent of the Site will be retained.

4.3 Impact Assessment

- 4.3.1 Effects occurring during the construction phase on the archaeological resource and built heritage are discussed below. No effects would occur during the lifespan of the redevelopment (i.e. operational phase).

Archaeology

- 4.3.2 Any direct physical impact would primarily result from groundworks associated with construction. On-site activities comprise the following:

²² Proposed plans and elevations are not reproduced in this HEDBA and should be read in conjunction with this report.

- Pre-construction impacts associated with demolition and ground investigation works;
- Construction ground works, including stripping and excavation associated with the foundations;
- Ground reduction/landscaping; and
- Excavation of new service trenches and drainage (including soakaways), as required.

Foundations/Footprint

- 4.3.3 Given the under lying geology, shallow pad or strip foundations are suggested for the proposed commercial units alongside piling for ground improvements.
- 4.3.4 Whilst the use of pile foundations is one of the recommended engineering solutions for the preservation of archaeological remains *in situ*, this assessment has concluded that the Site has a very low archaeological potential due to historic ground disturbance. The guidance on piling and archaeology (Historic England 2019) states that piling serves to limit the impacts of a development to a low percentage across a development site, and new piling should be kept to minimum, with clusters avoided and non-vibratory piles recommended.
- 4.3.5 In association with new piling, it is anticipated that a degree of stripping and excavation would be required, including excavations to facilitate construction of pads, slabs, or ground-beams, or to facilitate the construction of pile-caps on top of piling. Stripping and excavation would also be required for the pad/strip foundations, and associated works which would involve below ground impacts include the excavation of service trenches, drainage features, stripping or landscaping.
- 4.3.6 The impacts of these works should be considered in relation to the limited archaeological potential identified as part of this HEDBA and recent geotechnical investigations in the Site, and the location of the footprint of the existing building, Shire Hall, which encompasses most of the Site. The proposed floor space measures 20,102sqm GIA / 21,247sqm GEA with the existing floor space larger in extent at 23,730sqm GEA. Overall, the construction of Shire Hall will have significantly truncated any archaeological resource.

Built Heritage

- 4.3.7 Redevelopment of the Site would not impact upon the physical fabric or immediate setting of the Grade II Listed Lodge to Meteorological Office (1319127). The change posed to the wider landscape would not affect the ability to understand, experience and appreciate the heritage interests of the building or its position within the 21st century residential redevelopment of its area. The prominence of the lodge, as a key landmark in this area, would remain and not be challenged, and there would be no intervisibility between the two. This HEDBA has concluded that the redevelopment would not result in harm to the heritage significance of this Grade II Listed Building.
- 4.3.8 Redevelopment of the Site would result in demolition of all existing buildings, including Shire Hall. This HEDBA has concluded that none of the existing buildings within the Site are of heritage value, and their demolition would not preclude redevelopment.

5 Conclusions

5.1 Introduction

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

5.2 Summary

- 5.2.1 This HEDBA has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site, its adjoining land and environs which may be affected by the proposed redevelopment. An appropriate and proportionate level of settings assessment was undertaken for the identified heritage assets, in accordance with Historic England's guidance GPA3 (2017a). The HEDBA has concluded:
- The redevelopment of the Site would not directly affect any designated archaeological remains, and no archaeological remains of considerable significance have been identified within the Site;
 - The redevelopment is located in an area which has been subject to significant disturbance and truncation; such activity will have removed and compromised the buried archaeological resource. As such, the potential for the survival of archaeological remains of considerable heritage significance is considered highly unlikely;
 - Redevelopment would not result in harm to the significance of the Grade II Listed Lodge to Meteorological Office (1319127). The heritage interests of the listed building, and its key elements of setting, including its grounds and position in a 21st century redeveloped area, would be sustained and preserved;
 - The redevelopment would result in the demolition of the existing buildings within the Site including Shire Hall, a late 20th century former civic building. None of these buildings are considered to hold any heritage value, such that they would warrant consideration, in heritage terms, in the planning process. Removal of the buildings is not considered a heritage concern; and
 - Although the proposed redevelopment will result in a change within the Site, it lies within an area of Reading which is evolving. The proposed redevelopment would reflect the continuing development of the town. Shire Hall is currently vacant and has poor public realm. Its removal presents an opportunity for regeneration.
- 5.2.2 This HEDBA has concluded that the proposed development complies with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with the NPPF and local planning policy.

5.3 Recommendations

- 5.3.1 Whilst the archaeological resource is not considered a constraint and no further archaeological work is considered to inform the planning application decision, this HEDBA recognises that the potential cannot be entirely discounted as remains would survive in pockets between historic areas of disturbance. Any deposits, features or residual finds, would be compromised and of at most low significance. It is recommended that consultation with the

LPA Archaeologist be undertaken, informed by the results of this HEDBA, to determine whether any further archaeological investigation is required on-site.

- 5.3.2 Whilst not of architectural or visual interest independently, it is recommended that the surviving plaques from Shire Hall be offered to the Reading Museum and/or Berkshire Archives for retention and display.

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6.2 Cartographic Sources

1837 Parish of Shinfield Tithe Map (<https://www.thegenealogist.co.uk/>)

All OS maps were obtained from www.emapsite.com

All archive material reviewed at the Royal Berkshire Archives is listed in Table 3 below.

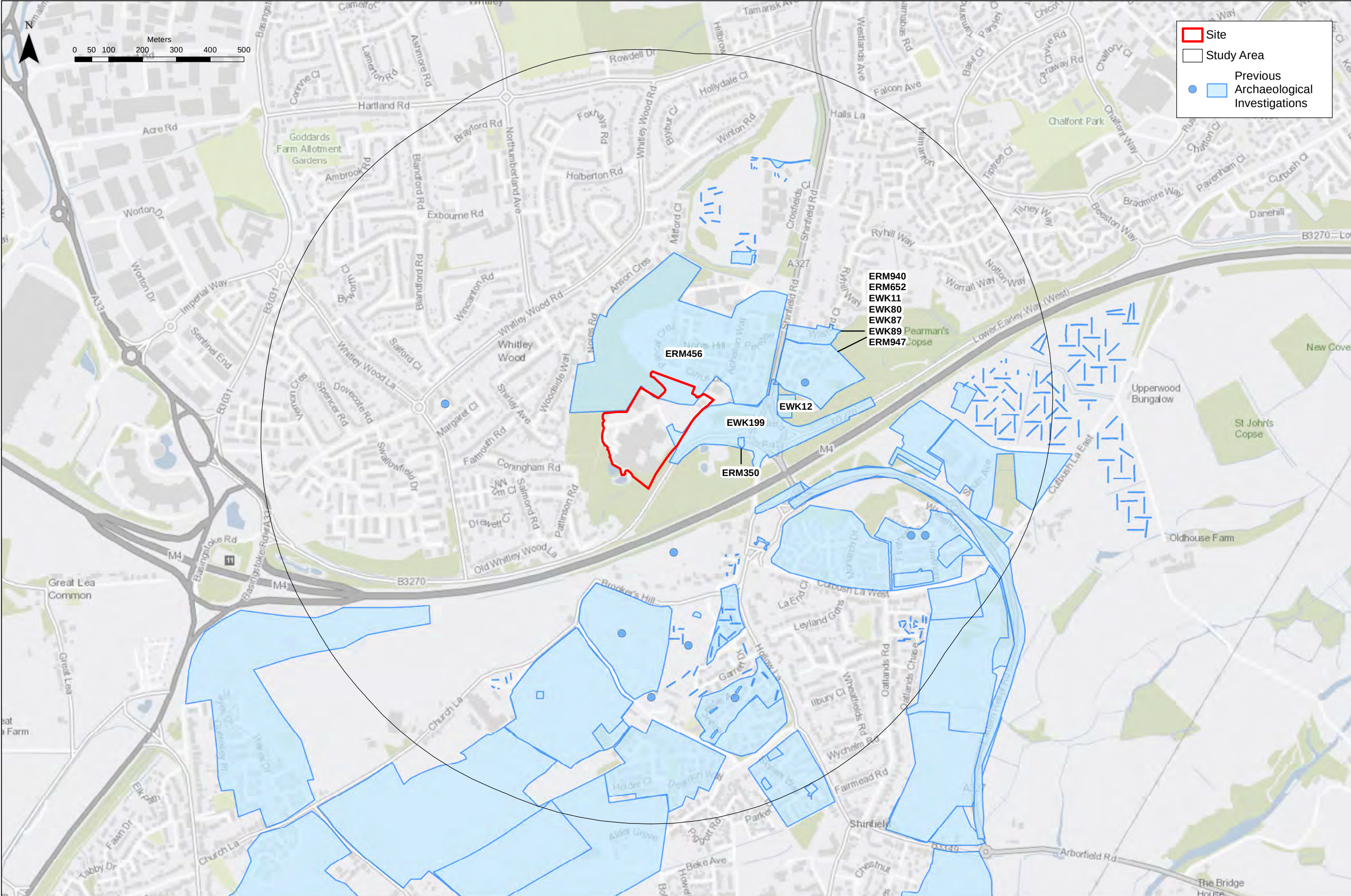
Table 3. Royal Berkshire Archive Sources

Archive Ref.	Name	Date
C/AP/P1/1/1-10	Reading: Shire Hall. ²³	1921-1958
C/AR/P1/7/1-2	Reading: County Library and Weights and Measures Department	1948-1962
C/AR/P1/10/1-2	Reading: Shire Hall.	1957-1958
D/EX1274/1	Deed of settlement of the Cobham estate in Shinfield, comprising Shinfield Manor, with all rights and appurtenances, and other property (specified), totalling altogether 1108a., 1857.	1857-1903
D/EX1786/2/2	Index to terrier and map of Shinfield Manor Estate.	n.d. [late 18C]
D/ENS/B7/24	Sale catalogue for 'Cressingham Park', 'The South Lodge' and land in Shinfield Road and Elm Road, Reading and Shinfield. 27 June 1925	1925
D/EX1930/1	Map of Earl of Fingal's estate in Shinfield (Shinfield Manor), 1756	1756
D/ER/P7	Plan of Mrs Floyer's estate, Shinfield	1795
D/P110/26/1	Shinfield Enclosure Record	1856

²³ Related to Shire Hall in The Forbury. Surveyor J.F Hawkins. Architect J.T Castle.

Figures

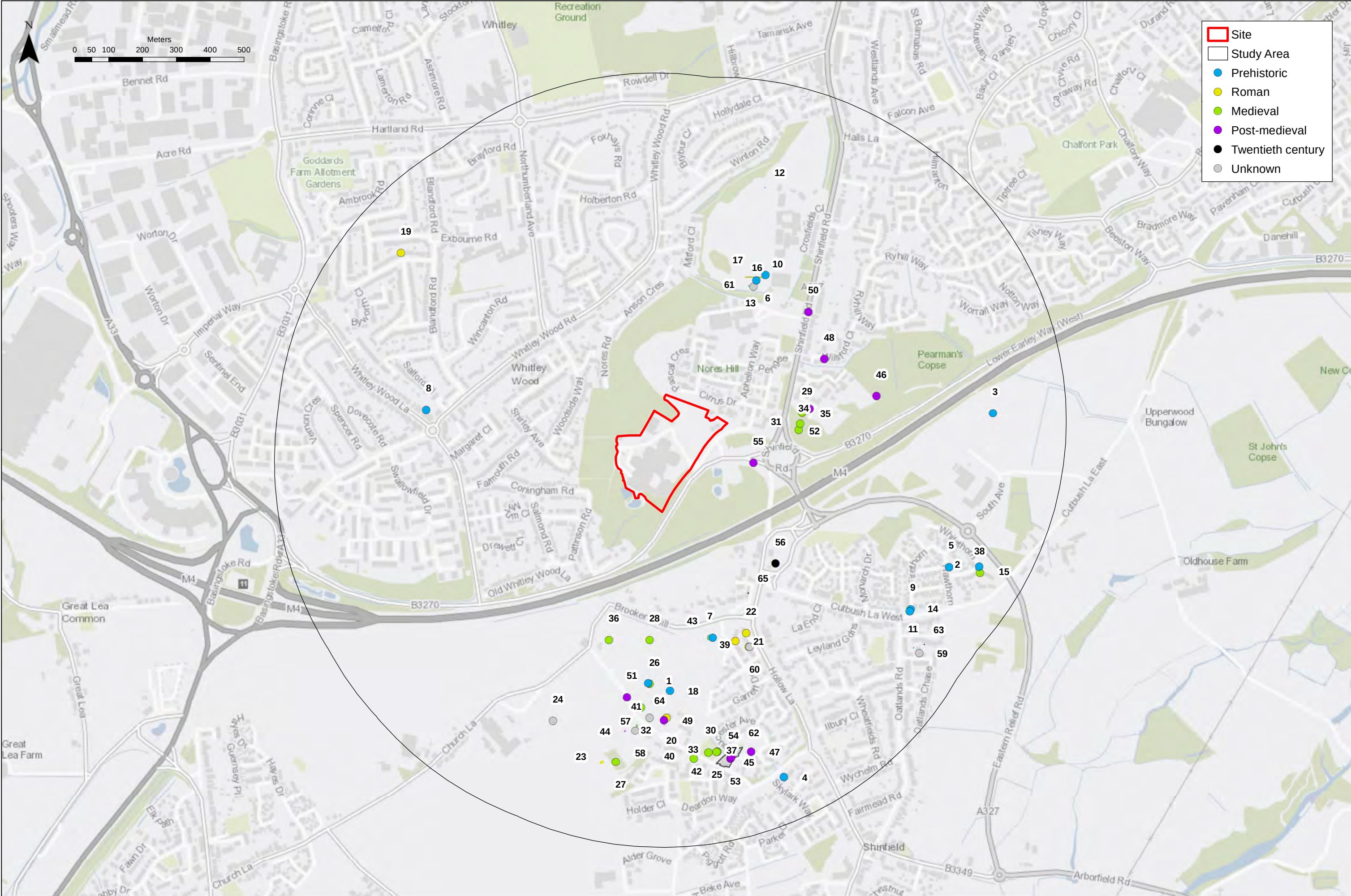




Site

Study Area

Previous Archaeological Investigations



Site

Study Area

Prehistoric

Roman

Medieval

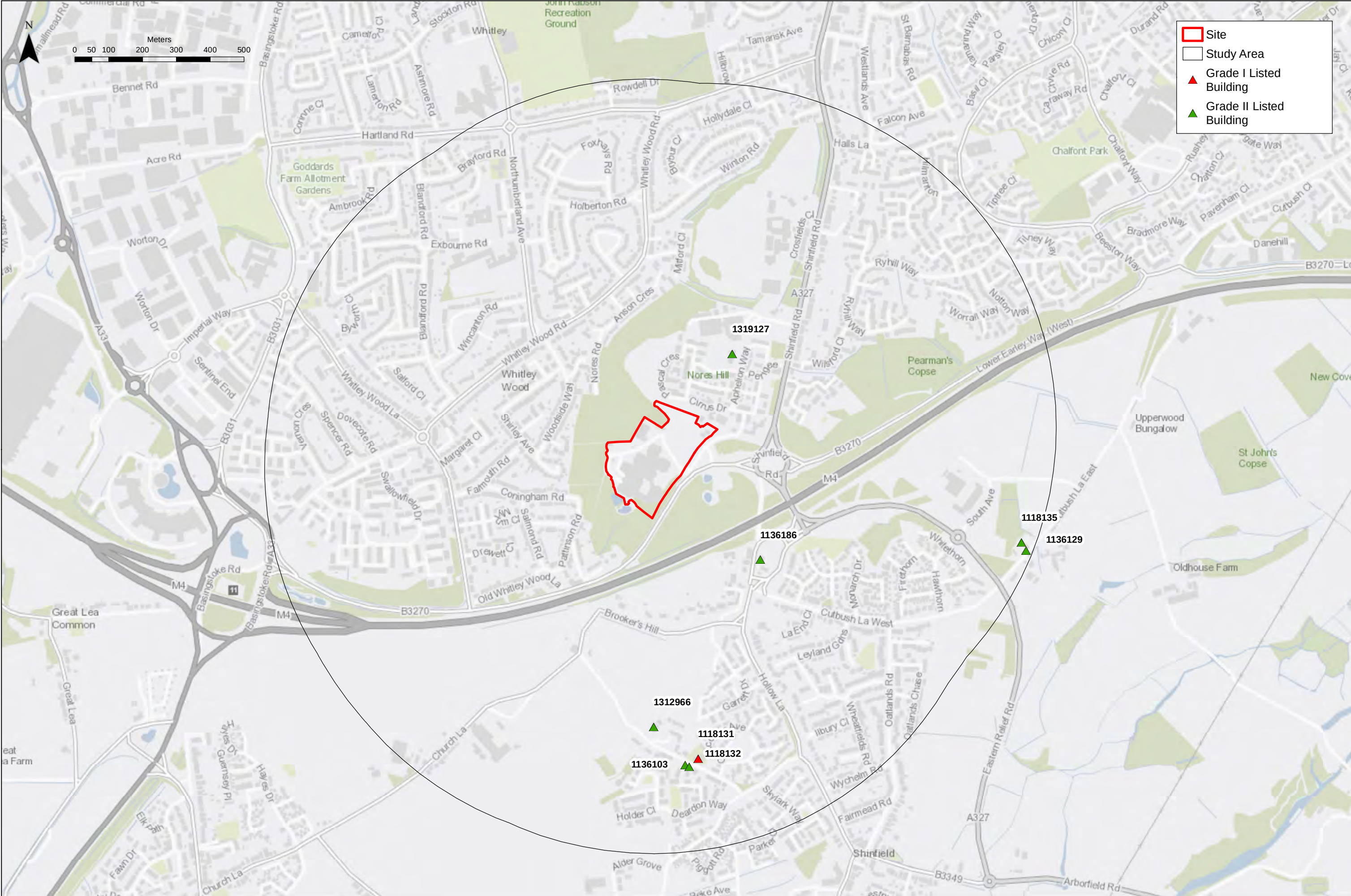
Post-medieval

Twentieth century

Unknown







Site

Study Area

Grade I Listed Building

Grade II Listed Building

Appendix A Legislative and Planning Framework

A.1 Ancient Monuments and Archaeological Areas Act 1979

- A.1.1 This sets out the legal requirements for the protection of Scheduled Monuments. The protection extends not just to known structures or remains but also the soil under or around them and any adjacent land which is essential to support or preserve the monument. The control of works affecting Scheduled Monuments is set out in Schedule 1 of the Act.

A.2 Planning (Listed Buildings and Conservation Areas) Act 1990

- A.2.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- A.2.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):
- Grade I: Buildings of exceptional interest;
 - Grade II*: Particularly important buildings of more than special interest;
 - Grade II: Buildings of special interest which warrant every effort being made to preserve them.

A.3 National Planning Policy Framework

- A.3.1 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- A.3.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 207).
- A.3.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 203 and 210).
- A.3.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 205).
- A.3.5 Paragraphs 212 to 215 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 215 guides that where a

development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- A.3.6 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 216).
- A.3.7 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 218).
- A.3.8 Paragraph 219 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to better reveal the significance of the asset should be treated favourably.
- A.3.9 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

A.4 Local Planning Policy

- A.4.1 The Site lies within the unitary authority of Wokingham Borough Council and planning policy documents and policies relevant to this HEDBA comprise:
 - Core Strategy, adopted January 2010; and
 - Managing Development Delivery, adopted February 2014 – Policy TB24 Designated Heritage Assets, Policy TB25 Archaeology, and Policy TB26 Buildings of Traditional Local Character and Areas of Special Character.

Appendix B Gazetteers

Table 4. HER Event Data Records

HER Ref.	Name	Easting	Northing
EWK76	Whitley Wood	472236	169158
ERM932	Land at the Manor, Shinfield, Wokingham, Berkshire	473092	168289
ERM940	ARS Site, Shinfield Road, Reading, Berkshire	473299	169221
ERM1143	The Manor Shinfield	472954	168444
ERM1437	Cutbush Lane, Shinfield	473612	168769
ERM1716	Shinfield/Spencers Wood, Berkshire	473653	168769
ERM2480	Willow Tree House, Shinfield, Reading - Archaeological Desk-based Assessment	472911	168719
ERM2716	L'Ortolan, Church Lane, Shinfield - Heritage Statement	472845	168291
EWK11	Shinfield Road, Reading	473345	169250
EWK12	Shinfield Manor, Reading	473241	169152
EWK80	Wilsford Close, Shinfield	473319	169362
EWK87	Applied Research Station, Shinfield, Reading	473315	169283
EWK89	Applied Research Station, Shinfield	473355	169265
EWK136	Church Farm, Shinfield, Berkshire	472879	168090
EWK199	Black Boy Junction, Reading	473147	169087
ERM315	Lane End Farm, Cutbush Lane, Shinfield, Berkshire	473383	168726
ERM350	Black Boy Junction, Reading, Berkshire	473110	169044
ERM456	Shinfield Park, Shinfield, Reading	472924	169331
ERM652	ARS Site, Shinfield Road, Shinfield, Reading, Berkshire	473260	169233
ERM794	Church Lane, Shinfield, Berkshire	473138	168202
ERM916	Proposed Shinfield Bypass Route and land at Ryeish Green, Berkshire	473703	168364
ERM947	University of Reading, Former Applied Research Centre	473327	169254
ERM950	Land at Shinfield Glebe, Church Lane, Shinfield, Wokingham, Berkshire	472602	168274
ERM1057	Shinfield Glebe, Shinfield, Reading, Berkshire	472595	168278
ERM931	Former NIRD Site, The Manor, Shinfield, Berkshire	473095	168280
EWK96	Shinfield New Settlement	473555	167753
ERM1175	Land at The Manor, Shinfield, Berkshire	472768	168385
ERM1196	Shinfield Glebe, Church Lane, Shinfield, Reading, Berkshire	472517	168297
ERM349	Loddon Valley (Berkshire) Fieldwalking Survey	472776	168470
ERM1604	Rear of 74-76 Oatlands Road, Shinfield, Berkshire	473600	168486
EWK103	84 Oatlands Road, Shinfield, Wokingham, Berkshire	473656	168520
EWK102	82 Oatlands Road, Shinfield, Berkshire	473589	168516
ERM1861	University of Reading Science and Innovation Park	473721	169019
ERM1860	University of Reading Science and Innovation Park	473854	168966
ERM1820	Land to the North of Cutbush Lane, Shinfield, Berkshire	473659	168723
EWK153	Shinfield Court	471756	168055
ERM2036	Thames Valley Science Park Car Park University of Reading	473641	169060
ERM2107	Lane End House, Shinfield, Berkshire	473091	168669
ERM2138	The Manor, Brookers Hill, Shinfield, Archaeological Evaluation Report	473093	168509

HER Ref.	Name	Easting	Northing
ERM2155	Geophysical Survey Report of Land South of Cutbush Lane / North of Arborfield Road, Shinfield	473740	168273
ERM2156	Land at Crosfields School, Shinfield Road, Reading	472997	169700
ERM2165	Shinfield Eastern Relief Road Shinfield Reading - Archaeological Recording Action	473744	168605
ERM2252	Late Bronze Age occupation, Middle Iron Age occupation and iron production and Roman ditches at Crosfields School, Shinfield Road, Reading	473113	169590
ERM2269	Land North of Cutbush Lane, Shinfield, Berkshire. Archaeological Excavation	473617	168643
ERM2269	Land North of Cutbush Lane, Shinfield, Berkshire. Archaeological Excavation	473736	168725
ERM2284	Pulley Transport Ltd, Church Lane, Three Mile Cross, Reading	472430	168353
ERM2330	Former Stable Building, Lane End Farm, Shinfield, Berkshire. Building Recording	473172	168748
ERM2462	Land south of Cutbush Lane, Shinfield - Archaeological Evaluation	473769	168397
ERM2506	Shinfield Studios Creative Media Hub, Shinfield, Berkshire: Archaeological Evaluation and Geoarchaeological Test Pitting	474078	169159
ERM2522	New Department Block, Crosfields School, Reading - Evaluation and Watching Brief	473141	169859
ERM2596	Land at the Manor, Shinfield - Archaeological Watching Brief	472980	168535
EWK134	Hollow Lane/Church Lane, Shinfield, Berkshire	473262	168046
EWK146	Hollow Lane, Shinfield, Berkshire	473236	168069
ERM931	Former NIRD Site, The Manor, Shinfield, Berkshire	473030	168183
ERM349	Loddon Valley (Berkshire) Fieldwalking Survey	472411	167881
ERM2522	New Department Block, Crosfields School, Reading - Evaluation and Watching Brief	473150	169884
ERM916	Proposed Shinfield Bypass Route and land at Ryeish Green, Berkshire	472444	167814

Table 5. HER Monument Data Records

ID	HER Ref.	Name	Period	Easting	Northing
1	MRM16483	Flint work recovered in test pits during an evaluation at The Manor, Shinfield, Berkshire	Prehistoric	472795	168401
2	MRM18497	Earlier prehistoric worked flint - land to the north of Cutbush Lane, Shinfield, Berkshire	Prehistoric	473772	168746
3	MRM18543	Worked flint - Land at Cutbush Lane, Shinfield, Wokingham	Prehistoric	473813	169199
4	MWK15666	Middle Iron Age and Roman period features - Hollow Lane, Shinfield, Berkshire	Prehistoric	473196	168124
5	MRM17680	A possible Bronze Age cremation - land to the north of Cutbush Lane, Shinfield, Berkshire	Prehistoric	473684	168745
6	MRM18376	Late Bronze Age occupation - Crosfields School, Shinfield Road, Reading, Berkshire	Prehistoric	473141	169607
7	MRM18565	Iron Age pottery - The Manor, Shinfield, Berkshire	Prehistoric	472985	168536
8	MRD8569	Romano-British coin at Whitley Wood, Reading, Berkshire	Prehistoric	472139	169210
9	MRM17681	Iron Age and Roman features – Land to the north of Cutbush Lane, Shinfield, Berkshire	Prehistoric	473570	168620
10	MRM18378	Early Iron Age pit - Crosfields School, Shinfield Road, Reading, Berkshire	Prehistoric	473135	169598
11	MWK15619	Iron Age features - 82 Oatlands Road, Shinfield, Berkshire	Prehistoric	473579	168507

ID	HER Ref.	Name	Period	Easting	Northing
12	MRM18560	Late Iron Age features – Crosfields School, Shinfield Road, Reading	Prehistoric	473140	169866
13	MRM18380	Middle Iron Age occupation and iron production site - Crosfields School, Shinfield Road, Reading, Berkshire	Prehistoric	473114	169591
14	MRM18488	Middle Iron Age activity – Land to the north of Cutbush Lane, Shinfield, Berkshire	Prehistoric	473567	168614
15	MRM18488	Middle Iron Age activity – Land to the north of Cutbush Lane, Shinfield, Berkshire	Prehistoric	473777	168735
16	MRM18380	Middle Iron Age occupation and iron production site - Crosfields School, Shinfield Road, Reading, Berkshire	Prehistoric	473095	169574
17	MRM18379	Roman activity at Crosfields School, Shinfield Road, Reading, Berkshire	Roman	473116	169600
18	MWK15237	Flake - Loddon Valley Survey, Arborfield, Berkshire	Prehistoric	472859	168380
19	MRD8576	Roman coin at 20 Greenfields Road, Reading, Berkshire	Roman	472065	169673
20	MWK8584	Roman findspot - Church Lane, Shinfield, Berkshire	Roman	472849	168300
21	MWK15611	Roman ditch at Shinfield Field R1b, Shinfield, Berkshire	Roman	473052	168526
22	MRM16484	Residual Roman pottery found in an evaluation at The Manor, Shinfield, Berkshire	Roman	473085	168550
23	MRM16340	Possible Roman field boundary, Shinfield Glebe, Shinfield, Reading, Berkshire	Roman	472659	168168
24	MRM16341	Undated cremation burial of an adult (male?), Shinfield Glebe, Shinfield, Reading, Berkshire	Unknown (Prehistoric or Roman)	472514	168292
25	MWK1109	Selingefelle	Medieval	472999	168200
26	MWK15403	Medieval sherd-The Loddon Valley Survey, Shinfield, Berkshire	Medieval	472799	168400
27	MWK1104	Three straight-sided pits - Shinfield, Berkshire	Medieval	472700	168170
28	MWK15404	Pot sherds-The Loddon Valley Survey, Shinfield, Berkshire	Medieval	472799	168529
29	MWK2615	Moat at Shinfield Manor, Shinfield, Berkshire	Medieval	473249	169199
30	MRM16216	Medieval sherds - near Shinfield Church, Shinfield, Berkshire	Medieval	472997	168199
31	MWK2613	Medieval earthworks north of M4 motorway, Shinfield, Berkshire	Medieval	473244	169167
32	MRM16482	Medieval pot sherd found in an evaluation at The Manor, Shinfield, Berkshire	Medieval	472774	168330
33	MWK1108	Shinfield Village - Berkshire	Medieval	472999	168200
34	MWK2614	Earthworks north of M4 - Shinfield, Berkshire	Medieval	473240	169150
35	MWK2616	Shinfield Manor, Shinfield Road, Shinfield, Berkshire	Medieval	473249	169199
36	MWK6821	Pottery sherds - Site LV81, Loddon Valley Survey, Shinfield, Berkshire	Medieval	472679	168529

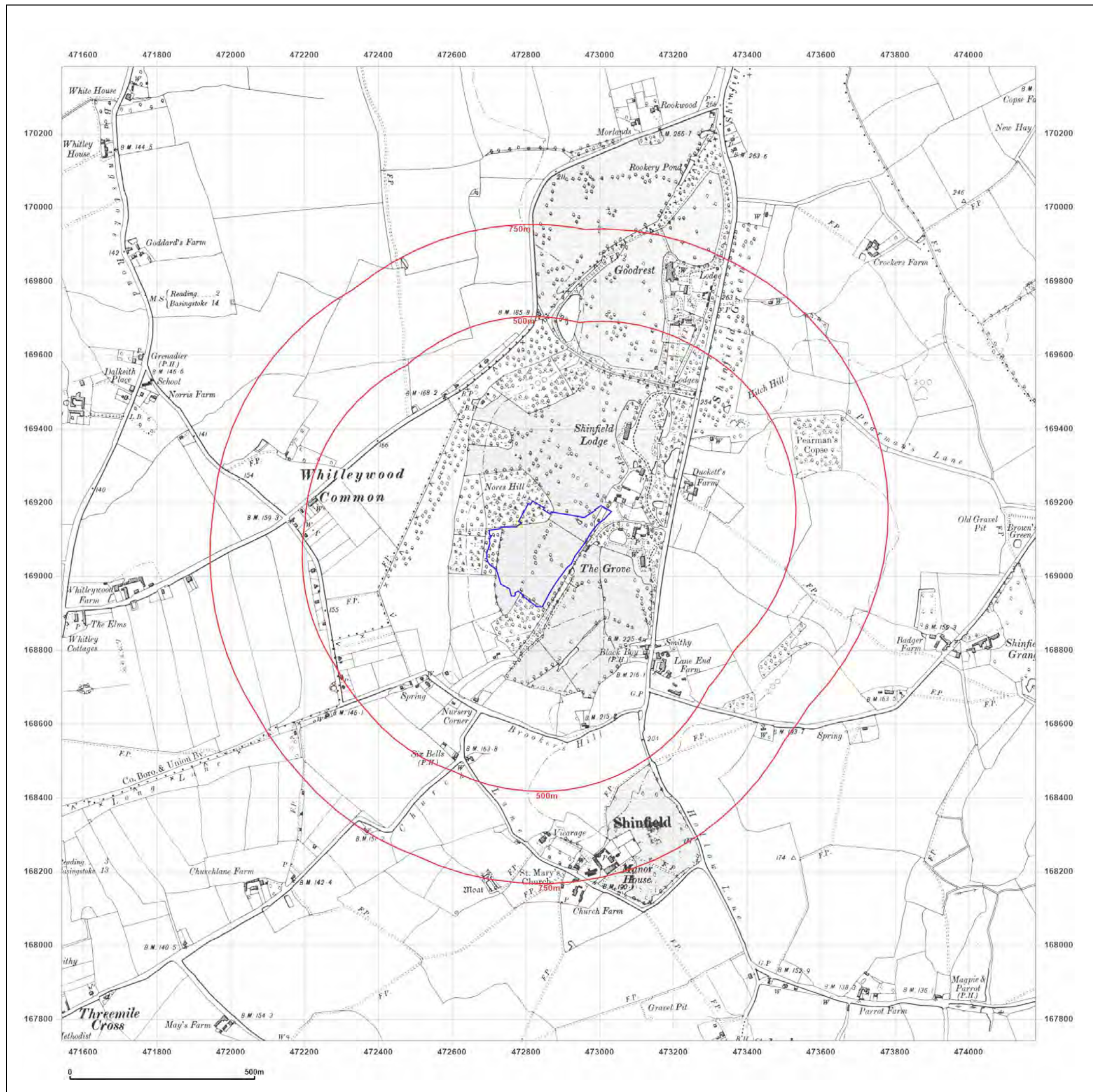
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37	MWK1110	Church of St Mary, Shinfield, Wokingham, Berkshire	Medieval	472973	168197
38	MRM17682	Medieval and Post-medieval activity - land to the north of Cutbush Lane, Shinfield, Berkshire	Medieval	473775	168728
39	MRM18293	Ridge and furrow at Brookers Hill, Shinfield	Medieval	473092	168509
40	MWK1111	Church Farmhouse and Granary, Shinfield	Medieval	472929	168179
41	MRM16342	Early medieval occupation activity, Shinfield Glebe, Shinfield, Reading, Berkshire	Medieval	472762	168277
42	MRM16352	Medieval activity, Former NIRD Site, The Manor, Shinfield, Berkshire	Medieval	473035	168183
43	MRM18564	Medieval quarrying and settlement activity - The Manor, Shinfield	Medieval	472980	168535
44	MRM16343	Post-medieval ditch, Shinfield Glebe, Shinfield, Reading, Berkshire	Post-medieval	472726	168261
45	MRM16353	17th century stone wall footings, Former NIRD Site, The Manor, Shinfield, Berkshire	Post-medieval	473036	168193
46	MWK2617	Tudor wall footings - Shinfield, Berkshire	Post-medieval	473469	169250
47	MWK7434	18th -19th century boundary ditches and pits - Church Lane, Shinfield, Berkshire	Post-medieval	473100	168200
48	MWK15548	Post-medieval features at Wilsford Close, Shinfield, Berkshire	Post-medieval	473315	169359
49	MWK15629	Milton Sandford Restaurant	Post-medieval	472842	168293
50	MWK15637	Hollow Lane, Shinfield, Berkshire	Post-medieval	473268	169499
51	MWK15640	Church Lane, Shinfield, Berkshire	Post-medieval	472733	168360
52	MRM15981	Post-medieval brick-built features at ARS Site, Shinfield Road, Berkshire	Post-medieval	473272	169213
53	MRM16367	17th and 18th century finds, Former NIRD Site, The Manor, Shinfield, Berkshire	Post-medieval	473038	168179
54	MRM16363	19th century garden features, Former NIRD Site, The Manor, Shinfield, Berkshire	Post-medieval	473041	168184
55	MWK15719	Former Shinfield Grove, Shinfield, Berkshire	Post-medieval	473106	169053
56	MRM18424	Former stable building at Lane End Farm, Shinfield	Twentieth century	473171	168755
57	MWK15409	Sherd - The Loddon Valley Survey, Shinfield, Berkshire	Unknown	472799	168300
58	MRM16344	Undated postholes, gullies and ditches, Shinfield Glebe, Shinfield, Reading, Berkshire	Unknown	472757	168262
59	MRM17570	Undated pit - Rear of 74-76 Oatlands Road, Shinfield, Berkshire	Unknown	473595	168490
60	MRM18294	Ditch and postholes at Brookers Hill, Shinfield, Berkshire	Unknown	473095	168509

ID	HER Ref.	Name	Period	Easting	Northing
61	MRM18313	Undated features - Crosfields School, Shinfield Road, Reading	Unknown	473106	169573
62	MRM16366	Undated features, Former NIRD Site, The Manor, Shinfield, Berkshire	Unknown	473035	168183
63	MWK15620	Ditch at 84 Oatlands Road, Shinfield, Berkshire	Unknown	473611	168516
64	MRM16481	Undated cut features found in an evaluation at The Manor, Shinfield, Berkshire	Unknown	472775	168330
65	MRM18281	Two possible linear features - Lane End House, Shinfield, Berkshire	Unknown	473091	168668

Table 6. NHLE Data Records

NHLE Ref.	Name	Grade	Easting	Northing
1118131	Church Of St Mary	Grade I Listed Building	472973	168199
1118132	Church Farmhouse	Grade II Listed Building	472935	168179
1118135	Cutbush	Grade II Listed Building	473928	168837
1136103	Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West	Grade II Listed Building	472947	168175
1136129	Barn Adjoining Cutbush	Grade II Listed Building	473942	168812
1136186	Lane End Farmhouse	Grade II Listed Building	473157	168786
1312966	Milton Sandford Restaurant	Grade II Listed Building	472842	168292
1319127	Lodge To Meteorological Office	Grade II Listed Building	473074	169393

Appendix C OS Maps



Site Details:

unspecified

Client Ref: EMS_976633_1214147
Report Ref: EMS-976633_1238451
Grid Ref: 472861, 169061

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
Revised 1898
Edition N/A
Copyright N/A
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Site Details:

unspecified

Client Ref: EMS_976633_1214147
Report Ref: EMS-976633_1238451
Grid Ref: 472861, 169061

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
Revised 1938
Edition N/A
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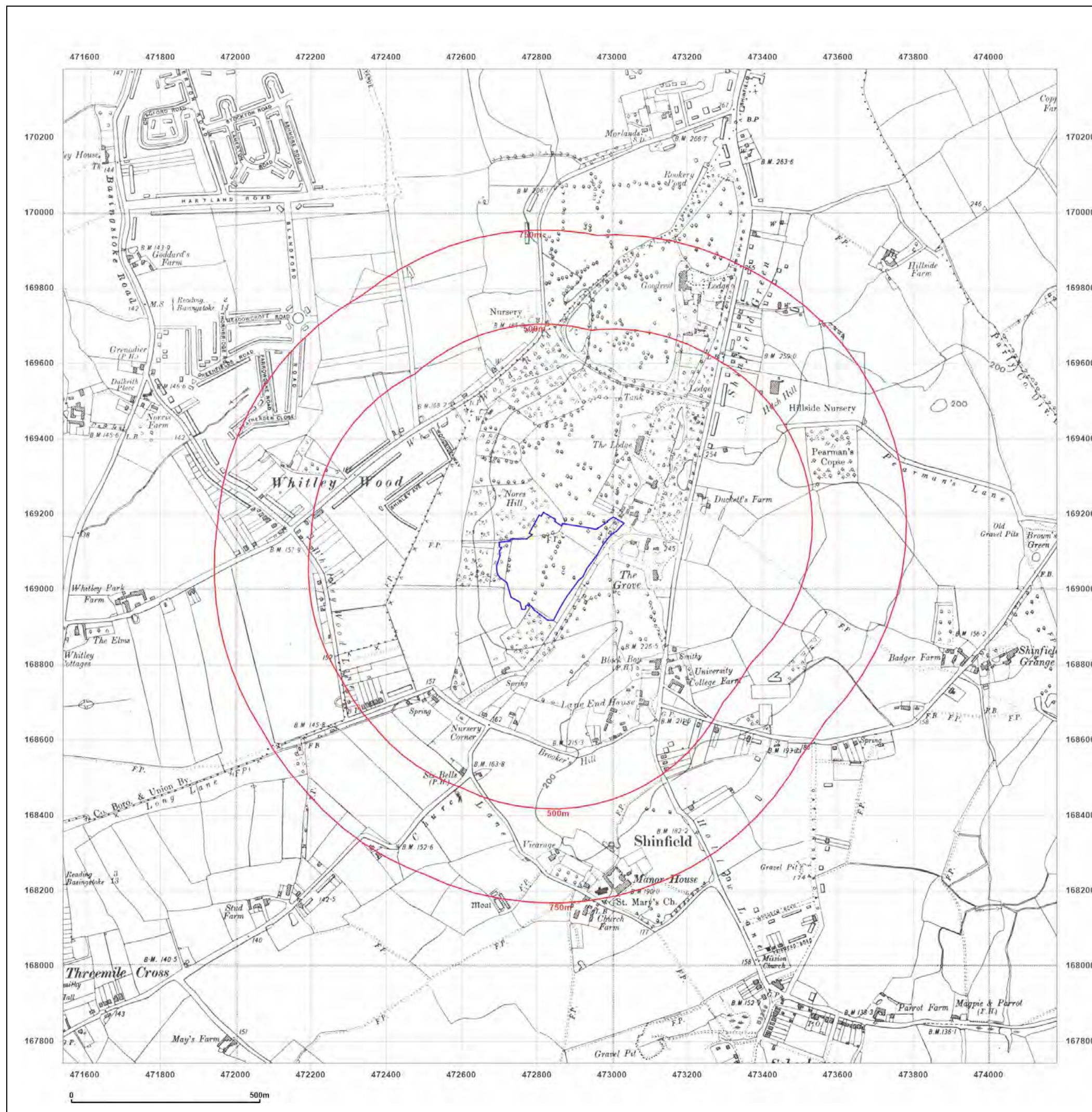


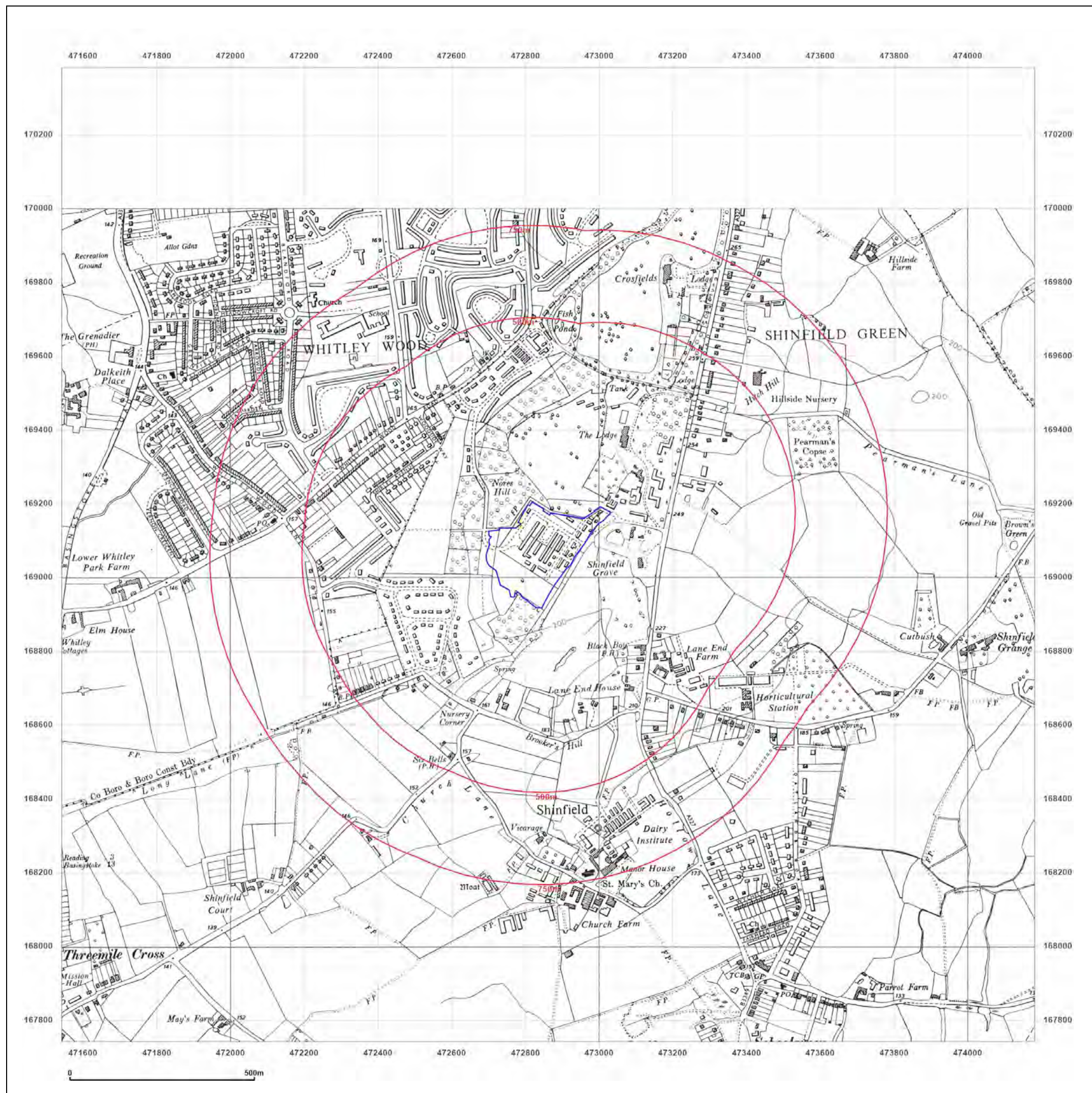
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Client Ref: EMS_976633_1214147
Report Ref: EMS-976633_1238451
Grid Ref: 472861, 169061

Map Name: Provisional

Map date: 1961

Scale: 1:10,560

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Surveyed N/A
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Edition N/A
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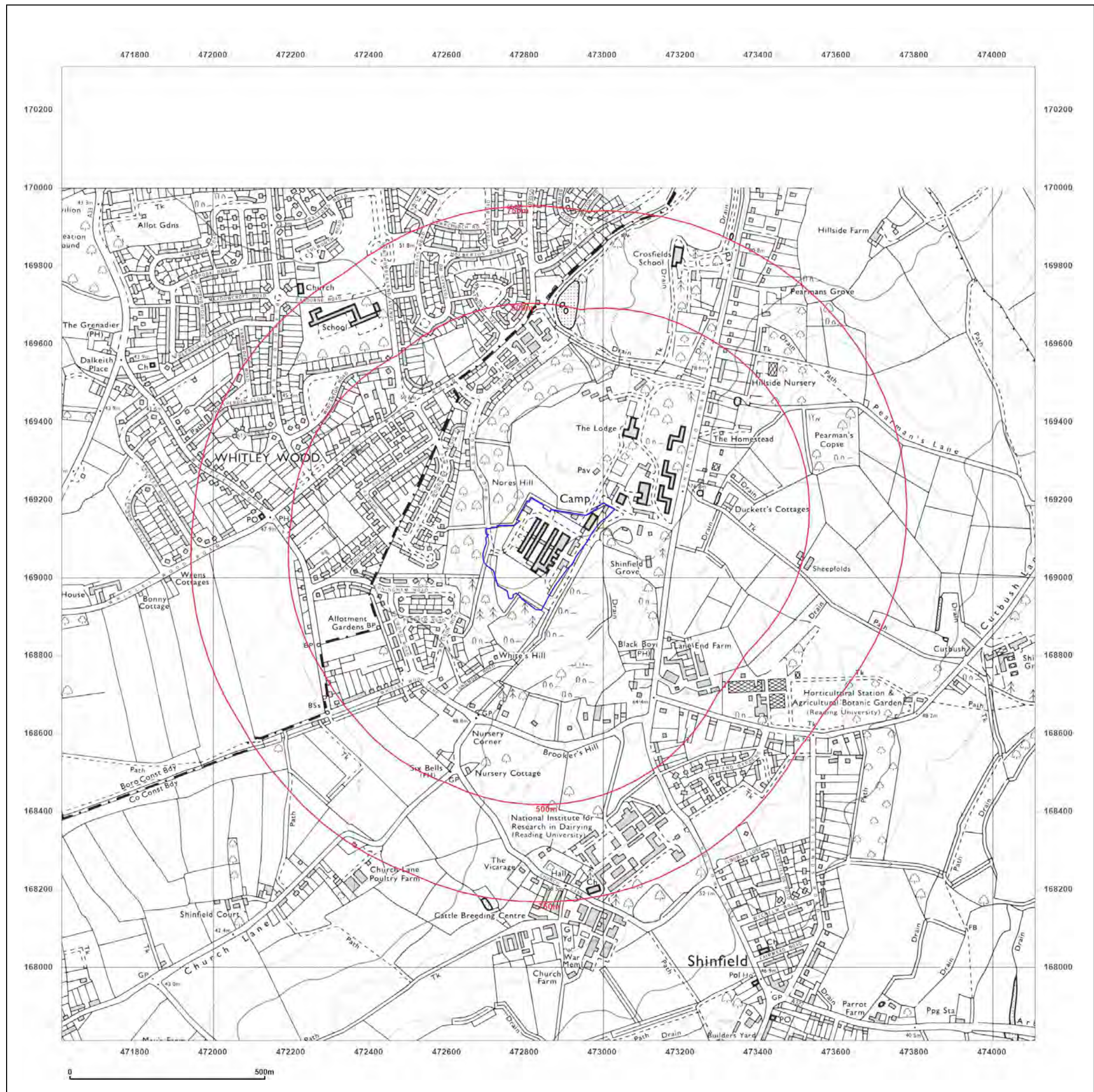


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Report Ref: EMS-976633_1238451
Grid Ref: 472861, 169061

Map Name: National Grid

Map date: 1969

Scale: 1:10,000

Printed at: 1:10,000



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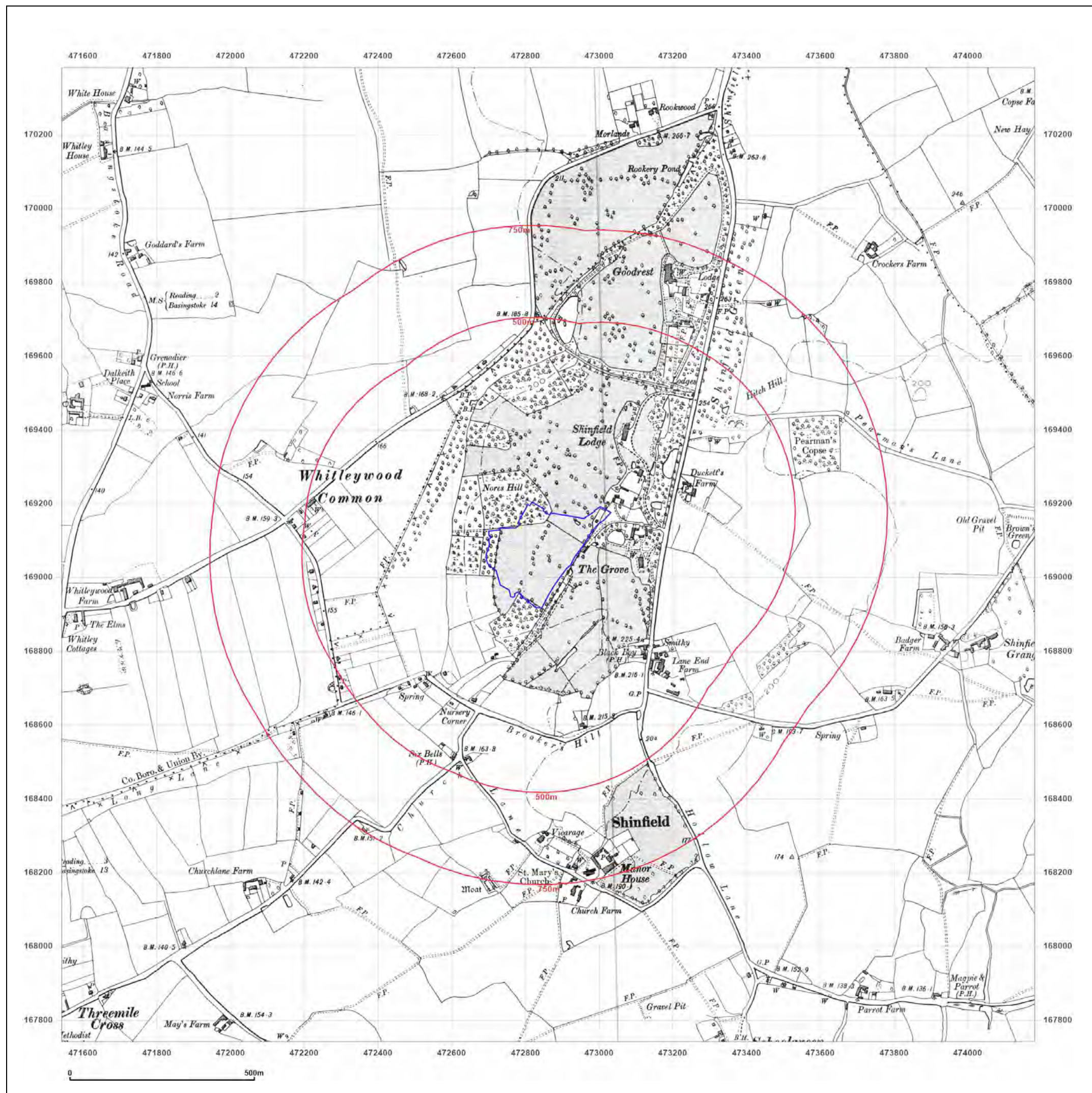


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Report Ref: EMS-976633_1238451
Grid Ref: 472861, 169061

Map Name: County Series
Map date: 1976
Scale: 1:10,560
Printed at: 1:10,560

Surveyed 1976
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Report Ref: EMS-976633_1238451
Grid Ref: 472861, 169061

Map Name: National Grid

Map date: 1979-1983

Scale: 1:10,000

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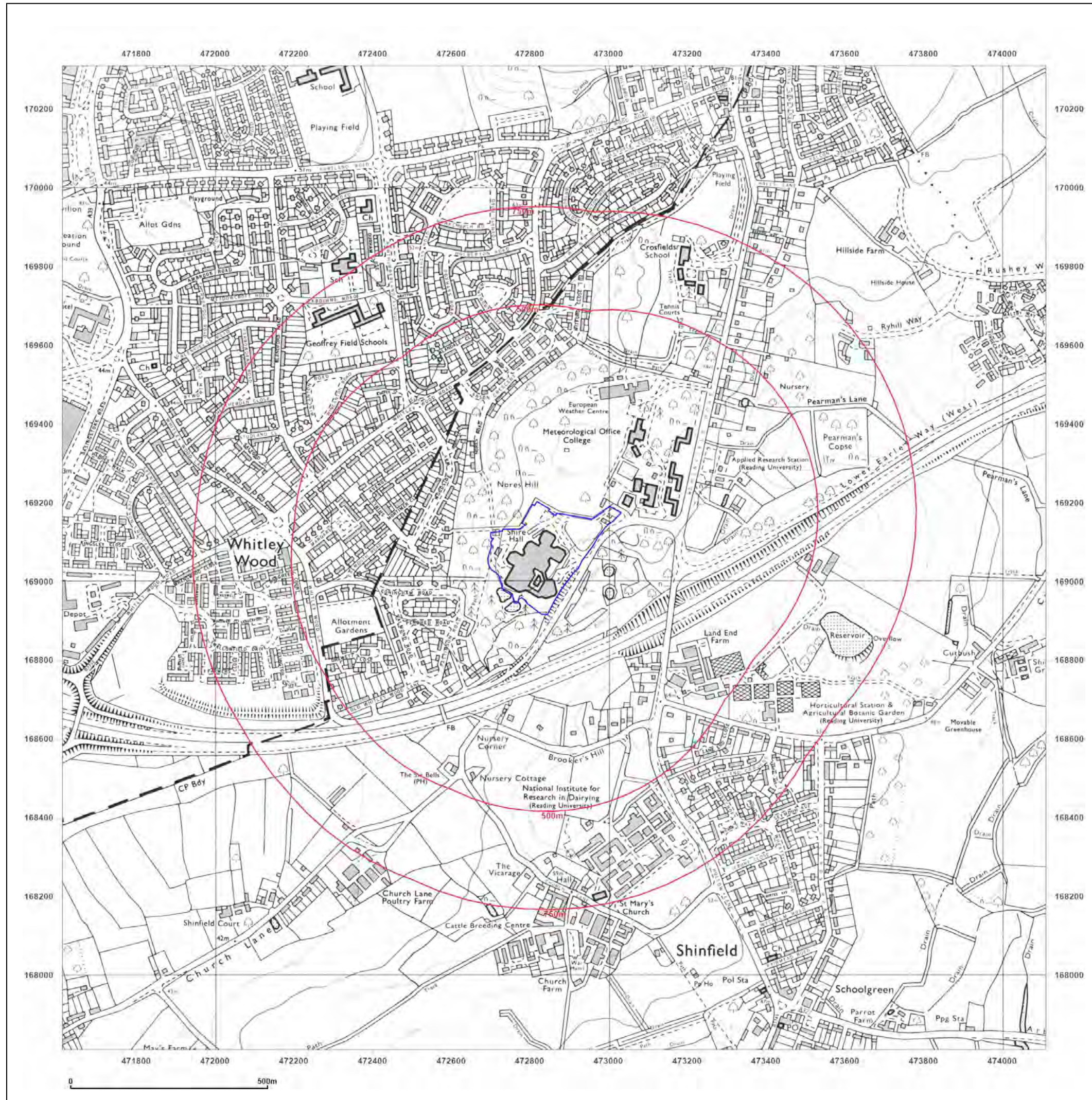


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Grid Ref: 472861, 169061

Map Name: National Grid

Map date: 1988-1989

Scale: 1:10,000

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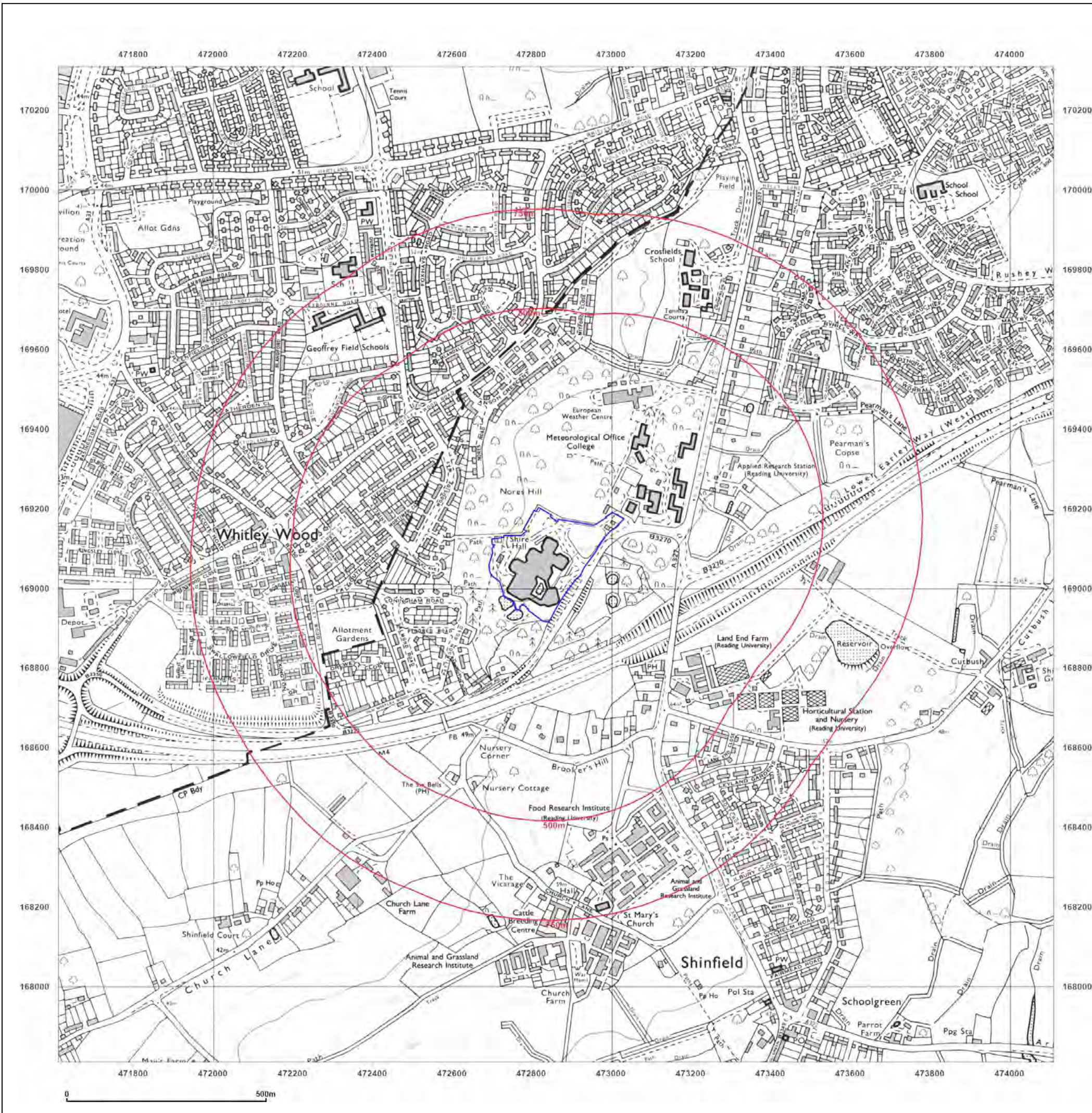


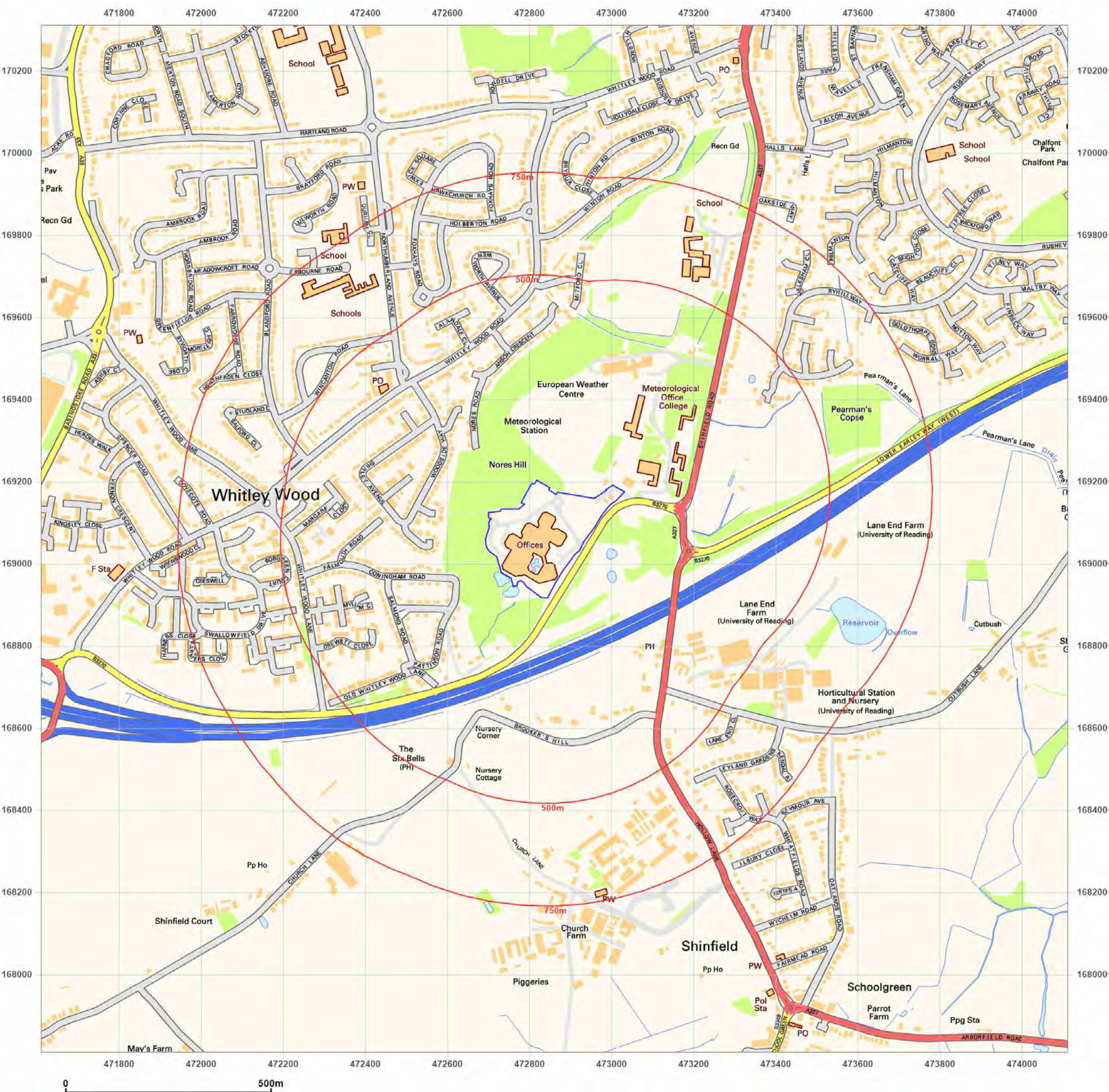
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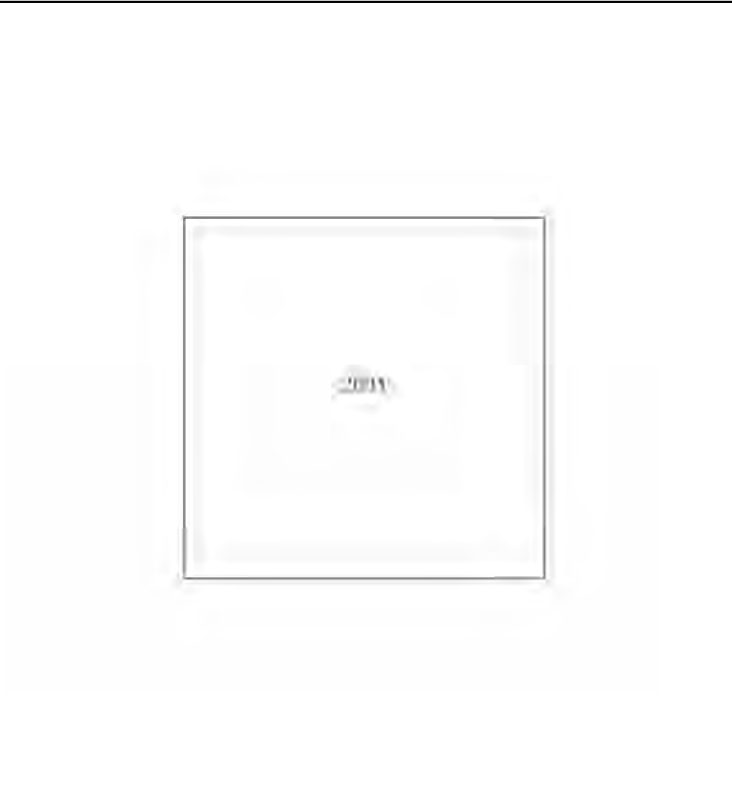


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Grid Ref: 472861, 169061

Map Name: National Grid

Map date: 2010

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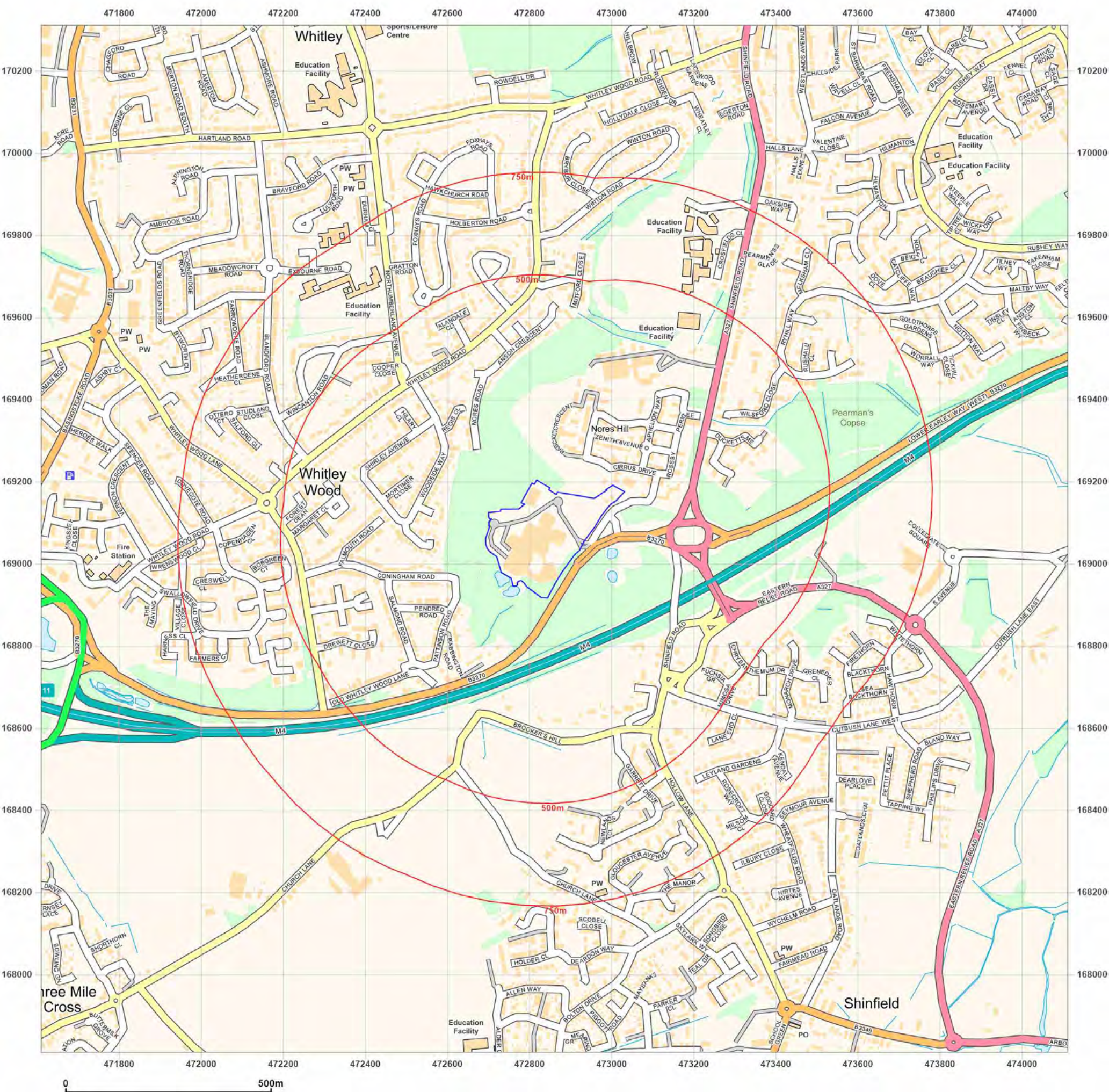


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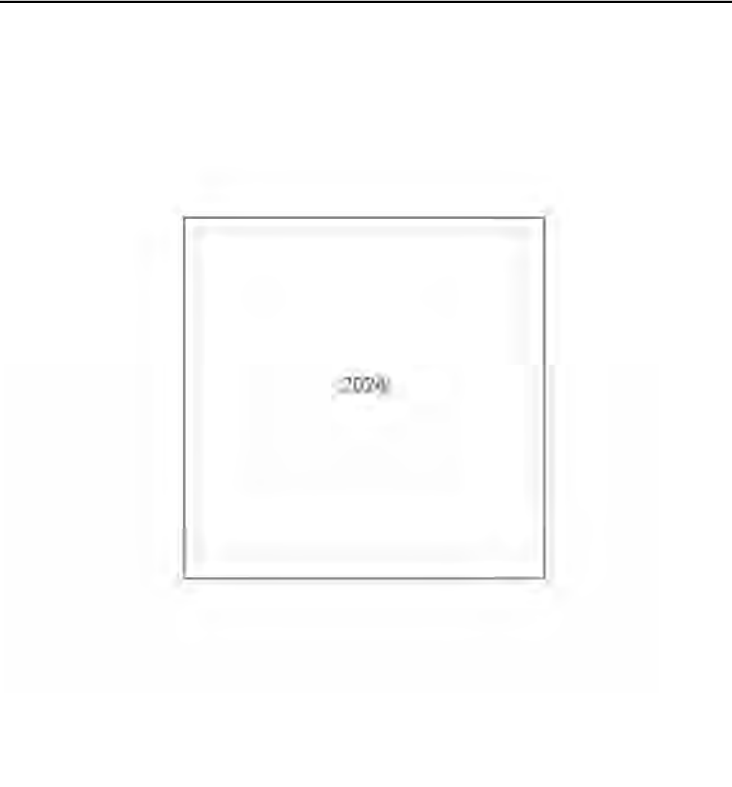
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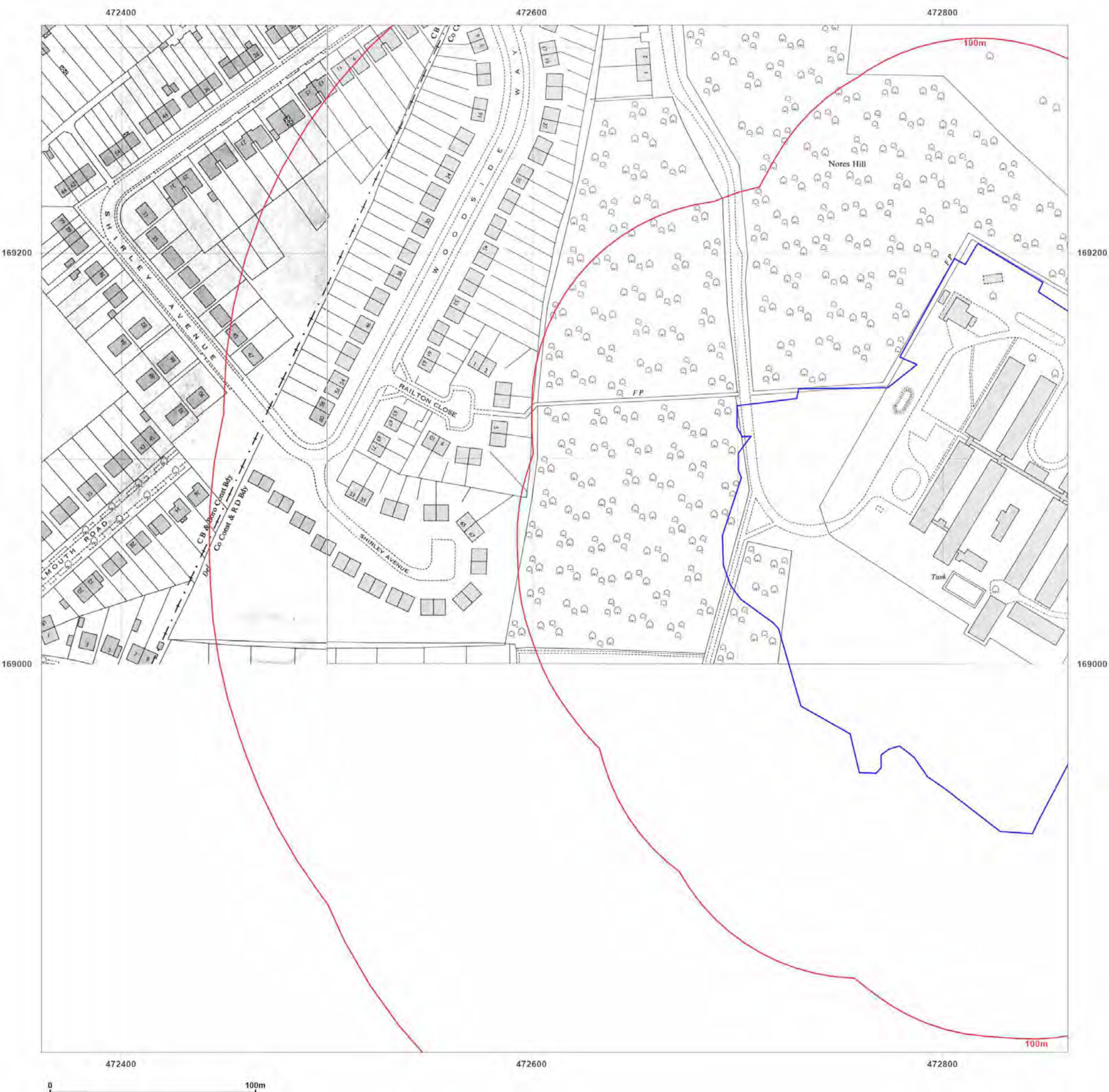
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Grid Ref: 472611, 169061

Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



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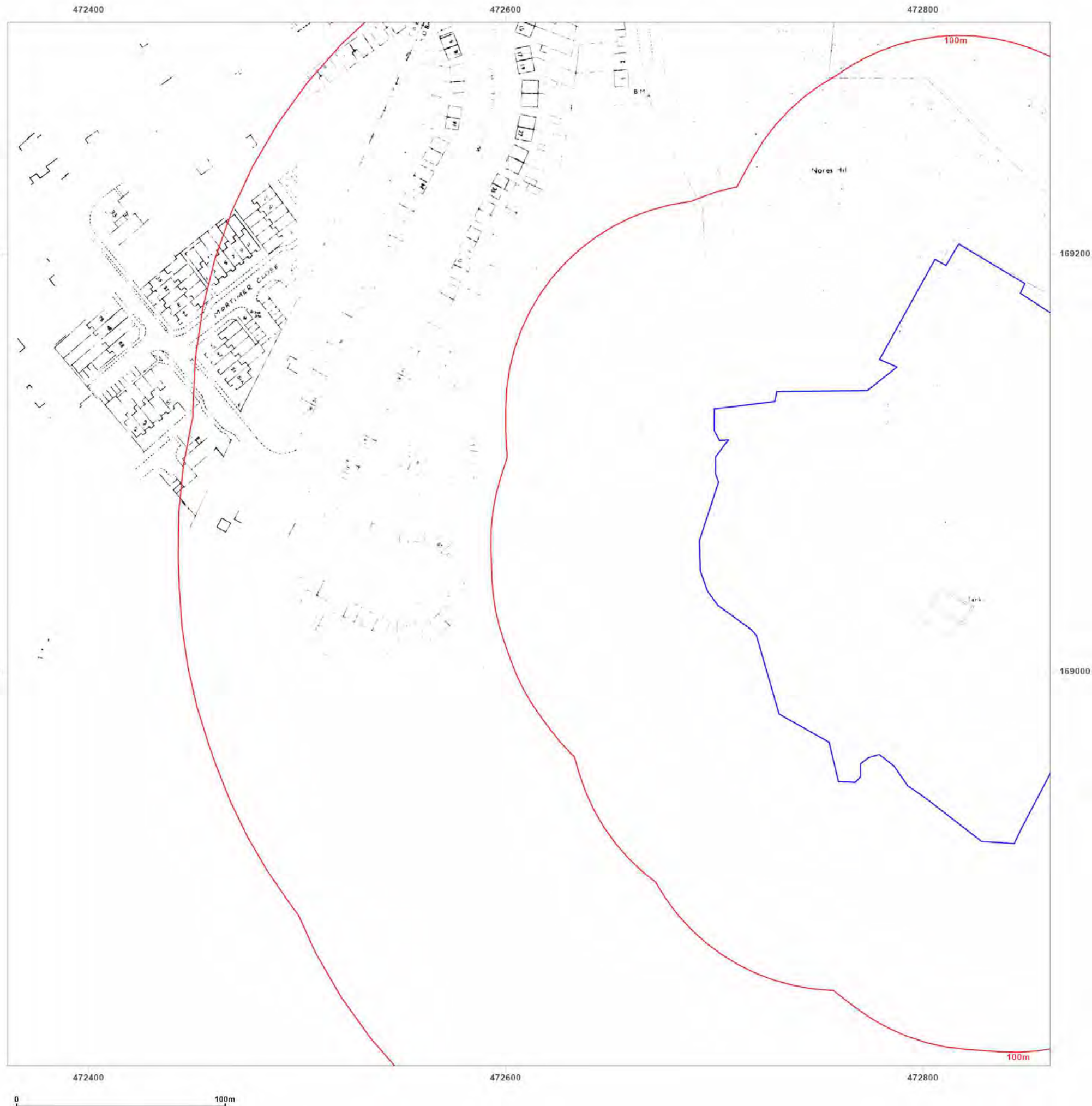
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Grid Ref: 472611, 169061

Map Name: National Grid
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Grid Ref: 472611, 169061

Map Name: National Grid

Map date: 1982-1986

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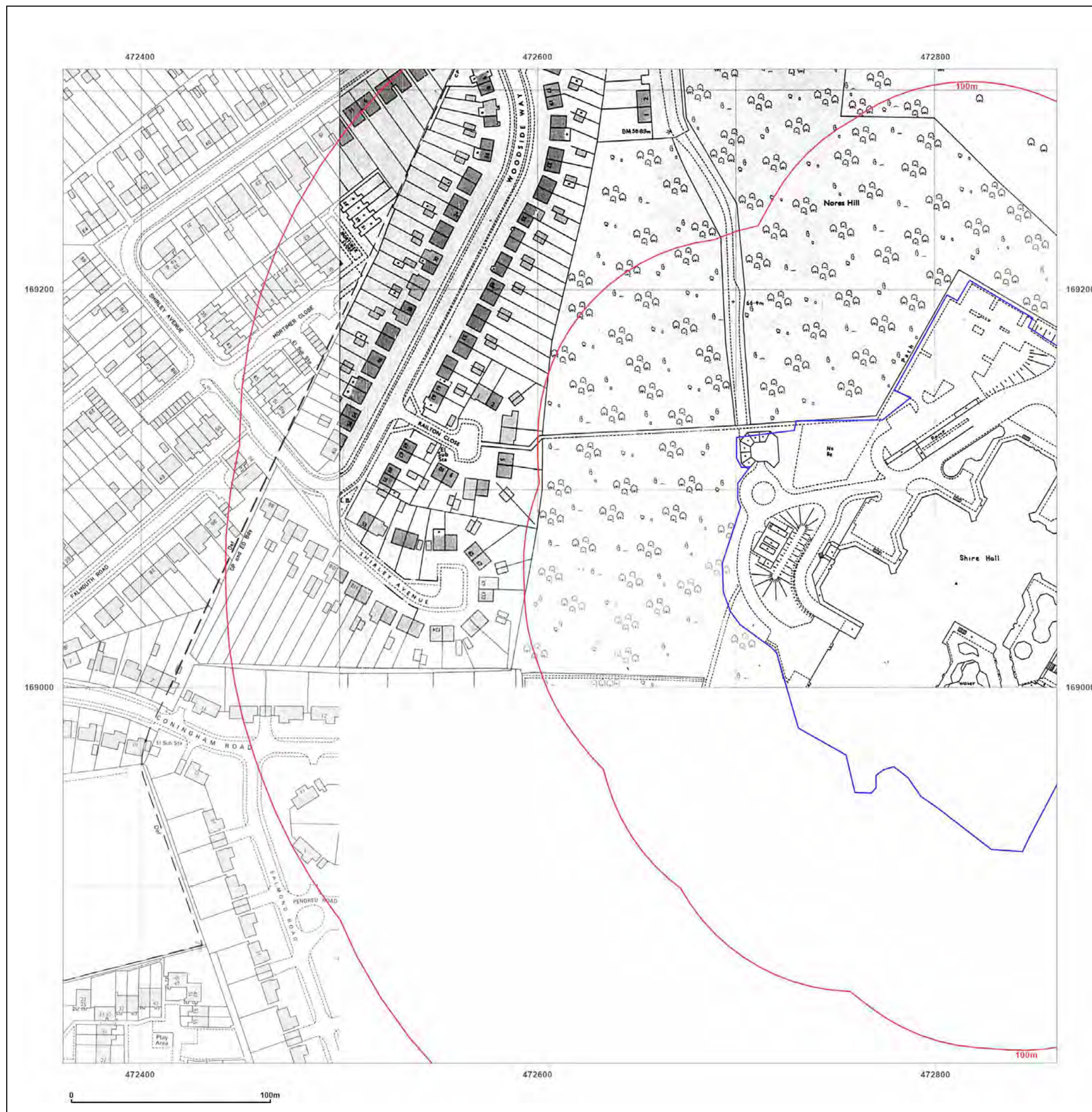


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