

## **APPENDIX 12.1 - PEARCE'S FARM AND SURROUNDING LAND, EASTHAMPSTEAD ROAD, WOKINGHAM: ARCHAEOLOGICAL AND HERITAGE ASSESSMENT**



**Pearce's Farm and  
Surrounding Land,  
Easthampstead Road,  
Wokingham**

**Archaeological and  
Heritage Assessment**

Prepared by:  
**The Environmental Dimension  
Partnership Ltd**

On behalf of:  
**Nicholas King Homes**

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## Executive Summary

- S1 This Archaeological and Heritage Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Nicholas King Homes to accompany an outline planning application for a residential development at Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham.
- S2 The Site does not contain any designated heritage assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields), which would be in favour of physical preservation *in situ* against development.
- S3 In accordance with Historic England (HE) guidance: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017), the assessment concludes that the Site forms a part of the setting of three designated heritage assets: Grade II listed Pearce's Farmhouse (**1319115**); Grade II listed barn associated with Pearce's Farm (**1118118**); Grade II listed granary associated with Pearce's Farm (**1135768**).
- S4 The proposals have responded positively to address the setting of Pearce's Farm, including appropriate buffers and improvements to the immediate setting to the north of the barn. Such embedded mitigation helps to minimise any impacts on their significance. As such, the Proposed Development would be at the lower end of 'less than substantial' harm in accordance with paragraph 202 of the National Planning Policy Framework (NPPF).
- S5 The remaining designated heritage assets within the wider area would not be impacted by the development within the Site through an alteration to their wider setting. No further consideration is required, representing 'no harm' in terms of the NPPF.
- S6 Available baseline information has identified a single archaeological feature within the Site, comprised of a former unrecorded infilled post-medieval field boundary. The former field boundary is of low significance.
- S7 A low potential for prehistoric to early medieval remains has been identified within the Site. Meanwhile, a moderate potential for medieval to modern remains has been identified. Any remains, if present, within the Site would likely comprise of agricultural features (i.e. infilled field boundaries, drainage ditches or furrows). Such remains, would have a very low to low significance and not merit preservation *in situ*.
- S8 In line with consultation advice received from the archaeological advisor for Berkshire County Council, given the outline nature of the application, further investigative works could be secured through an appropriately worded planning condition as part of a successful planning application consent. As such, it is considered that the presence of such remains would not pose a constraint to the Site's development proposal.

## Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Nicholas King Homes (hereafter referred to as 'the Client') and presents the results of an Archaeology and Heritage Assessment of Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham (hereafter referred to as 'the Site'). This document has been produced to accompany an outline planning application for a residential development within the Site (i.e. 'the Proposed Development').
- 1.2 The Site forms part of the wider South Wokingham Strategic Development Location (SDL) Extension, allocated in the Wokingham Borough Council 2006-2026 Local Plan, under Core Policy 21 (CP21 - South Wokingham Strategic Development Location). See **Section 2** for further information.
- 1.3 The first aim of this assessment is to identify and assess the potential for development within the Study Area to cause change to designated heritage assets, either directly or through changes within their setting, and to determine whether, and to what extent, those changes might affect their heritage significance.
- 1.4 The second aim of this assessment is to consider the available historical and archaeological information for the Site and its immediate environs and to establish its likely archaeological potential in accordance with the requirements of the National Planning Policy Framework (NPPF) and local planning policy.
- 1.5 In accordance with best practice guidance, desktop sources have been augmented through the completion of a heritage walkover survey, undertaken in April 2023.

### SITE DESCRIPTION

- 1.6 The Site is located c.1.6km south-east of the town of Wokingham, Berkshire. It is approximately 7.5 hectares (ha) in extent and is centred on National Grid Reference (NGR) 482851, 167463.
- 1.7 The Site encompasses a roughly linear, rectangular area in plan, orientated north-west to south-east. The Site's conditions comprise of field enclosures to the north-west, north and east of the Grade II Listed Pearce's Farm farmhouse (**1319115**) and associated farm complex, which borders the central southern site boundary. Modern buildings forming a house, garage, and stables are located within the west portion of the Site. A garden extension to the north-east of Pearce's Farmhouse, which includes a modern pond feature is also located within the Site (**Plan EDP 1**).
- 1.8 The Site is bound to the north, east and south by hedgerows and tree lines, and to the west by tree lines and Easthampstead Road. The Site is located beyond the southern edge of the urban centre of Wokingham, located from c.450m to the north and marked by the London and South Western Railway Staines-Wokingham line.

- 1.9 The surrounding landscape is characterised by mixed arable and pasture field enclosures with tree lines and hedgerows, which limit views between the Site and surrounding heritage assets. Additionally, the listed 19<sup>th</sup> century Holme Grange School (**1319138**) with its associated complex and grounds is located along the west side of Easthampstead Road as well as scattered farms and hamlets to the north-west, north-east, south and south-west of the Site, within the Study Area.

### **Topography and Geology**

- 1.10 The Site is a relatively flat in character at c.64m above Ordnance Datum (aOD). The exception to this is a gradual west-east rise and fall across the Site's eastern field enclosure, from c.66m aOD rising to c.69m aOD and falling down to c.64m aOD.
- 1.11 The British Geological Survey (BGS) records the solid geology of the Site as the London Clay Formation, which formed between c.56-47.8 million years ago (BGS 2023). The Site's solid geology is partly overlain in the central north-east portion of the Site by a band of river terrace gravel deposits (sand and gravel, potential lenses of silt, clay or peat), which formed up to c.2.5 million years ago. No further superficial deposits are recorded within the Site.
- 1.12 No publicly available borehole logs are recorded on the BGS within the Site. The nearest borehole logs are recorded across field enclosures to the west of Heathlands Road from c.150m west of the Site (BGS 2023). These logs provide a general indication for the stratigraphic sequence within the area. The logs record topsoil and subsoil deposits to range between 30-60m in depth, indicating shallow superficial underlying deposits and a shallow stratigraphic sequence for potential archaeological deposits.

### **PROPOSED DEVELOPMENT**

- 1.13 The Proposed Development description is as follows:

*"An Outline Planning Application for up to 180 units with all matters reserved (except access to the site) by Nicholas King Homes."*

## Section 2

### Legislation and Planning Guidance

#### INTRODUCTION

- 2.1 The following section summarises the key legislation and national/local planning policies which are of relevance to this assessment.

#### LEGISLATION

##### Scheduled Monuments

- 2.2 In relation to archaeology, the relevant legislation concerning the treatment of scheduled monuments is the *Ancient Monuments and Archaeological Areas Act 1979* (HMSO 1979). This act details the designation, care and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works that would directly impact upon their preservation. The Act does not confer any statutory protection on the setting of scheduled monuments, although this is considered as a policy matter in the relevant paragraphs of the NPPF.

##### Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.3 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities (LPAs) in respect of the treatment of listed buildings and conservation areas through the planning process (HMSO 1990).
- 2.4 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker where Proposed Development would affect a listed building or its setting. It sets out the statutory duty as follows:
- “In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.”*
- 2.5 This “special regard” duty has been tested in the Court of Appeal and confirmed to require that “considerable importance and weight” should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant Court Judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust [2014] EWCA Civ 137*.
- 2.6 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State *must* preserve a listed building or its setting. Neither is it the case that a Proposed Development that does not “preserve” is unacceptable and should be refused. It is for the decision maker to evaluate and determine.

- 2.7 Section 66(1) of the Act sets out the statutory duty of the decision-maker, where Proposed Development would affect a listed building or its setting. It states that:

*“...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.”*

## **PLANNING GUIDANCE**

### **National Planning Policy**

- 2.8 The revised NPPF was published in 2023 (DLUHC 2023). Section 16 sets out the government’s approach to the conservation and management of the historic environment through the planning process.
- 2.9 The opening paragraph (195) recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.10 Paragraph 200 concerns planning applications, stating that:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

- 2.11 NPPF paragraph 203 is relevant when it states that:

*“In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”*

- 2.12 Paragraph 205 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

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

- 2.13 Paragraph 206 considers the level of harmful effects on designated heritage assets and states that:

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

- a. Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- b. Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

- 2.14 With regard to the decision-making process, paragraphs 207 and 208 are of relevance. Paragraph 207 states that:

*“Where a Proposed Development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. The nature of the heritage asset prevents all reasonable uses of the site;*
- b. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. The harm or loss is outweighed by the benefit of bringing the site back into use.”*

- 2.15 Paragraph 208 states that:

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

- 2.16 The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and*

Local Government [2013] EWHC 2847 are of relevance here in the way they outline the assessment of 'harm' for heritage assets:

*"What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away."*

*Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced."*

- 2.17 In other words, for the 'harm' to be 'substantial', and therefore require consideration against the more stringent requirements of paragraph 207 of the NPPF compared with paragraph 208, the proposal would need to result in the asset's significance either being *"vitiating altogether or very much reduced."*

- 2.18 Paragraph 209 refers to non-designated heritage assets identifying that:

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

- 2.19 In relation to non-designated heritage assets, footnote 72 explains the exemption to the 'balanced judgement' exercise outlined in paragraph 209 in cases where:

*"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."*

- 2.20 Paragraph 212 of the NPPF sets out that:

*"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, 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 the asset (or which better reveal its significance) should be treated favourably."*

- 2.21 In relation to conservation areas, paragraph 213 of the NPPF sets out that:

*"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."*

- 2.22 This clearly identifies that any adverse impacts should be judged against the whole of the conservation area.

### **Local Planning Policy**

- 2.23 The Site is located within the administrative boundary of Wokingham Borough Council (WBC). The current Local Plan for WBC is comprised of a number of Development Plan Documents (DPDs) and cover the period from 2006-2026. Relevant DPDs include: Core Strategy; Managing Development Delivery Local Plan; and the South Wokingham Strategic Development Location Supplementary Planning Document. The relevant policies to the historic environment, the Site and Proposed Development are outlined below.

### **Core Strategy**

- 2.24 The Core Strategy, adopted January 2010, sets out the key elements of WBC's vision for development until March 2026 (WBC 2010). Of relevance, Core Strategy Policy 3 (CP3 – *General Principles for Development*) states the following:

*“Planning permission will be granted for proposals that:*

- a. Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
- b. Provide a functional, accessible, safe, secure and adaptable scheme;*
- c. Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- d. Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e. Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f. Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g. Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*
- h. Contribute towards the provision of an appropriate sustainable network of community facilities;*
- i. Do not lead to a net loss of dwellings and other residential accommodation or land; and*

- j. *Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.*

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

- 2.25 Of note, the 'Proposals Map' for WBC records the Site to be located within the wider area encompassed by planning policy 'CP21 - South Wokingham Strategic Development Location'. Policy CP21 sets out the aim to deliver a sustainable, well-designed mixed-use development by 2026 to the south of Wokingham. Therefore, CP21 applies to the Site and the application of a carefully designed planning proposal would adhere to this policy, which already agrees in principle residential development within the Site.

- 2.26 Planning policy CP21 states:

*"Within the area identified at south Wokingham, a sustainable, well designed mixed use development will be delivered by 2026 including:*

- 1. Phased delivery of around 2,500 dwellings including affordable in accordance with policy CP5;*
- 2. Appropriate retail facilities;*
- 3. Social and physical infrastructure (including provision for two new primary schools);*
- 4. Measures to maintain separation from Binfield/Bracknell, Crowthorne/Pinewood (Crowthorne) and Finchampstead North;*
- 5. Measures to protect and enhance pedestrian (including using mobility aids) access to the countryside from Wokingham town centre;*
- 6. Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy CP8 to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards).;*
- 7. Improvements to transport capacity along the A321 and A329 including the provision of south Wokingham relief road from the vicinity of the Coppid Beech roundabout to the Finchampstead Road;*
- 8. Measures to improve accessibility by non-car transport modes along the A321 and A329 corridors; and*
- 9. Measures to improve access by non-car modes to Wokingham town centre (including the station interchange).*

*The development will be guided by a Development Brief Supplementary Planning Document produced with the involvement of stakeholders including all interested landowners in the area covered by the Strategic Development Location as defined on the Proposals Map.*

*A co-ordinated approach to the development of the Strategic Development Location will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.”*

### **Managing Development Delivery Local Plan**

2.27 The Managing Development Delivery Local Plan, adopted February 2014, provides additional information to the policies set out in the Core Strategy (WBC 2014). Three relevant policies are detailed under the ‘heritage’ section of the DPD, comprising of policies TB24-26.

2.28 Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), states that:

1. *“Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.*
2. *The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:*
  - a. *Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.*
  - b. *Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.*
3. *Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.”*

2.29 Policy TB25: Archaeology, states that:

1. *“Areas of high archaeological potential are shown on the Policies Map.*
2. *In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains.*
3. *Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.”*

2.30 *Policy TB26: Buildings of Traditional Local Character and Areas of Special Character*, states that:

1. *“Areas of Special Character are shown on the Policies Map.*
2. *Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.*
3. *Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.”*

**Local Plan Update**

2.31 The currently adopted Local Plan for WBC is in the process of being updated. The Local Development Scheme (LDS) 2023-2026 document details the updates, progress and timetable for the Local Plan Update (WBC 2023). According to the LDS 2023-2026 document, a Local Plan Update is not anticipated to be formally adopted until December 2025.

2.32 Overall, the plans and policies outlined in **Section 2** have all been considered in this report.

## **Section 3**

### **Methodology**

#### **INTRODUCTION**

- 3.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 It has also given due regard to the potential for effects on designated heritage assets, in terms of their setting, in line with the five-step process outlined in national guidance by Historic England (HE 2017) and other relevant documents related to the historic environment (HE 2015b).

#### **ARCHAEOLOGICAL METHODOLOGY**

- 3.3 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of relevant information comprised:
- The National Heritage List for England (NHLE) curated by Historic England (HE 2023b) – for recorded designated heritage assets within the Site and Study Area;
  - Berkshire Historic Environment Record (BHER) December 2023 commercial dataset – for recorded non-designated heritage assets (archaeological sites, monuments, findspots) and previous archaeological events (investigation/mitigation) within the Site and Study Area;
  - Maps and documents held by the Berkshire Archives – for contribution to the establishment of land use history within the Site and Study Area;
  - Aerial photographs held at the Historic England archives – for identification of previously unrecorded earthworks, cropmarks and/or archaeological features within the Site; and
  - LiDAR data held by Department for Environment, Food & Rural Affairs (DEFRA) – for identification of previously unrecorded earthworks or archaeological features within the Site.
- 3.4 The assessment provides a synthesis of relevant archaeological information for the Site and Study Area, to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered. A Study Area 1km in diameter from the Site boundary was considered proportionate and appropriate for the determination of the Site's archaeological potential.

- 3.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a heritage walkover of the Site and surrounding area, undertaken in April 2023. This walkover considered the nature and significance of known and/or potential archaeological assets within the Site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential archaeological assets.
- 3.6 The report thereafter concludes with an assessment of the Site's likely archaeological potential, made with regard to current best practice guidelines.
- 3.7 Throughout the report, where referenced and relevant, designated heritage assets are referenced by their NHLE List Entry number, non-designated heritage asset are referenced by their Preferred Reference number and previous archaeological events are referenced by their Event Unique Identification (EvUID) number. The distribution of designated heritage assets, non-designated heritage assets and previous archaeological events are presented in **Plans EDP 2-4**. Of note, only those heritage assets and previous archaeological events of relevance are discussed, illustrated and referenced throughout this report.

#### **SETTING ASSESSMENT METHODOLOGY**

- 3.8 In addition, this report also considers the nature and significance of any effects on the settings of designated heritage assets located within the wider influence of the Site. In this regard, the heritage walkover included visits to designated heritage assets beyond the Site boundary and considered, where appropriate, their significance, setting and the existing contribution made by the land within the Site to their significance.
- 3.9 The setting assessment process employed current Historic England guidance which is set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 3.10 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.11 In simple terms, setting is defined as "*the surroundings in which a heritage asset is experienced*" (DLUHC 2023b). It must be recognized from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the heritage asset.
- 3.12 Historic England (HE) guidance identifies that "*change to heritage assets is inevitable, but it is only harmful when significance is damaged*" (HE 2015b).
- 3.13 In that regard, '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.*" (DLUHC 2023b).

- 3.14 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.15 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset and that it can be positive, negative or neutral.
- 3.16 In light of the above, the assessment of potential setting effects, arising from the Proposed Development, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by Historic England in 2017. This guidance (HE 2017) observes that *"The NPPF makes it clear that the extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve."*
- 3.17 The guidance also observes that *"elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral."*
- 3.18 The guidance states that the importance of setting *"lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."*
- 3.19 It goes on to note that:
- "...all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.20 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that *"setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated"*. It continues by adding that *"conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive..."*.
- 3.21 On a practical level, the HE guidance (2017) identifies an approach to assessing setting, which is based on a five-step procedure; i.e.:
- **Step 1:** Identify which heritage assets and their settings are affected;
  - **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
  - **Step 3:** Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or the ability to appreciate it;

- **Step 4:** Explore ways of maximising enhancement and avoid or minimise harm; and
- **Step 5:** Make and document the decision and monitor outcomes.

3.22 As far as **Step 2** is concerned, the guidance makes the following observations:

*“The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:*

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset’s intangible associations with its surroundings, and patterns of use*
- *The contribution made by noises, smells, etc. to significance, and*
- *The way views allow the significance of the asset to be appreciated.”*

3.23 Thereafter, the guidance notes that: *“This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a Proposed Development on significance, as set out in ‘Step 3’ below.”*

3.24 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’, i.e.:

*“In general, the assessment should address the attributes of the Proposed Development in terms of its:*

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.”*

3.25 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of a heritage walkover survey, which was undertaken in April 2023 and concentrated on the following main areas:

- Identifying those heritage assets that could potentially be affected by the Proposed Development and the manner (if any) in which they would be affected (**Step 1:** set out in **Section 4** of this report);
- Defining the contribution made to their significance by their setting (**Step 2:** set out in **Section 4** of this report);

- Assessing whether the Site forms a part of their setting, and therefore whether it contributes to their significance or to an ability to appreciate it (part of **Step 2**); and
- Assessing the potential effects of development on their setting and whether that would result in harm to their significance or to an ability to appreciate it (**Step 3**: set out in **Section 5** of this report).

3.26 **Step 4** of the assessment process is reflected in the development design and **Step 5** of the assessment process is not within the remit of this report.

3.27 As far as identifying the heritage assets potentially affected by the Proposed Development is concerned, due consideration has been given to the following factors which are considered to influence the potential for the setting of heritage assets to be materially affected: (1) the proximity to Wokingham; (2) the influence of the local topography, and built and vegetated environment; and (3) consideration of the character and setting of surrounding designated assets.

3.28 The report then draws conclusions regarding the potential for development within the Site to affect the significance of the heritage assets.

3.29 In light of the above, this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

#### **LIDAR DATA**

3.30 Airborne LiDAR data (Light Detection and Ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.

3.31 A Digital Terrain Model (DTM) for the Site was acquired from the Environment Agency Data available on-line. Resolution of the data is at one data point for each 1m<sup>2</sup>, a high resolution which, for archaeological prospection, is appropriate for the identification of archaeological earthworks.

3.32 The DTM was processed using the Relief Visualisation Toolbox (ver. 2.2 1. ZRC SAZU, 2019). This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected. As such, the whole suite of visualisations was produced and then, the individual images appraised as to their usefulness in the current context. This appraisal identified that of the visualisation techniques, Sky View Factor produced the best quality and most useful imagery for the archaeology assessment.

#### **Sky View Factor Imagery**

3.33 The relief visualisation technique for Sky View Factor (SVF) imagery is based on the use of diffuse illumination. The technique uses the portion of the visible sky not obscured by the relief of the landscape topography above a certain observation point. The technique applies

the assumption that the diffuse illumination is isotropic, in that the places that see a large portion of the sky are brighter than those where only a small portion of the sky is visible.

- 3.34 As stated by the Research Centre of the Slovenian Academy of Sciences and Arts (ZRC SAZU) 2010:

*“Applying the SVF for visualization purposes gives advantages over other techniques because it reveals relief features without any “sharp edges” while preserving the perception of general topography. Rather than just presenting or visualizing the same information in a new way, it extracts new information that can be further processed.”*

- 3.35 This technique was used to produce useful images for the assessment providing an additional source of data on the Site's archaeological potential (see **Plan EDP 5**), and which was used for guiding the April 2023 walkover survey.

## Section 4

### Baseline Information

#### INTRODUCTION

- 4.1 The following section details and contextualises known heritage assets within the Site and Study Area.

#### DESIGNATED HERITAGE ASSETS

##### Setting Assessment – Step 1

- 4.2 The Site does not contain any 'designated heritage assets', as defined in Annex 2 of the NPPF (i.e. World Heritage Sites, scheduled monuments, listed Buildings, conservation Areas, registered parks and gardens or registered battlefields) (DLUHC 2023b).
- 4.3 Within the 1km Study Area, 13 listed buildings are present. No further designated heritage assets are recorded. The designated heritage assets in the wider area have been assessed to identify those that have the potential to experience change to their setting, such that could result in harm their significance. The location of designated heritage assets is shown on **Plan EDP 2**.

##### Listed Buildings

- 4.4 Listed Buildings within the Study Area include one Grade II\* and 12 Grade II designated heritage assets. The listed buildings range in date between the 16<sup>th</sup>-19<sup>th</sup> centuries, however, the majority date to the 17<sup>th</sup>-18<sup>th</sup> centuries of the mid post-medieval period. Listed buildings feature a range of one to two storey structural types, which include: houses, farmhouses, country house, public house, school, barns, a stable and granary.
- 4.5 Three listed buildings border the south-western edge of the Site, which collectively comprise Pearce's Farmhouse (**1319115**), its associated barn (**1118118**) and granary (**1135768**). The remainder of the surrounding designated heritage assets are located between 20m and 790m to the north-west, north, north-east, south-east, south and west of the Site.
- 4.6 Those listed buildings identified for further assessment have been determined using a combination of GIS analysis and field examination, which have considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance. Their significance and settings are discussed in the following paragraphs. These include:
- Grade II listed Pearce's Farmhouse (**1319115**) located c.15m south of the Site;
  - Grade II listed barn c.10m north-west of Pearce's Farmhouse (**1118118**) located adjacent to the south of the Site;
  - Grade II listed granary c.8m north-west of Pearce's Farmhouse (**1135768**) located c.5m south of the Site;

- Grade II listed Garden House (**1118079**) located c.20m south of the Site;
- Grade II listed Holme Grange School (**1319138**) located c.125m south of the Site;
- Grade II listed Britton's Farmhouse (**1319141**) located c.165m north-east of the Site;
- Grade II listed barn at Britton's Farm (**1118083**) located c.185m north-east of the Site; and
- Grade II listed Wood's Farm (**1118119**) located c.230m north-west of the Site.

4.7 The April 2023 heritage walkover identified that the remaining listed buildings within the Study Area are unlikely to feature indirect setting impacts to their significance as a result of changes to the use and/or appearance of the Site from development. These include:

- Grade II\* listed Lock's House (**1118082**) located c.420m north-east of the Site;
- Grade II listed Lock's Barn (**1135838**) located c.380m north-east of the Site;
- Grade II listed stable at Sutton Court Farm (**1135841**) located c.785m south-east of the Site;
- Grade II listed barn at Sutton Court Farm (**1313124**) located c.790m south-east of the Site; and
- Grade II listed Crooked Billet (**1319117**) located c.630m south of the Site.

4.8 These designated heritage assets are unlikely to be affected by development within the Site. They comprise farm buildings and a public house, consistent with the vernacular styles of the local area. The significance of these assets is mainly derived from the architectural and historic interest held within their fabric. In terms of their setting, these designated heritage assets are enclosed within their individual properties with significant hedgerow and treeline screening provided by intervening field boundaries, structures, and surrounding fields, and in some cases is limited to the extent of their property boundaries; a landscape in which they are best perceptible and intelligible as heritage assets.

4.9 The immediate settings of these designated heritage assets would not be altered by development within the Site, and would be preserved, as would the heritage assets' key contributing interests to their significance. Views of the surrounding landscape (including the Site) from these assets are blocked/screened by vegetation, topography and some modern built form, and there are no other discernible (non-visual) historical or landscape associations between any of these assets and the Site. As such, it is considered that the Site does not form part of the experience of their setting and that the principle of development will not result in any harm to the significance of these assets. They are not assessed in any further detail in this report.

## Setting Assessment – Step 2

- 4.10 Listed buildings identified for further assessment as outlined in paragraph 4.6 are outlined in the following paragraphs. Potential indirect setting impacts from development within the Site, are discussed in **Section 5**.
- 4.11 It is noted here that built heritage assets do not solely derive significance from their architectural, historic and archaeological interest contained within their physical fabric. A contribution to significance can also be made from an asset's setting, as recognised in the NPPF.

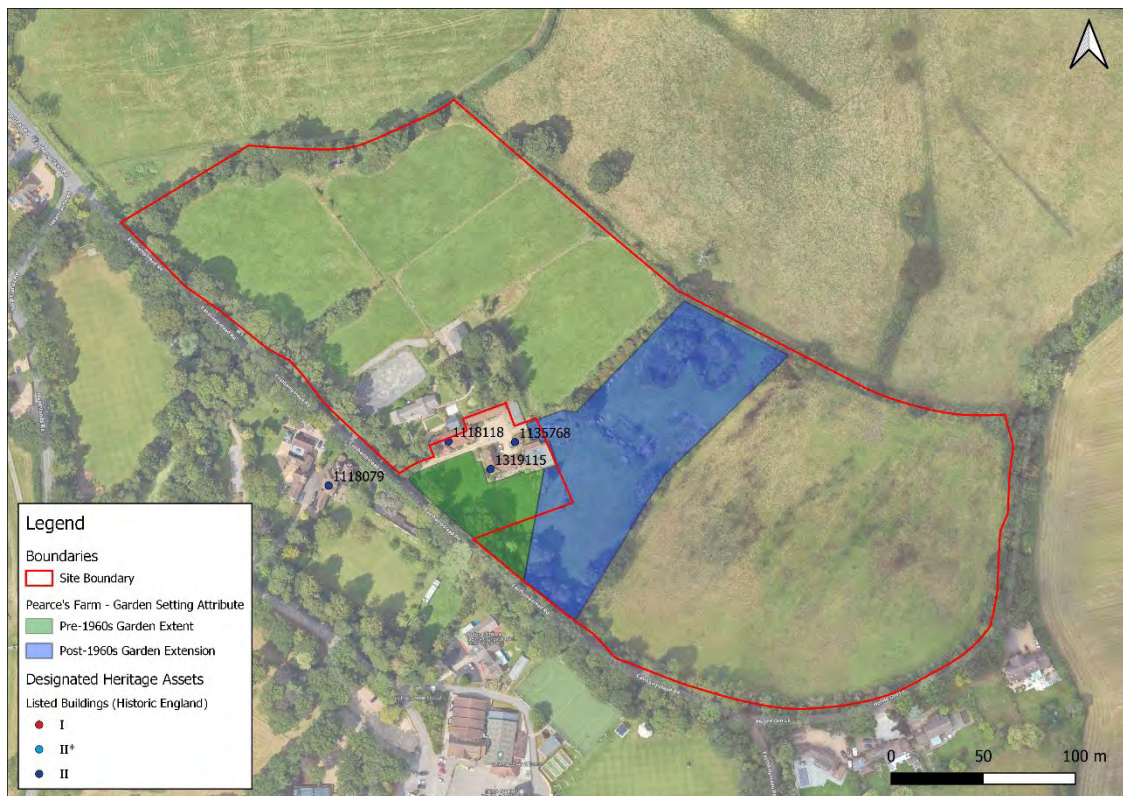
### **Grade II Pearce's Farmhouse (1319115)**

#### *Description*

- 4.12 The farmhouse is part of Pearce's Farm to the east side of Easthampstead Road. It is located c.15m south of the Site at the building's nearest point. The farm is accessed via a private driveway off the east side of Easthampstead Road to the farmhouse, and its associated farmyard on its north side.
- 4.13 The NHLE listing for the heritage asset is as follows:
- "Pearce's Farmhouse. Hall house, now house. C15 and C17 altered late C20. Timber framed with painted brick infill, old tiled gabled and half hipped roof. L-plan. 4 x 2 framed bays, old hall on north-west. 2 storeys. Chimney with offset head on north-west ridge. C20, 2 and 3-light leaded casements irregularly spaced within frame. West front: 3 irregular bays. C20 gabled entrance porch to left of centre. An interior inspection was not permitted at the time of survey."*
- 4.14 As such, Pearce's Farmhouse is a two-storey hall-house, built between the 15<sup>th</sup>-17<sup>th</sup> century. The building is L-shape in plan and currently functions as a private dwelling. The building is of timber framed and brick infill fabric, finished in a whitewash with black painted exposed timbers. The farmhouse features an old tile gable and half hipped roof, with a central brick chimney stack along its west-facing wing. Later alterations to the building are visible on its exterior. These include two to three 20<sup>th</sup> century light leaded window encasements irregularly spaced across the frame of the building, as well as a 20<sup>th</sup> century gabled porch on its west side facing Easthampstead Road (**Images EDP A1.1-2**).
- 4.15 In addition, a later 20<sup>th</sup> century extension on the north end of the farmhouse's east wing comprises of an indoor pool. The extension is built in a sympathetic style, utilising similar materials and reflecting the appearance of the historic elements of the farmhouse (**Image EDP A1.13**), albeit has been poorly executed and is an obvious pastiche making a negative contribution to the special interest of the building.
- 4.16 The farmhouse to Pearce's Farm is one of a number of early post-medieval farmhouses in a traditional vernacular architectural style, which survive within the agricultural landscape within the area. Its significance derives from its special architectural and/or historic interest, as well as its archaeological interest contained within its fabric to an extent.

#### *Setting and Contribution to Significance*

- 4.17 The immediate setting of the farmhouse comprises of its driveway approach from Easthampstead Road from the west, associated farmyard to the north and open grass garden to the west, south, east, and north-east.
- 4.18 The earliest surviving elements of its associated farmyard comprise the listed late 17<sup>th</sup> century barn (**1118118**) and 18<sup>th</sup> century granary (**1135768**). The 1817 Enclosure Map of Wokingham Parish indicates that an earlier structure, most likely a second barn, once stood to the south of the farmhouse within the garden to Pearce's Farm (see **Plan EDP 6**). However, the heritage walkover identified that no extant remains survive. Available cartographic evidence (discussed below) indicates that the remaining extant buildings within the farmyard complex comprise of the 19<sup>th</sup> century stable/storage building, as well as a modern indoor pool extension adjoining the east end of the heritage asset (**Plan EDP 7**).
- 4.19 Although the layout and organisation of the farmhouse's adjacent farmyard has changed overtime, later building additions and alterations appear in character and sympathetic to the architectural style of the farmhouse itself and includes a range of timber-clad buildings forming the north-western side of the yard. The present-day farmyard provides a sense of enclosure to the north of the farmhouse. As such, the farmyard forms a core part of the farmhouse's experience and appreciation and provides a moderate positive contribution to the significance of the heritage asset.
- 4.20 The present-day garden to the farmhouse and Pearce's Farm encompasses an area of c.1.27ha, with hedgerows and intermittent tree planting along its perimeter, which limits views eastwards across the Site and obstructs views west towards Easthampstead Road and beyond (**Images EDP A1.4-5**). Additionally, tree planting limits views north across the Site (**Image EDP A1.3**).
- 4.21 The original extent and arrangement of the farmhouse's garden was previously limited to the west and south of the farmhouse. Available cartographic evidence and satellite imagery indicate that the garden's extent expanded considerably during the latter 20<sup>th</sup> century (post-1960s) (see **Plan EDP 7**), increasing from approximately c.0.21ha to c.1.27ha in extent. The original garden's arrangement is shown on the consulted 1817 Enclosure Map and 1825 Wokingham Parish Tithe Map (**Plan EDP 6**). The garden's present-day extent extends east and north-east, across parts of the adjacent eastern field enclosure to Pearce's Farm. This latter 20<sup>th</sup> century garden extension includes a modern ornamental pond feature excavated between 1989-1999 at its north end, as well as additional open grass space, horticultural plot, and livestock pens (**Image EDP A1.6**) (**Image EDP 4.1**).



**Image EDP 4.1:** Plan to show the extent of the pre- and post-1960s garden to Pearce's Farm as well as its modern extent in relation to the Site.

- 4.22 The farmhouse's garden provides a sense of enclosure and privacy for the residents of Pearce's Farm and allows for some appreciation of the significance of the asset. However, the garden's modern extent and arrangement is also identified as not reflecting the historic arrangement of the garden to the farmhouse (**Image EDP 4.1, Plan EDP 6**). The modern garden extension lacks historic integrity with the farmhouse but allows for the architectural interest of the building to be appreciated within its enlarged recreational garden setting. The modern garden extension served historically as agricultural farmland, part of the field enclosure within the eastern half of the Site. Hence, it is not part of the original enclosed garden setting of the farmhouse.
- 4.23 The northern half of the modern extension to the garden, which contains the identified modern pond feature, horticultural plot and livestock pens, is not directly experienced from the farmhouse. The modern garden extension faces the farmhouse's windowless rear side and roofs, and modern 21<sup>st</sup> century indoor pool extension (**Image EDP A1.6**).
- 4.24 Based on the difference in experience of the heritage asset, land use history and character of the pre- and post-1960s garden arrangements, it is the former garden arrangement and extent that provides a moderate positive contribution to the significance of the heritage asset. Meanwhile, the post-1960s garden extension provides a neutral contribution to the heritage asset's significance.
- 4.25 To the north-western side of the listed barn (**1118118**) of Pearce's Farm lies a modern post-1970s cottage, associated garage and stable (**Image EDP A1.7-9**). These buildings are of modern materials and architectural styles. They hold no historic or architectural interest from a heritage perspective. They are visible on approach to the farmhouse of Pearce's

Farm from Easthampstead Road; however, they are not visible from the farmhouse itself, or its farmyard and garden immediate setting. As such, although these structures are not keeping in character with the architectural design or appearance of the farmhouse, they do not alter the experience of the heritage asset from within its setting. However, the 1825 Tithe Map and associated 1839 tithe award, records these modern buildings to lie within a plot within the grounds of Pearce's Farm, labelled as 'Homestead & Pasture' (**Plan EDP 6**). As such, the immediate farm setting of the farmhouse has been impacted through development on land within the grounds of Pearce's Farm. Therefore, these modern buildings provide a minor negative contribution to the significance of the heritage asset.

- 4.26 Easthampstead Road borders the west limit of Pearce's Farm. It provides access to the property. This communication route is predominantly screened from the heritage asset by established hedgerows and tree planting, preventing passing traffic from experiencing the heritage asset. This adds to the sense of privacy and exclusivity to the heritage asset, although as a long-lived point of access to the property, with a view through the gate to the drive, the road does make a positive contribution to the significance of the asset.
- 4.27 The wider surroundings to the heritage asset includes the enclosed estate of the listed Holme Grange School (**1319138**) and Garden House (**1118079**) to the west of Easthampstead Road, respectively. In addition, a mixture of arable and pasture/grazing field enclosures and scattered farms are located across the wider agricultural landscape.
- 4.28 Holme Grange School (**1319138**) and Garden House (**1118079**) are enclosed by established planting along the length of Easthampstead Road, illustrating its privacy and indicating that the farmhouse is not experienced in any way from the school's enclosed grounds (**Image EDP A1.10**). As such, the school and its enclosed grounds do not contribute to the significance of the heritage asset.
- 4.29 The experience of the farmhouse from surrounding fields and farms in the wider area is prevented by hedgerow and tree lines associated with the boundaries of surrounding field enclosures in all directions. However, the agricultural character of the surrounding area characterises the historic function of the farmhouse within an agricultural landscape. As such, the wider setting provides a minor positive contribution to the significance of the heritage asset, albeit varies dependent on the ability to experience the asset and is discussed further below.

#### *Relationship to Site*

- 4.30 The farmhouse is located c.15m from the southern boundary of the Site and effectively is located to the north-west, north-east and south-east. The Site encompasses most of the modern garden extension to the farmhouse and the far eastern corner of its pre-1960s garden extent (**Image EDP 4.1**). In addition, the Site also includes adjacent field enclosures to the north-west and east along with the modern bungalow and stables to the north-west. The farmhouse and the Site share intervisibility and is primarily experienced from the north-east and east/south-east of the farmhouse, in-between surrounding buildings, tree lines and hedgerows (**Image EDP A1.3** and **A1.5**). The variation in site-to-heritage-asset intervisibility allows for identified links to be appreciated in different ways within the Site as discussed below.

- 4.31 Adjacent field enclosures to Pearce's Farm, which are located within the Site (west field enclosure; east field enclosure, see **Plan EDP 1**), are recorded on early 19<sup>th</sup> century maps (1817 Enclosure Map, 1825 Tithe Map – see **Plan EDP 6**) to share a historical land ownership connection under the 'Pigg' and 'Whatley' families. It is unclear whether this land ownership connection had been established since the construction of the farmhouse, between the 15<sup>th</sup>-17<sup>th</sup> century, but given their proximity this seems likely. The consulted 1825 Tithe Map and associated 1839 tithe award describes the west field enclosure within the Site as 'Shepherds Mead' in 1825 for pasture/grazing. Meanwhile, the east field enclosure within the Site is described as 'Home field' in 1839, utilised for arable purposes.
- 4.32 Modern uses of the west field enclosure consist of equestrian paddocks, training arena and stable. Modern uses of the east field enclosure consist of the farmhouse's garden extension and an unmanaged, disused field which is no longer under the same ownership as the farmhouse. Historically, both field enclosures within the Site had served as farmland for agricultural purposes for Pearce's Farm.
- 4.33 The east field enclosure within the Site is partially visible from the farmhouse, providing partial views beyond its immediate garden setting to the east from its eastern frontage. In addition, the east end of the west field enclosure within the Site, to the north of the farmhouse, is visible from the first floor of the farmhouse itself. As such, the heritage asset is still partially experienced from within parts of the Site. However, views of the open grassland within the Site, beyond the roofs of the farmhouse's associated farmyard buildings appear incidental in nature.
- 4.34 The identified post-1970s cottage, garage and stable buildings to the north-west of the farmhouse are located within the Site boundary. These modern buildings are not in keeping with the farmhouse's architectural style or function of its surrounding farmyard buildings, as discussed in paragraph 4.24. In addition, historic maps indicate that the modern buildings are located within the grounds of Pearce's Farm, which detract from the significance of the heritage asset due to the disruption of space, albeit are not directly visible from the farmhouse due to the presence of the barn.
- 4.35 Overall, it is considered that the Site provides a minor positive contribution to the significance of the heritage asset, focused on the Site's two open field enclosures, which have been identified to have historically functioned as adjacent farmland to the farmhouse (i.e. Pearce's Farm) albeit with varying degrees of contribution. The area of the Site directly to the south-east provides the best space from which to appreciate its significance, whereas for areas to the north and north-west there is limited experience of the asset due to the presence of a vegetated belt. As such, this north and north-western area makes less of a contribution and is less sensitive to change than the areas to the south-east. An assessment of the impact of the proposals upon this significance is provided in **Section 5**.

#### ***Grade II Barn c.10m North-west of Pearce's Farmhouse (1118118)***

##### *Description*

- 4.36 The barn to Pearce's Farm is located adjacent to the southern boundary of the Site. It is a 17<sup>th</sup> century barn located to the west of the farmhouse (**1319115**) and is part of the farmyard to Pearce's Farm.

4.37 The NHLE listing for the heritage asset is as follows:

*"Barn approximately 10 metres north-west of Pearce's Farmhouse. Late C17, extended C18. Timber framed, weatherboarded, old tile roof half hipped. Rectangular plan of 3, C17 framed bays and 3 framed C18 bays; 2 hipped waggon entries on south-east. Queen post clasped purlin roofs, jowl posts and straight wind- braces."*

4.38 As such, the barn located c.10m north-west of Pearce's Farmhouse is a functional farm building, part of the farmyard complex to Pearce's Farm. The barn was built during the late 17<sup>th</sup> century and extended during the 18<sup>th</sup> century. The barn is timber framed and weatherboard fabric with an old tile half hipped roof. The exterior is painted black in contrast to the listed building of Pearce's Farmhouse (**1319115**). Later 20<sup>th</sup> century 1-2 light leaded encasements on its east side, which faces into the farmyard's courtyard (**Image EDP A1.11**). Modern brick repair work was observed during the heritage walkover, at the footings of the barn's walls (**Image EDP A1.12**).

4.39 The barn is built in a traditional vernacular architectural style and serves as a functional farm building to Pearce's Farm, part of the farmyard setting attribute to the listed farmhouse of Pearce's Farm. Its significance derives predominantly from its architectural and historic interest. However, it also draws significance from its archaeological value within its fabric to some extent, as well as from its group value alongside Pearce's Farmhouse (**1319115**) and associated granary (**1135768**) buildings to Pearce's Farm.

#### *Setting and Contribution to Significance*

4.40 The barn shares some setting attributes and elements to those outlined above for Pearce's Farmhouse (**1319115**).

4.41 The distinguishing factor between the listed barn and farmhouse is that the barn served a functional purpose as opposed to a residential one. It is best experienced from the drive/approach to Pearce's Farmhouse (**1319115**), the garden and farmyard setting. As such, the highlighted immediate setting attributes provide a moderate positive contribution to the significance of the heritage asset.

4.42 The exception to the positive contribution of the immediate setting to the significance of the heritage asset is the presence of the modern post-1970s buildings, which includes the modern garage built immediately adjacent to the north side of the barn (**Image EDP A1.8**). The use of modern materials and unsympathetic design of these buildings is not in keeping or in character with the barn, whilst its proximity disturbs the ability to appreciate the western elevation of the barn. Furthermore, as indicated on the consulted 1825 Tithe Map and associated 1839 tithe award, these buildings are built on former open pasture within the grounds of Pearce's Farm, directly associated with the farm itself.

4.43 Hence, the post-1970s buildings have replaced the former immediate open setting to the north of the barn with unsympathetic modern buildings, which have removed the former land use and experiential connection directly with the barn. In turn, this has resulted in the identified visual and non-visual land ownership association to be limited to a historical documented one. As such, these buildings detract from the experience of the barn and provide a negative contribution to the significance of the heritage asset.

- 4.44 Due to this, there is now a limited direct connection or relationship of the barn to the formerly associated agricultural land and only makes a limited contribution to the experience of the heritage asset.

*Relationship to Site*

- 4.45 The heritage asset is located immediately adjacent to the southern boundary of the Site. The Site encompasses the modern post-1970s buildings adjacent to the heritage asset, as well as adjacent field enclosures to the north-west and east. The modern buildings have curtailed the former experience of open space on this side of the barn and severs the former link to the wider agricultural land within the Site beyond. The barn is partially visible from the east and north of the Site, however, this is predominantly of the roof of the building, in-between surrounding buildings, tree lines and hedgerows (**Image EDP A1.7-9**). No designed views from the heritage asset towards the Site have been determined. Overall, other than the modern buildings which have been identified as making a negative contribution, the remainder of the Site provides a limited contribution to the heritage asset's significance by being tangibly related agricultural land, limited due to the limited experience of this relationship. An assessment of the impact of the proposals upon this significance is provided in **Section 5**.

**Grade II Granary c.8m north-west of Pearce's Farmhouse (1135768)**

*Description*

- 4.46 The granary to Pearce's Farm is located c.5m south of the Site at its nearest point. It is a 18<sup>th</sup> century granary located to the north-west of the farmhouse (**1319115**), part of the farmyard to Pearce's Farm.

- 4.47 The NHLE listing for the heritage asset is as follows:

*"Granary. Probably C18. Timber framed, weatherboarded, old tile pyramidal roof with iron weathervane at apex. 9 staddle stones. C20 4-light window on south-west side. Included for group value."*

- 4.48 As such, the granary located c.8m north-west of Pearce's Farmhouse is a functional farm building, part of the farmyard complex to Pearce's Farm. The granary is suggested to have been constructed during the 18<sup>th</sup> century. The small structure is of timber weatherboard fabric with an old tile pyramidal roof. It is square in plan. The structure features an iron weathervane and is positioned on nine staddle stones (**Image EDP A1.13**).
- 4.49 The granary is built in a traditional vernacular architectural style and serves as a functional farm building to Pearce's Farm, part of the farmyard setting attribute to the listed farmhouse of Pearce's Farm. Its significance derives predominantly from its architectural and historic interest. However, it also draws significance from its archaeological value within its fabric to some extent, as well as from its group value alongside Pearce's Farmhouse (**1319115**) and associated barn (**1118118**) buildings to Pearce's Farm.

*Setting and Contribution to Significance*

- 4.50 The granary shares some setting attributes and elements to those outlined above for Pearce's Farmhouse (**1319115**).

- 4.51 The distinguishing factor is that the granary served a functional purpose as opposed to a residential one. It is best experienced from the private driveway to Pearce's Farm to the south-west, part of the post-1960s modern garden extension to Pearce's Farm to the east and its immediate farmyard setting on its east and south sides.
- 4.52 The immediate farmyard setting contextualises the function of the farm building, contributing to the heritage asset's identity and recognition as a functional farm building upon approach from the driveway to the farm and allowing it to be experienced in association with the Grade II listed Pearce's Farmhouse and barn. Indeed, as noted in the citation, it is included for group value, indicating these elements of its setting are fundamental to its listing, rather than the architectural interest of the building itself. This being so, the yard and relationship to the other two listed buildings in the complex make a strong positive contribution to its significance.
- 4.53 The modern garden extension setting attribute to the east comprises of the service elements of the farm's garden, which do not share any intentional views with the granary, and therefore does not contribute to the experience and appreciation of the heritage asset. Therefore, only the granary's driveway and farmyard's immediate setting attributes provide a moderate positive contribution to the significance of the heritage asset. Meanwhile, the modern garden extension to the east of the heritage asset provides a neutral contribution to the significance of the heritage asset.
- 4.54 The presence of the modern post-1970s buildings, which includes the modern garage built immediately adjacent to the north side of the listed barn of Pearce's Farm (**Image EDP A1.8**), are located within the historic grounds of Pearce's Farm. These buildings of modern materials and unsympathetic design of these buildings is not in keeping or in character with the granary. However, their screened location from the granary itself, indicates that they do not alter the experience of the heritage asset from within its immediate setting. As such, this setting attribute provides a neutral contribution to the significance of the heritage asset.
- 4.55 The wider agricultural landscape beyond the immediate area has no direct connection or relationship to the granary of Pearce's Farm and does not contribute to the experience of the heritage asset. This is due to the number of intervening obstructions from hedgerows and tree plantations which prevent any experience of the barn from the wider landscape beyond the Site's screened field enclosures, as well as no discernible 'non-visual' connections, associations or relationships having been identified. As such, the wider setting of the heritage asset beyond the Site boundary makes no contribution to the significance of the heritage asset.

#### *Relationship to Site*

- 4.56 The granary is located c.5m to the south of the Site. The Site encompasses the modern post-1970s buildings, as well as adjacent field enclosures to the north-west and east. The heritage asset is partially visible from the east of the Site, in-between surrounding buildings, tree lines and hedgerows. Given the functional nature of the asset it draws little significance from the agricultural land within the site and so the Site provides a neutral contribution to the heritage asset's significance. Nonetheless, the potential for the proposals to affect the

asset's significance through the introduction of built form within the site is provided in **Section 5**.

### ***Holme Grange School Grounds***

- 4.57 The following two grade II listed buildings discussed below, are located within the private grounds of Holme Grange School, founded in 1945, following the conversion of a former small country house estate into a private boarding school. The school's grounds are accessed via a private road from Heathlands Road on its west-side, with no access to the public. As such, the following information for both heritage assets are derived from their respective NHLE records, historic maps and online documentary sources.
- 4.58 To contextualise the relationship between the two listed buildings outlined below, a summary of the known chronology from available documentary evidence and consulted historic maps, of the former small country house estate of Holme Grange to which these heritage assets were a part of, is provided below.
- 4.59 Garden House (**1118079**) was built during the mid-18<sup>th</sup> century and is first depicted on the 1817 Enclosure Map and 1825 Tithe Map (**Plan EDP 6**). It is recorded on the 1839 tithe award to comprise of a house, office, yard and garden under the ownership of the large landowner 'Richard Whatley' at the time. Surrounding plots between Easthampstead Road (east) and Heathlands Road (west) recorded under the same landowner, comprising of a private road (still in use) from Heathlands Road, ornamental pond, meadows, parkland and tree plantations along the former estate's perimeter along the main roads, all enclosed on the eastern side by the Easthampstead Road.
- 4.60 Reorganisation of the country house estate took place during the 1880s, evident on the 1<sup>st</sup> Edition OS Map (**Plan EDP 6**). This included the construction of the larger country house of Holme Grange (**1319138**), between 1882-1888 by Victorian architect R. Norman Shaw to the south of Garden House. In addition, a lodge at the entrance to the estate on Heathlands Road, a driveway extension and multiple ancillary buildings were constructed on the western side of the estate. The focus of the estate shifted from Garden House to Holme Grange within the centre of the enclosed estate.
- 4.61 The estate remained a private residency until the foundation of Holme Grange School in 1945, when forty students were transferred from Eaton House School, London. Hence, Holme Grange's country house became 'Holme Grange School'.
- 4.62 The school's grounds have been subject to latter 20<sup>th</sup> century development, expanding upon the school's buildings and hardstanding areas for car parking etc. This has altered the setting and layout of the former country house estate, through alterations to the former open parkland setting of the earlier Garden House (**1118079**) and later Holme Grange (**1319138**) country house buildings.

### ***Grade II Listed Garden House (1118079)***

#### Description

- 4.63 The residential building of Garden House is located c.20m south of the Site. The house forms part of the grounds of the present-day Holme Grange School but formed part of the

former small country house estate of Holme Grange from the mid-18<sup>th</sup> to early-mid 20<sup>th</sup> century.

4.64 The NHLE listing for the heritage asset is as follows:

*“House. Mid C18, extended early C19. Brick, hipped old tile roof. L-plan, C19 extensions on north-west side. 2 storeys and attics with lower ground floor on south-east. 3 chimneys, 2 on left, one on right. Mostly sash windows with glazing bars. South-east front:- 2 irregular dormer windows, a tall angular one storey bay on the right at first floor, with frieze, cornice, a flat lead roof and flush panelled apron; 3 sash windows, one at mezzanine level to left of bay, one under bay at ground floor, and the other on the lower ground floor. North-west front:- early C19 extension. 2 storeys. Brick, flat eaves on cut brackets. On the right a pedimented projection of 3 bays, the centre blocked on both floors; one bay set back on left hand, main block set further back on left with a panelled door with radiating fanlight in angle. On the right of the pedimented section a similar set-back with a further one bay set-back to right with a panelled door and semi-circular radiating fanlight in moulded architrave. Old wall kitchen garden at rear with York stone paving adjoining house.”*

4.65 As such, Garden House is a two-storey and attic house, built during the mid-18<sup>th</sup> century and extended on its north-west side during the early 19<sup>th</sup> century. It is built from red brick fabric in Flemish bond pattern, with a hipped old tile roof. The heritage asset is L-shape in plan.

4.66 The heritage asset was not inspected close-up during the heritage walkover survey, due to being located on inaccessible private land and the asset is well-enclosed from public areas.

4.67 The heritage asset is an example of affluent residential dwellings in a vernacular architectural style, located within the environs of Wokingham during the mid-18<sup>th</sup> century. Its significance derives from architectural and historic interests, as well as its archaeological interest contained within its fabric to some extent.

#### Setting and Contribution to Significance

4.68 Available cartographic evidence, discussed below, indicates that Garden House functioned as a small country house to a former estate during the early 19<sup>th</sup> century. Its associated estate encompassed parkland, an ornamental pond, meadows and enclosing plantations along its borders (**Plan EDP 6**).

4.69 The house is shown on consulted early 19<sup>th</sup> century historic maps (1817 Enclosure Map; 1825 Tithe Map; 1876-1883 1<sup>st</sup> Edition OS Map – see **Plan EDP 6**) to be located towards the north end of a north-south orientated estate, enclosed by Heathlands Road to the west and Easthampstead Road to the east. A private tree lined driveway is shown to extend from Heathlands Road towards the house. No entrance way is depicted from Easthampstead Road to the east, which instead was lined by a wooded shelter belt. The parkland was located to the south of Garden House, beyond the heritage asset’s associated office, garden and yard, as detailed on the consulted 1825 Tithe Map and described in the associated 1839 tithe award. The ornamental pond was located to the west, along the north side of the private driveway. The driveway remains in use today.

- 4.70 Landownership is recorded during the early 19<sup>th</sup> century (1817 Enclosure Map; 1825 Tithe Map – see **Plan EDP 6**) under the ‘Whatley’ family. The associated tithe award of 1858, records that ‘Richard Whatley’ had become a dominant landowner at this time, owning multiple parcels of land across the wider area. This includes Pearce’s Farm and the field enclosures contained within the Site which, in the 1839 award, had previously belonged to George Pigg.
- 4.71 The heritage asset’s associated parkland estate was reorganised during the 1880s. This is evident on the 1<sup>st</sup> Edition OS Map, discussed below (**Plan EDP 6**). This included the construction of the listed larger country house of Holme Grange (**1319138**) within the centre of the park between 1882-1888 by Victorian architect R. Norman Shaw. In addition, a lodge at the entrance to the estate on Heathlands Road, a driveway extension and multiple ancillary buildings were constructed. The focus of the estate is shifted from Garden House to Holme Grange within the centre of the enclosed estate. The estate remained a private residency until the foundation of Holme Grange School in 1945 (HGS 2023).
- 4.72 Historically, the experience and appreciation of the house within its setting was limited to that of its immediate enclosed parkland estate. Nineteenth century maps indicate that the house and its surrounding estate were predominantly screened from the wider agricultural landscape by extensive shelter belts. This is evident via individual plots for plantations along the border of the estate, especially to the east, along the west side of Easthampstead Road (see **Plan EDP 6**) as a deliberate endeavour to cut off the wider landscape.
- 4.73 Google Earth satellite imagery indicates the present-day immediate setting of the heritage asset comprises an enclosed setting with hedgerow and tree planting on all sides. Although it sits within the present-day grounds of Holme Grange School, its surrounding parkland layout largely reflects that of its 1883 layout, as depicted on consulted historic maps. The exception to this is the construction of multiple mid-late 20<sup>th</sup> century buildings within the parkland to the south of the heritage asset. Overall, its immediate setting within Holme Grange School’s grounds provides a moderate positive contribution to the significance of the heritage asset.
- 4.74 The present-day wider setting beyond the boundary of Holme Grange School’s grounds, comprise of surrounding roads and an agricultural landscape. The house was intentionally set in a private landscape, to be enjoyed exclusively by its residents. This is indicated by both consulted historic maps and from the current screening demonstrated along Easthampstead Road (**Image EDP A1.10**). As such, the wider setting of the heritage asset provides a neutral contribution to its significance.

#### Relationship to Site

- 4.75 The Site is located c.20m to the east of the house, beyond Easthampstead Road. The heritage asset has very limited experience from within the Site, being separated by the road, dense screening provided by hedgerows and tree plantations, and separate land uses.
- 4.76 Although a temporary land ownership link has been identified during the early 19<sup>th</sup> century, the ‘Whatley’ family were large landowners of the wider area at this time. The Site served as functional agricultural land to the family, which was farmed by tenants residing at Pearce’s Farm (i.e. the ‘Pigg’ family) as opposed to having a direct connection to the heritage

asset and wider parkland estate. It was not experienced or appreciated from within the Site due to the strong boundary planting. As such, the Site provides a neutral contribution to the significance of the heritage asset. Notwithstanding this, an assessment of the impact of the proposals upon this significance is still undertaken in **Section 5**.

*Grade II Holme Grange School (1319138)*

Description

4.77 Holme Grange School is located c.125m south of the Site. The building itself is the later former country house of Holme Grange estate, which replaced the function of Garden House (1118079) as the estate's country house in 1888, upon its completion. The building served as the estate's country house until the building and wider estate were converted to a school when Holme Grange School was founded in 1945 (HGS 2023). The school predominantly retains the extent of land of the former private country house estate.

4.78 The NHLE listing for the heritage asset is as follows:

*"Large house, now a private school. 1883 by R. Norman Shaw in the Tudor vernacular style. Brick, upper floor tile hung, tiled roof with several gables and moulded bargeboards. Irregular plan. 2 storeys, several large brick chimneys with offset heads, and some with fluted shafts. Mullion and mullion and transome windows with leaded lights. Entrance front:- central porch with 4-centred gothic arch, a large mullion and transom window above. To the right are 2 oversailing gables. On the left of the porch are 2, 4-light windows breaking eaves with small hipped roofs, and to the left and at right angles to these are 2 gables of unequal pitch. Garden front:- irregular; the main feature is a large projecting chimney stack with ribs and crow stepped, coped sides above eaves level. To the left of it is a 2 storey canted bay window with hipped roof. To right of chimney, and at right angles is a large mullion and transome window, and gables recessed to right of this. There is a gravelled terrace adjoining this front with a brick retaining wall, a centre flight of 6 brick steps and small piers leading down to wide lawns."*

4.79 As such, Holme Grange School is a two-storey large country house, built between 1882-1888 by Victorian architect R. Norman Shaw (1831-1912). The building is built in the Tudor vernacular architectural style in red brick fabric. The building features tiled roofs with several gables and brick chimneys. The heritage asset is irregular shaped in plan.

4.80 The heritage asset was not inspected close-up during the heritage walkover survey, due to being located on inaccessible private land, but a reasonable assessment was made using historical and current maps along with Google Earth imagery.

4.81 The former country house/school building is an example of the later Tudor vernacular architectural style of country house estates designed by the Victorian architect R. Norman Shaw. The building represents the later phase of the former country house estate, with the relocation of the country house function from Garden House to Holme Grange (school) within the centre of the estate. Its significance derives from its architectural and historic interests, as well as its archaeological interest contained within its fabric to some extent.

#### Setting and Contribution to Significance

- 4.82 As shown on Google Earth satellite imagery, the immediate setting of Holme Grange's listed building is comprised of its modern school complex. The former courtyard and turning circle, shown on historic photographs (see HGS 2023), now features as a hardstanding car park and school recreational area. Late 20<sup>th</sup> century buildings flank the heritage asset on its north, east, south-east, and west sides. These setting attributes reflect the change in function from a country house to an educational centre, creating a partial built-up setting to the heritage asset.
- 4.83 The parkland setting, which includes Garden Lodge (**1118079**), largely retains its 1880s layout, albeit, the construction of latter 20<sup>th</sup> century buildings and additional planting throughout the estate. The grounds to Holme Grange School still retain their enclosed, private sense of character through established planting. Therefore, the heritage asset's experience as such is still limited to its parkland setting, between Heathlands Road and Easthampstead Road. However, the modern school buildings and hardstanding areas have disrupted the former designed landscape of the mid-18<sup>th</sup> to early-mid 20<sup>th</sup> century country house estate of Holme Grange. Therefore, the parkland setting of Holme Grange School in its modern arrangement provides a minor negative contribution to the significance of the heritage asset.
- 4.84 The wider setting beyond the boundary of Holme Grange School's grounds, comprise of surrounding roads and an agricultural landscape. The heritage asset was intentionally set in a private landscape, to be enjoyed exclusively by its residents. This is indicated by both historic maps and from the current screening demonstrated along Easthampstead Road (**Image EDP A1.10**). As such, the wider setting of the heritage asset provides a neutral contribution to its significance.

#### Relationship to Site

- 4.85 The Site is located c.125m to the north of the heritage asset, beyond Easthampstead Road. The heritage asset is not experienced from within the Site, being separated by the road, field boundaries and separate land uses.
- 4.86 The Site lies beyond the private enclosed grounds of the heritage asset, which is unable to experience or appreciate the heritage asset from land contained within its two field enclosures. As such, the Site provides a neutral contribution to the significance of the heritage asset. Notwithstanding this, an assessment of the impact of the proposals upon this significance is still undertaken in **Section 5**.

#### ***Remaining Listed Buildings within the Study Area***

##### *Grade II Britton's Farmhouse (**1319141**)*

#### Description

- 4.87 The farmhouse to Britton's Farm is located c.165m north-east of the Site. It is part of the post-medieval farm of Britton's Farm, alongside its listed barn (**1118083**).

4.88 The NHLE listing for the heritage asset is as follows:

*"Farmhouse. Early C17 altered C18 and C20. Timber framed encased in painted brick, old tile gabled roofs. Rectangular plan with 2 gabled extension on north west. 2 storeys and attics. Flanking chimneys. C20 leaded casements. Entrance front:- 2 bays. 2 tiled, gabled dormers. C20 gabled central entry porch. False timber work, small lean-to extension on right with 2 tall chimneys at rear. Interior:- Principal beam chamfered with run out stops. Inglenook fireplace."*

4.89 As such, Britton's Farmhouse is a two-storey and attic farmhouse, built during the early 17<sup>th</sup> century and altered during the 18<sup>th</sup> and 20<sup>th</sup> centuries. It is of timber frame and painted brick fabric with old tile gabled roofs and flanking chimneys stacks. The farmhouse is rectangular in plan. The associated listed barn (**1118083**) is located on the east side of the heritage asset, adjoined via a late 19<sup>th</sup> century barn extension (**Image EDP A1.14**).

4.90 The farmhouse to Britton's Farm is one of a number of early post-medieval farmhouses in a traditional vernacular architectural style, which survive within the agricultural landscape to the south of Wokingham. Its significance derives from its architectural and historic interest, as well as its archaeological interest contained within its fabric to an extent.

#### Setting and Contribution to Significance

4.91 The immediate setting of Britton's Farmhouse is comprised of its farmyard to the east, courtyard to the south and rear garden to the west and north. The farm's grounds are bound by hedgerows and scattered trees on its east and west sides. A public footpath and hedgerow lie immediately beyond the courtyard to the south of the farmhouse (**Image EDP A1.15**). Although the farmyard features several modern structures to the east of the associated listed barn, the farmhouse is most readily experienced and appreciated from its immediate setting to the north and south. As such, the immediate setting provides a moderate positive contribution to the significance of the heritage asset.

4.92 The surrounding adjacent fields are recorded on the consulted 1825 Tithe Map and described in the associated 1839 tithe award, to fall under the same ownership as Britton's Farm, 'Elizabeth White' and 'Marquis of Downshire' (**Plan EDP 6**). Surrounding fields are described as orchards, common fields and meadows, indicating various functional land uses at this time. No land ownership connection is recorded with field enclosures located within the Site.

4.93 The wider setting of the farmhouse comprises an agricultural landscape to the south of Wokingham, which consists of field enclosures for various arable and livestock grazing practices, with hedgerow and tree lined field boundaries. As such, the surrounding agricultural fields and farmland contextualise the function of the farmhouse. However, the experience of the significance of the asset with its former associated agricultural land is limited to its immediate surroundings which provide some contribution to the significance of the asset.

#### Relationship to Site

4.94 The Site is located c.165m to the south-west of the heritage asset, beyond intervening hedgerows, field enclosures and tree lines.

- 4.95 The farmhouse's 'polite' south-east facing frontage, addresses the adjacent road/track on its south side, however, the arrangement and appearance of the farm does not indicate the presence of any intentional views to take advantage of wider agricultural landscape views from the farmhouse. The farmhouse shares limited intervisibility with the Site, due to the obstruction of line of sights from hedgerows and mature tree lines of field boundaries (**Image EDP A1.16**). Within the northern half of the Site, the rooftops of the farmhouse and its associated barn (**1118083**) are visible, however, these are incidental in nature and do not allow the experience or appreciation of the heritage asset from the Site (**Image EDP A1.9**). Furthermore, the consulted 1825 Tithe Map and its associated 1839 tithe award records no relationship between field enclosures within the Site and Britton's Farm.
- 4.96 Overall, the farmhouse to Britton's Farm is not meaningfully experienced from the Site. The Site forms part of its wider, non-associated, agricultural setting only. Therefore, the Site makes no contribution to its significance. Notwithstanding this, an assessment of the impact of the proposals upon this significance is still undertaken in **Section 5**.

*Grade II Barn at Britton's Farm (**1118083**)*

Description

- 4.97 The barn to Britton's Farm is located c.185m north-east of the Site. It is part of the post-medieval farm of Britton's Farm, alongside its listed farmhouse (**1319141**).
- 4.98 The NHLE listing for the heritage asset is as follows:

*"Barn at Britton's Farm approximately 25 metres northeast. C17 altered late C18. Timber frame partly later replaced with a brick wall on the south-west, remainder weatherboarded. Old tile gabled roof. 4 framed bays. Double purlin roof with both queen posts and queen struts in each truss, some posts with jowls and curved braces. Included for group value."*

- 4.99 As such, the barn to Britton's Farm is a functional farm building, part of the farmyard complex to Britton's Farm. The barn was built during the 17<sup>th</sup> century and altered during the late 18<sup>th</sup> century. A barn extension connecting the farmhouse to the barn was built during the late 19<sup>th</sup> century. Modern structures adjoin its east side. The barn is of timber framed and weatherboard fabric with an old tile gable hipped roof. Later repairs and alterations are of brick fabric (**Image EDP A1.14**). The heritage asset is included for group value with Britton's Farmhouse (**1319141**).
- 4.100 The heritage asset served as a functional farm building to Britton's Farm. It draws its significance predominantly from its traditional architectural and historic interest, but also from its group value alongside Britton's Farmhouse (**1319141**).

Setting and Contribution to Significance

- 4.101 The barn shares some setting attributes and elements to those outlined above for Britton's Farmhouse (**1319141**).

- 4.102 The distinguishing factor between the farmhouse and barn is that the barn served a functional purpose as opposed to a residential one. As such, the barn is best experienced from its immediate setting elements, which include the farmhouse to the west, courtyard to Britton's Farmhouse to the south-west, garden to the north, and passing roughly east-west orientated public footpath beyond the farm's courtyard to the south. As such, its immediate setting provides a positive contribution to its significance.
- 4.103 The exception to this is the modern late 20<sup>th</sup> century farmyard buildings to the east of the barn. The use of modern materials and unsympathetic design is not in keeping or in character with the barn. As such, they provide a minor negative contribution to the significance of the heritage asset.
- 4.104 The wider setting of the barn comprises an agricultural landscape to the south of Wokingham, which consists of field enclosures for various arable and livestock grazing practices, with hedgerow and tree lined field boundaries. As such, the surrounding agricultural fields and farmland contextualise the function of the barn as a farm building. However, the experience of the significance of the asset with its former associated agricultural land is limited to its immediate surroundings which provide some contribution to the significance of the asset.

#### Relationship to Site

- 4.105 The Site is located c.185m to the south-west of the heritage asset, beyond intervening hedgerows, field enclosures and tree lines.
- 4.106 The barn features no established views towards the Site. As such, the functional farm building is not experienced from within the Site in any meaningful way. The barn's intervisibility is limited to the screened hedgerow and wooded perimeter of the Site boundary. Furthermore, additional intervening visual obstructions from hedgerows and mature tree lines of field boundaries are present (**Image EDP A1.15-16**). No discernible non-visual connection between Britton's Farm and the Site have been identified. As such, the Site forms part of the wider agricultural landscape setting only and does not provide a contribution to the significance of the heritage asset. Notwithstanding this, an assessment of the impact of the proposals upon this significance is provided in **Section 5**.

#### *Grade II Wood's Farm (1118119)*

#### Description

- 4.107 The listed building of Wood's Farm consists of its farmhouse, built during the late 16<sup>th</sup> century. The farmhouse is located c.230m north-west of the Site.
- 4.108 The NHLE listing for the heritage asset is as follows:

*"Farmhouse. Late C16. Timber framed painted brick infill, ground floor underbuilt with painted brick, old tile hipped roof. Rectangular plan of 4 framed bays, with pent roofs over one bay, front and rear; C19 lean to extension on right. 2 storeys. Chimney on ridge to right of centre, tall chimney on right hand gable. Entrance front: C19 casements on left hand, 2 on upper floor with tiled gablets breaking eaves, and on ground floor a 2 and a 3-light casement under with a late C19 closed entrance porch with tiled roof between. On the right*

*a pent roof with tiled gabled dormer and a 5-light C20 casement with glazing bars on ground floor. Interior: some frame exposed with curved braces. Inglenook fireplace in living room."*

- 4.109 As such, Wood's Farm farmhouse is two-storey farm dwelling building built during the late 16<sup>th</sup> century. The farmhouse features later 19<sup>th</sup>-20<sup>th</sup> century alterations and extensions. It is built from timber framed and painted brick infill fabric with an old tile hipped roof and two chimneys. The farmhouse is rectangular in plan.
- 4.110 The heritage asset was not inspected close-up during the heritage walkover survey, due to being located on inaccessible private land.
- 4.111 The farmhouse to Wood's Farm is one of a number of early post-medieval farmhouses in a traditional vernacular architectural style, which survive within the agricultural landscape to the south of Wokingham. Its significance derives from its architectural and historic interest, as well as its archaeological interest contained within its fabric to an extent.

#### Setting and Contribution to Significance

- 4.112 The immediate setting of the farmhouse is comprised of its associated farmyard complex to the north and garden to the south. The farmyard's structures are predominantly late 19<sup>th</sup> century onwards in date, with modern latter 20<sup>th</sup> century structures located on the west side of the farmyard. The original driveway, which remains in use from Easthampstead Road to the west, is positioned at the south end of the farmhouse's garden (**Image EDP A1.17**). The garden's boundary along Easthampstead Road is screened with hedgerows and tree planting, creating a sense of privacy to the garden. The farmhouse is primarily experienced from its farmyard and garden. This is indicated via front facing elevations located on its south and east sides, to create views across its associated garden and driveway. The modernised farmyard setting provides a neutral contribution to the significance of the heritage asset, while its garden and driveway provide a moderate positive contribution to the significance of the heritage asset.
- 4.113 The north-west to south-east orientated route of Easthampstead road borders the west side of Wood's Farm. Although the farmhouse is separated from the road via its partially screened garden on its south side, the road is still experienced from the heritage asset. The road was likely present at the time of the farm's construction, and historically, would have served horse drawn carts, carriages and coaches. The main road now serves modern volumes of motorised traffic, which provide noise and air pollution within the setting of the farmhouse. Therefore, the road with its modern use detracts from the experience and appreciation of the heritage asset and therefore it makes a minor negative contribution to its significance.
- 4.114 Within the wider agricultural landscape, the consulted 1825 Tithe Map and associated 1839 tithe award records a historic landownership connection between Wood's Farm and surrounding field enclosures to the north up to Waterloo Road, under 'Charles Abdy Esquire' (**Plan EDP 6**). These field enclosures are described as allotments, barn land, pig livestock grazing areas and meadows. No land ownership connection is recorded with field enclosures located within the Site or fields located between the Site and Wood's Farm.

- 4.115 Overall, the wider setting of the listed farmhouse to Wood's Farm comprises an agricultural landscape to the south of Wokingham, which consist of field enclosures for various arable and livestock grazing practices, with hedgerow and tree lined field boundaries. As such, the immediate surrounding agricultural fields and farmland contextualise the function of the farmhouse as a dwelling to Wood's Farm.

#### Relationship to Site

- 4.116 The Site is located c.230m to the south-east of the heritage asset, beyond intervening hedgerows, tree lines and a field enclosure.
- 4.117 Wood's Farm farmhouse features front facing elevations on its south and east sides, which address the adjacent garden and private driveway on its south side. However, the arrangement and appearance of the farm itself does not indicate the presence of any intentional views to take advantage of wider agricultural landscape views from the farmhouse. The farmhouse shares no intervisibility with the interior of the Site, due to the Site's hedgerows and wooded border, as well as additional intervening visual obstructions from hedgerows and mature tree lines of field boundaries (**Image EDP A1.19**). Furthermore, the consulted 1825 Tithe Map records no relationship relation between fields within the Site and Wood's Farm, nor have any other consulted maps or records identified a discernible non-visual connection between the Site and farmhouse. As such, the heritage asset is not experienced from the Site, forming part of its wider agricultural setting only.
- 4.118 Overall, the farmhouse to Wood's Farm is not meaningfully experienced from the Site. The Site forms part of its wider, non-associated, agricultural setting only. Therefore, the Site makes no contribution to its significance and development of the nature proposed would cause no harm to its significance and is not discussed further in this report.

### **NON-DESIGNATED HERITAGE ASSETS**

#### **Built Heritage Assets – Locally Listed Building**

- 4.119 The 'List of Buildings of Traditional Local Character – Wokingham' (2016) contains one entry within the Study Area, plotted on **Plan EDP 3** and comprises The Old Farmhouse, Easthampstead Road, Wokingham. The locally listed building is located c.810m south-east of the Site.
- 4.120 The Old Farmhouse is located on the south side of Easthampstead Road just to the west of Sutton Court Farm. The local list identifies the Old Farmhouse as dating from the 18<sup>th</sup> or 19<sup>th</sup> century but does not identify its architectural and character features. The farmhouse is currently a residential dwelling not being a part of a working farm.
- 4.121 Although no official description identifies its significance, it is possible to ascertain that it lies within the architectural and historic interest of their fabric illustrating the particular development of the agricultural landscape of Wokingham. This is held at a local level, as reflected in their non-statutory designation.

- 4.122 The farmhouse is a part of the Sutton Court Farm complex forming the farmhouse in relation to the Grade II listed barn (**1313124**) and stable (**1135841**), which are located c.40m to the east. Historically, the farmhouse was set apart from the farmyard complex in a likely deliberate attempt to disassociate the working areas of the farm from the living areas. It is noted that other than the nearby listed buildings, not much remains of the formerly associated farm.
- 4.123 The farmhouse is currently located within its own garden plot, which comprises lawns to the west and mature hedgerow boundaries. It is located on the south side of Easthampstead Road in a fairly isolated area being surrounded by agricultural fields to the north, south and west. Substantial redevelopment of Sutton Farm to the south-east has occurred with the change in use of some of the older buildings and the construction of newer ones, as well as a substantial car parking area. Sutton Farm is no longer a working farm, currently being the site of a used car dealership and MOT centre. These aspects make a negative contribution to the significance of The Old Farmhouse due to the change in use and the reconfiguration of the built layout, which makes its legibility as an old farm unit difficult. The farmhouse is removed from the roadside and cannot be readily appreciated from it.
- 4.124 More widely the setting comprises agricultural land, which was formerly historically associated to the east, south and west, as identified on the 1825 Tithe Map (**Plan EDP 6**) but is no longer the case. As such, it is considered that the principal positive contribution made by the setting is largely restricted to its own garden, from where its significance can be chiefly appreciated, and the relationship to the two listed buildings to the north-east. Whilst there is some limited positive contribution made by the formerly historically associated agricultural land, this is limited as there are no longer any associated links and the ability to appreciate this is limited.
- 4.125 No direct associations between the Old Farmhouse and the Site have been identified during this assessment. It is therefore concluded that the Site forms no part of its setting and does not make contribution to its significance. The locally listed building is considered no further in this report.

### **Archaeology**

- 4.126 The Site does not contain any recorded non-designated heritage assets on the Berkshire HER. Within the Study Area.
- 4.127 A total of 20 HER records and 17 archaeological findspots are recorded within the Study Area. Non-designated heritage assets range in date from the prehistoric to post-medieval periods. These heritage assets are predominantly focused to the north-east of the Site, with several heritage assets scattered to the east, south-east, west, and north-west. Non-designated heritage assets are located between c.130m to c.1km from the Site boundary. Non-designated heritage assets of interest and relevance to establishing the archaeological potential of the Site are discussed within the 'Chronological Overview' sub-section below. The locations of non-designated heritage assets are shown in **Plan EDP 4**.

## CHRONOLOGICAL OVERVIEW

- 4.128 A chronological overview of the relevant known history and archaeological evidence for the Site and Study Area is provided below. As stated in paragraph 3.7, only those heritage assets and previous events of relevance to this report are discussed, illustrated and referenced throughout this document.

### Prehistoric – Palaeolithic to Iron Age (5000,000BC – AD 43)

- 4.129 There is no recorded evidence on the HER for Palaeolithic-Mesolithic remains within the Site or Study Area. As such, the absence of recorded Palaeolithic-Mesolithic features, deposits or artefacts within the Site and Study Area, indicates a low potential for unrecorded remains of this date range within the Site.
- 4.130 There is no recorded evidence on the HER for Neolithic remains within the Site. However, one archaeological findspot for a Neolithic arrowhead is recorded c.850m north of the Site (**MWK11480**), within the latter 20<sup>th</sup> century urban expansion of Wokingham. The lack of recorded Neolithic features, deposits or artefacts within the Site and its immediate surroundings, indicates a low potential for unrecorded remains of this date within the Site.
- 4.131 There is no recorded evidence on the HER for Bronze Age remains within the Site or Study Area. The absence of recorded Bronze Age features, deposits or artefacts within the Site and Study Area, indicates a low potential for unrecorded remains of this date within the Site.
- 4.132 There is no recorded evidence on the HER for Iron Age remains within the Site. However, within the Study Area, recorded Iron Age remains are limited to a Middle Iron Age pit (**MRM18445**), located c.200m north of the Site, in proximity to the west of Britton's Farm. The pit was recorded during an evaluation in 2018 undertaken by Cotswold Archaeology, which recorded no further archaeological remains between the pit feature and the Site (**ERM2347**). The pit provides the only evidence for Iron Age remains within the Study Area, which contained evidence for ironworking via pottery sherds, iron slag and fired clay finds. Further prehistoric settlement remains was recorded during a further evaluation in 2019 by Oxford Archaeology in the form of a potential enclosure to the east of the pit, however, this is undated (**ERM2511**). No relationship has been established between the potential enclosure and Iron Age pit feature.
- 4.133 The current baseline suggests that there is potential for Iron Age remains within the vicinity of the Site, based on evidence restricted to the north. However, the results of the 2018-2019 field evaluations in the vicinity of the Site demonstrated that the potential for associated Iron Age remains does not extend south towards the Site. As such, the potential for Iron Age remains within the Site is determined to be low.

### Unassigned 'Prehistoric' Records

- 4.134 Five prehistoric records, unassigned to a specific period, are recorded on the HER. These are located from varying distances of the Site boundary. Two HER monument records for evidence of settlement remains (post-holes, stake-holes and pits and recovered burnt flint) are recorded between c.500-850m north-east of the Site (**MRM18581**, **MRM18526**). Three unstratified archaeological findspots for worked flints are recorded within

surrounding fields, located c.130m between c.620m north-east and c.720m south-east of the Site, respectively (**MWK13523**, **MWK13525**, **MWK13526**).

- 4.135 These records support the assignment of a low potential for archaeological remains dating to prehistoric periods within the Site, due to the lack of evidence for prehistoric remains from the Palaeolithic to Iron Age recorded within the Study Area.

#### **Roman (AD 43 – 410)**

- 4.136 There is no recorded evidence on the HER for Roman remains within the Site.
- 4.137 Within the Study Area, recorded Roman remains are restricted to the north-east of the Site. An evaluation by AOC Archaeology in 2017, recorded evidence for Roman settlement, in the form of numerous pits, gullies and ditches between c.400-800m north of the Site (**MRM18270**). The evaluation's results suggested possible enclosures with associated agricultural field systems.
- 4.138 Several individual archaeological findspot records are recorded in the vicinity of the 2017 recorded Roman settlement evidence, which comprise of ceramic sherd findspots located c.320m north-east (**MWK14129**), c.500m east (**MWK14130**), c.600m east (**MWK14131**) and c.1km north-east (**MRM16778**) of the Site, respectively.
- 4.139 No other Roman remains are recorded within the Study Area. Beyond the Study Area, the nearest known Roman settlement is a farm, within the modern residential estates of Jennet's Park, c.1.6km to the north-east of the Site (Allen *et al* 2018). Meanwhile, the closest Roman road is recorded c.3km south of the Site (Allen *et al* 2018). The Site and Study Area at this time formed part of the wider agricultural landscape of the southern Thames Valley, sparsely populated with scattered farms.
- 4.140 Previous evaluation events across the adjacent north and north-east fields to the Site boundary (**ERM2347**, **ERM2511**), have also demonstrated the absence of archaeological remains in proximity to the Site (Cotswold Archaeology 2018, Oxford Archaeology 2019). As such, previously recorded Roman settlement evidence within the Study Area has been directly shown not to extend south-west towards the Site.
- 4.141 The location of known Roman remains are restricted to a potential farm, located within the north-east extent of the Study Area at Jennet's Park. This is suggested to be partly influenced by the topography of the landscape, which indicates the known settlement is located on a raised area in comparison to the Site and its surrounding low-lying adjacent fields. Substantial or significant archaeological remains of Roman date are not anticipated to be present within the Site, based on the lack of recorded remains in proximity to the Site, the topography of the area indicating the location of raised settlement areas, and a general character of a sparsely populated agricultural landscape during the Roman period implied by current evidence. As such, the Site is determined to have a low potential for Roman remains.

### **Early Medieval (AD 410 – 1066)**

- 4.142 There is no recorded evidence on the HER for early medieval remains within the Site or Study Area.
- 4.143 The nearest recorded settlement to have an Anglo-Saxon origin is Wokingham, located c.1.7km north of the Site. The name of the town of Wokingham is interpreted to refer to a homestead or village associated with an individual named 'Wocca' (University of Nottingham 2023). Other recorded settlements and evidence for early medieval Anglo-Saxon remains are located at a considerable distance from the Site.
- 4.144 The absence of recorded early medieval features, deposits or artefacts within the Site and Study Area, indicates a low potential for archaeological remains of this date to be present within the Site.

### **Medieval (AD 1066 – 1485)**

- 4.145 There is no recorded evidence on the HER for medieval remains within the Site.
- 4.146 No settlements are recorded within the Domesday Book of AD 1086 within the Site or Study Area (Powell-Smith 2021). The Site and Study Area continued to function as a sparsely populated landscape to the south of the town of Wokingham. The eastern extent of the agricultural landscape was marked by the boundary of the former royal hunting lodge estate and later deer park and manorial estate of Easthampstead Park (Easthampstead Park Wokingham 2023), located from c.620m east of the Site along the north-south orientated Old Wokingham Road. The southern extent of the agricultural landscape was marked by the northern limit of Windsor Forest c.1km to the south of the Site.
- 4.147 Within the Study Area, the HER records two monuments and 11 archaeological findspots.
- 4.148 The first HER monument record is comprised of two medieval pits recorded during an excavation by Wessex Archaeology in 2021 (**MRM18582**). The pits are located c.680m north-east of the Site and provided evidence for domestic waste disposal. Finds included 12<sup>th</sup>-14<sup>th</sup> century medieval pottery as well as hearth refuse.
- 4.149 The second HER monument record covers an area of ridge and furrow within the field adjacent to the north of the Site (**MWK7120**). This record provides evidence for agricultural remains in proximity to the Site, however, these earthworks are reflective of the agricultural character of the area and are not indicative of substantial or significance archaeological remains.
- 4.150 The 11 archaeological findspots are located to the north, north-east and south, ranging between c.110-710m from the Site (**MRM16798, MWK13939, MWK14228, MRM16798, MWK13950, MWK13951, MWK14219, MWK14221, MWK14224, MWK14199, MWK13949**). These comprise of medieval pottery sherds dated to the 13<sup>th</sup>-15<sup>th</sup> century. They are unstratified findspots, providing an indication for a general medieval presence in the north-east of the Study Area. Such remains do not provide clear evidence for the location of discrete settlements (i.e. farm locations), representing redeposited material from

prolonged farming practices (e.g. ploughing) which will have removed *in situ* archaeological features and deposits of earlier date to some degree.

- 4.151 The HER records indicate evidence of a focus of medieval remains to the north-east of the Site, however, evidence is predominantly in the form of scattered archaeological findspots of redeposited material culture. The area is suggested to have featured scattered farms at this time. The absence of medieval remains and a lack of settlement evidence in the area indicates that the Site has a low-moderate potential for medieval remains, of which potential archaeological remains would comprise of agricultural features (e.g. infilled field boundaries, ditches, furrows) of low or local significance.

#### **Post-Medieval (AD 1485 – 1900)**

- 4.152 There is no recorded evidence on the HER for post-medieval remains within the Site.
- 4.153 Within the Study Area, the early post-medieval period saw the establishment of a several farms during the 16<sup>th</sup>-17<sup>th</sup> centuries. These include the listed farms of Wood's Farm (**1118119**), Britton's Farm (**1319141**, **1118083**) and Pearce's Farm (**1319115**, **1118118**, **1135768**), as discussed above. This demonstrates the characterisation of the area's agricultural character and land use to the south of Wokingham. Farms were established adjacent to or in proximity to key communication routes like Easthampstead Road.
- 4.154 The Site continued to function as field enclosures to the adjacent Pearce's Farm, from its establishment between the 15<sup>th</sup>-17<sup>th</sup> century. The early 19<sup>th</sup> century Enclosure Map of 1817 and Tithe Map of 1825 for Wokingham parish reinforces this suggestion via the identification of a land ownership connection between Pearce's Farm and the Site's two halves under the 'Pigg' family (**Plan EDP 6**).
- 4.155 The late post-medieval saw the establishment of further farms, such as Lock's House (**1118082**) during the 18<sup>th</sup>-19<sup>th</sup> centuries. In addition, a former small country house estate has been identified to the west of the Site, which contains Garden House (**1118079**) and Holme Grange School (**1319138**).
- 4.156 This period saw the urban expansion of Wokingham southwards towards the Site from the mid-late 19<sup>th</sup> century onwards. Urban expansion included the construction of the east to west orientated London and South Western Railway line, which opened in 1856 and is recorded as a non-designated heritage asset (**MWK6138**). The railway line has served as the southern limit of Wokingham's built form since the latter 20<sup>th</sup> century.
- 4.157 An additional five records are contained within the HER, which comprise of: a milestone along London Road within Wokingham c.1km to the north of the Site (**MRM16584**); a former post-medieval field system within an area of post-1950s urban residential expansion of Wokingham c.900m north-east of the Site (**MRM16777**); post-medieval ditches recorded on the south side of the railway line c.700m north-east of the Site (**MRM18583**); pottery scatter findspot c.400m east of the Site (**MWK7204**); and cropmarks located within Easthampstead Park c.900m east of the Site (**MBF485**).
- 4.158 Overall, the Site has a moderate potential for post-medieval remains, associated with agricultural features and practices during this period. Such remains would be of low or local

significance. Potential remains may include infilled field boundaries, drainage ditches or furrows.

#### **Modern (AD 1900 – Present)**

- 4.159 There is no recorded evidence on the HER for modern remains within the Site or Study Area.
- 4.160 Current evidence suggests that Site has continued to function as field enclosures for various agricultural uses since the start of the 20<sup>th</sup> century. The potential for modern remains is considered to be moderate, however, these remains would be of very low or local significance and would not merit preservation *in situ*. Potential remains may include infilled field boundaries, drainage ditches or furrows.

#### **PREVIOUS ARCHAEOLOGICAL EVENTS (INVESTIGATION/MITIGATION)**

- 4.161 No previous archaeological events are recorded within the Site.
- 4.162 A total of 14 previous archaeological events are recorded within the Study Area, these include: four desk-based assessments; seven evaluations; two watching briefs/excavations and one survey. Two evaluation events are recorded within the field enclosures immediately adjacent to the north and north-east of the Site boundary (**ERM2347**, **ERM2511**) (**Plan EDP 5**). The remaining events are recorded to the west and north-west, north, north-east and south-east of the Site, and are set back at a distance. The results of the two evaluation events in proximity of the Site are summarised below, due to their relevance in informing the Site's potential for archaeological remains.
- 4.163 A trial trench evaluation undertaken by Cotswold Archaeology in 2018 (**ERM2347**) involved the excavation of trenches within the field enclosure adjacent to the north of the Site. The evaluation for the Distributor Road, Spine Road and Western Gateway associated with the larger South Wokingham Strategic Development Location urban residential extension development, involved the excavation of 128 trial trenches (Cotswold Archaeology 2018). Trenches 107-124 were targeted across the field adjacent to the north of the Site. Only Trench 108 out of Trenches 107-124, recorded archaeological features. Trench 108 was located c.200m north of the Site boundary. Recorded archaeological features within Trench 108 comprised of two pits, of which one of the pits (**MWK18445**) contained middle Iron Age pottery sherds, iron slag and fired clay, indicating Iron Age ironworking activity in the area. Of the remaining event's evaluation trenches, only eight other trenches recorded archaeological features, comprised of undated linear features, post-medieval ditches and a quarry. None of these archaeological bearing trenches were located between Trench 108 and the Site boundary.
- 4.164 A trial trench evaluation undertaken by Oxford Archaeology in 2019 (**ERM2511**) involved the excavation of trenches within the north and north-east field enclosures adjacent to the Site. The evaluation of areas within the wider Wokingham Strategic Development Location urban residential extension development, involved the excavation of 95 trial trenches (Oxford Archaeology 2019). Trenches 25-39 were targeted within the north field enclosure adjacent to the Site and trenches 60-83 were targeted within the north-east field enclosure adjacent to the Site. Within the adjacent north field enclosure, Trenches 26, 28, 29, 31-37

recorded archaeological features, comprised of undated ditches, former infilled field boundaries and a potential prehistoric enclosure (Trenches 33-35, various undated and orientated ditches and curvilinear ditch), immediately west of Britton's Farmhouse (**1319141**). No archaeological finds, features or deposits were recorded within trenches across the adjacent north-east field enclosure to the Site.

## **CARTOGRAPHIC EVIDENCE**

4.165 Historic maps and satellite imagery have been used to establish the Site's mid post-medieval history (AD 1761) onwards and identify land use change over time. Utilised historic map types include county, enclosure and Ordnance Survey (OS) maps (**Plan EDP 6**). Historic satellite imagery from the last several decades was also reviewed and assessed for additional information, where relevant, via Google Earth (GE 2023).

4.166 The historic maps which highlight key changes to land use within the Site and Study Area, are outlined below and presented in **Plan EDP 6**.

### **John Rocque's 1761 County Map of Berkshire (RCT 2023)**

4.167 The Site is depicted to be located within proximity to the south-east of 'Holme Green' hamlet, comprising of a single field enclosure. The hamlet is characterized by a several roads converging at a single point to the south-east of the town of Wokingham (labelled as 'Oakingham'). Buildings are depicted to predominantly line the south-east and south-west sides of the hamlet. It is unclear whether or not the listed buildings of Pearce's Farm: Pearce's Farmhouse (**1319115**), barn (**1118118**) and granary (**1135768**), are marked on the map. The area within the Site is indicated to have been a field enclosure adjacent to the east of 'Holme Green' at this time.

4.168 The character of the wider landscape within the area at this time is comprised of field enclosures, divided and intersected by a network of roads. Parcels of woodland are located to the east of the Site and Study Area. In addition, the western limit of the former royal medieval deer park of Easthampstead Park is shown to be located within the east of the area, outlined by the unlabelled north-south Old Wokingham Road. To the south, the former northern limit of the Forest of Windsor is indicated to fall within the southern limit of the Study Area.

4.169 The limit of the town of Wokingham is shown to have been located several kilometres from the Site boundary to the north-west of the Site, reflecting the historic core of the settlement.

### **1817 Enclosure Map of Wokingham Parish (BRO 2023)**

4.170 The 1817 Enclosure Map for the parish of Wokingham, depicts the area within the Site to fall within four field enclosures. The field enclosure which encompasses the east half of the Site is labelled to be under the ownership of 'Jane Pigg'. It is uncertain whether or not the fields located across the west half of the Site fell under the same ownership at this time. The three listed buildings at Pearce's Farm are marked on the map, but not labelled.

4.171 The present-day field boundaries within and bordering the Site largely conform to those illustrated on the enclosure map. The exceptions to this include a former north-west to

south-east orientated boundary to run through the western half of the Site, as well as the latter 20<sup>th</sup> century eastern boundary to Pearce's Farm's garden extension, orientated north-east to south-west within the Site. This latter 20<sup>th</sup> century boundary is first depicted on the 1975 OS Map, discussed below.

- 4.172 Within the Study Area, the landscape is shown to show a continuation of an agricultural landscape, comprised of field enclosures owned by various landlords with scattered hamlets and settlements, woodlands and farms.

### **1825 Tithe Map of Wokingham Parish**

- 4.173 The 1825 Tithe Map indicates that the Site was located across three field enclosures by this time (The Genealogist.com 2023). The modern field boundaries that conform to the Site boundary are shown to mostly match, indicating a continuation of field boundaries since the early 19<sup>th</sup> century. The exception to this is the staggered field boundary for the north edge of the Site's main west field enclosure. The length of this field boundary has been shown to extend further north since the earlier 1817 Enclosure Map, indicating a change in field enclosure layout at a later date. This is discussed further below.
- 4.174 The associated 1839 tithe award records the west half of the Site (west field enclosure) as 'Shepherds Mead', while the east half of the Site (east field enclosure) was recorded as 'Home Field'. The west field was utilised for grazing/livestock purposes, meanwhile the east field was utilised for arable purposes. Both plots were occupied and owned by 'George Pigg' and subsequently owned by 'Richard Whatley' following reorganisation in 1858. The same owners/occupiers are recorded for the plots of land allocated to the homestead and pasture for Pearce's Farm bordering the Site. This indicates a land ownership connection with Pearce's Farm and the Site during the early-mid 19<sup>th</sup> century.
- 4.175 Within the immediate Study Area, four field enclosures to the east of Holme Green Lane are recorded to have been under the same ownership and occupancy as Pearce's Farm (plots 1107, and 1132-1134) under 'George Pigg'. However, under the ownership of 'Richard Whatley', the Site and Pearce's Farm were part of a much larger estate, which extended to the west, north-east and south of the Site.
- 4.176 The wider landscape indicates that surrounding listed farms shared the same pattern of land ownership with adjacent field enclosures falling under the same ownership and occupancy as their respective farms. In addition, the listed farms of Britton's Farm (**1319141, 1118083**) and Lock's Farm (**1135838, 1118082**) are depicted.

### **1876-1883 OS Map**

- 4.177 The 1<sup>st</sup> Edition OS map dates to 1876-1883 and records minimal change within the Site. The Site remains comprised as three field enclosures, with the western field featuring scattered trees. Several trees are depicted within the east half of the Site alongside a building within the north-west corner of the field.
- 4.178 Adjacent to the southern site boundary, Pearce's Farm is shown to feature a garden with tree screening to the south/south-west of Pearce's Farmhouse. Service and ancillary

buildings within a separate small, elongated field enclosure associated with Pearce's Farm are located to the north-west of the listed buildings.

- 4.179 To the west of Easthampstead Road, the 19<sup>th</sup> century listed Garden House (**1118079**) is depicted within a screened, enclosed setting. With a larger formal park extending to the south. The perimeter of this park is marked with tree lines, indicating a closed private space.
- 4.180 The Site's wider setting remained characterised by a network of field enclosures in an agricultural landscape. Long-established roads remain as the primary communication routes through the landscape. A key change is the first depiction of the London and South Western Railway Line to the south of Wokingham, opened in 1856. Woodland parcels, such as 'Big Wood' to the north-east of the Site continue to feature within the landscape. In addition, the listed farm of Wood's Farm (**1118119**) is depicted for the first time.
- 4.181 The extent of Wokingham is still shown to be restricted to the north-west of the Site by c.1.7km. Field enclosures and farms are located between the limit of the town of Wokingham and the railway line at this time.

#### **1900 2<sup>nd</sup> Edition OS Map**

- 4.182 No change to the Site's land use is indicated on the 1900 OS map.
- 4.183 Within the immediate Study Area, south of Easthampstead Road, the listed building of Holme Grange School (**1319138**) is depicted. Built between 1882-1888 and formerly the country house to a private estate, prior to its conversion to a private school in 1945, the listed building is shown to be set in an ornamental parkland setting, with tree lines screening the house's grounds from Easthampstead Road to the north/east and trees scattered across its parkland to the south/west of the listed building. Its parkland is marked by a watercourse on its western side.
- 4.184 The remainder of the Study Area shows minimal change. The landscape remains predominantly characterised by its agricultural field enclosure, woodland parcels and scattered farms setting.

#### **1961 OS Map**

- 4.185 Consulted historic OS maps 1900-1961 indicate that land use within the Site and Study Area remained predominantly static. However, such maps dating between 1938-1961 illustrate that several noticeable changes to land use within the Study Area occurred.
- 4.186 Within the estate associated with Holme Grange School, a number of additional ancillary buildings are depicted to have been constructed between 1948-1961. Secondly, the urban post-war expansion of the town of Wokingham is shown to have extended southwards towards the Site and its modern-day limit along the north side of the London and South Western Railway Line. The remainder of the Study Area is shown to have remained predominantly static, retaining its agricultural character.

### **1989 OS Map and 1999 10K Raster Mapping**

- 4.187 The last depicted changes on cartographic sources for land use change within the Site are shown on historic maps dating between 1975-1999 .
- 4.188 Two changes to the land use within or bordering the Site are indicated on the consulted 1975 OS map. Firstly, a modern structure is shown to have been built immediately adjacent to the north side of the listed barn associated with Pearce's Farm. Secondly, a new field boundary along the west side of the Site's east field enclosure is depicted, which forms the eastern north-east to south-west orientated boundary to the modern garden extension of Pearce's Farm. Such changes are illustrated on subsequent maps, reproduced in **Plan EDP 7**.
- 4.189 The 1989 and 1999 maps provide a date for the shift in the west field's northern field boundary for the Site. The west field enclosure is shown to have reduced in size, moving south to match the Site boundary.
- 4.190 Further change is shown through the separation of the Site's west field enclosure into multiple compartments (associated with the change in land use for equestrian purposes).
- 4.191 A pond feature is depicted for the first time on available maps, within a newly-created field enclosure between the east and west primary fields enclosures which form the Site.

### **1999 Onwards Maps and Satellite Imagery**

- 4.192 Modern housing developments are depicted to continue infilling the area between Wokingham and the railway line to form the modern urban extent of Wokingham. Additional scattered development has occurred for commercial and residential purposes, however, the Study Area to the east, south and west, predominantly retains an agricultural character. A noticeable exception to this is several phases of expansion and alteration to Holme Grange School (**1319138**), its ancillary buildings and associated enclosed grounds.

### **HISTORIC LANDSCAPE CHARACTERISATION**

- 4.193 The purpose of Historic Landscape Characterisation (HLC) is to identify the varying historic character of the landscape within the Site and Study Area (HE 2023). This is achieved by assessing the current landscape's character and dividing the area contained within the Site and Study Area into individual parcels of land based on their assigned HLC type (e.g. Residential Area, Ancient Woodland, Modern Enclosure), which enables spatial and temporal patterns to be identified (HE 2015).
- 4.194 Available HLC data records the Site as containing a farm with a surrounding organised field enclosure system. This organisation, character and land use pattern is reflected in cartographic evidence for the late 18<sup>th</sup>-late 20<sup>th</sup> century, as discussed above.
- 4.195 The April 2023 heritage walkover identified that the two field enclosures within the Site now feature differing land use relationships with Pearce's Farm. The west field enclosure within the Site features as an equestrian grazing and training area (**Image EDP A1.9**). Meanwhile, the eastern field enclosure within the Site comprises of a disused and unmanaged field

enclosure (**Image EDP A1.20**). As such, only the west half of the Site shares a present-day land use connection with Pearce's Farm. Therefore, the value of the HLC data is more reflective of the historic land use connections between the field enclosures contained within the Site and adjacent Pearce's Farm to the south of the Site.

## **AERIAL PHOTOGRAPHS**

- 4.196 A search of Historic England's aerial photograph archive was undertaken in April 2023 for the Site. A total of 75 vertical records and forty-two specialist oblique records were identified (HE reference: 139145). Available photographs range in date from 1945-1998. Photographs were viewed to assist in the establishment of the Site's land use history, as well as the identification of previously unidentified potential cropmarks and earthworks within the Site to inform the Site's archaeological potential. None of the photographs are reproduced in the report due to copyright restrictions.
- 4.197 Available aerial photographs reflect and illustrate the overall land use history and the development sequence within the Site and Study Area as discussed above.
- 4.198 The Site is shown from the mid-20<sup>th</sup> century to comprise of two field enclosures with scattered trees across the west field and a several trees across the east field. The staggered former field boundary which extended further north than the current site boundary across the west field enclosure of the Site, is illustrated in available photographs. Field boundaries along the perimeter of the Site are shown to comprise of hedgerows and mature trees.
- 4.199 Available images which depict the Site during the 1940s, assist in the interpretation of the Site's relationship to the adjacent listed Pearce's Farm buildings. The farm's gardens at this time (prior to the latter 20<sup>th</sup> century extension), featured only partial screening, affording views east the across the field within the east half of the Site. Additionally, available images did not indicate any archaeological features visible within the Site's two field enclosures.
- 4.200 The wider surrounding landscape featured a mixture of arable and pasture/grazing field enclosures, providing an agricultural setting to the Site, as outlined in the cartographic evidence section above. Photographs highlight the urban expansion of Wokingham during the latter 20<sup>th</sup> century towards the Site, up to the town's modern extent to the north side of the London and South Western Railway Line.

## **LIDAR EVIDENCE**

- 4.201 The analysis of available 2020 National LiDAR Programme data identified no evidence for potential archaeological remains of significance.
- 4.202 Identified earthworks relate to post-medieval and modern features (**Plan EDP 2**). A former infilled post-medieval field boundary orientated north-west to south-east within the western half of the Site is shown. This field boundary is visible on the consulted 1817 Enclosure Map, as discussed above (see **Plan EDP 6**). Modern equestrian paddock boundaries are shown on available LiDAR imagery, as well as the modern excavated 1989-1999 pond feature within north-east garden extension to Pearce's Farm (within the centre of the Site). The boundary shown on the consulted 1825 Tithe Map for the pasture and farm plot

associated with Pearce's Farm, remains visible. Platforms for the modern cottage, garage and stables are also visible within the centre west of the Site.

4.203 No earthworks are shown across the eastern half of the Site.

4.204 Overall, LiDAR imagery support the Site's history outlined throughout **Section 4**, with the west and central portions of the Site having been subject to disturbance from late post-medieval and modern 20<sup>th</sup> century development and agricultural practices. This suggests removal and/or partial truncation of upper stratigraphic horizons, removing any potential shallow archaeological remains within the western half of the Site.

### HERITAGE WALKOVER

4.205 A heritage walkover of the Site and surrounding area was undertaken in April 2023. Wet and overcast weather conditions were consistent throughout the walkover, however, sufficient visibility persisted to allow effective on-site assessment of site ground conditions and its setting.

4.206 The western half of the Site featured a modern cottage and garage, adjacent to the listed barn of Pearce's Farm (**1118118**), which was built during the 1970s as discussed in the cartographic evidence section above (**Image EDP A1.7-8**). Beyond these modern residential buildings, a modern red brick stable was identified (**Image EDP A1.9**). The wider field enclosure across the remaining western half of the Site was identified to be divided into five individual horse paddocks and an open arena (**Image EDP A1.9**). Wooden fencing separates each paddock and the arena within the western half of the Site.

4.207 The eastern half of the Site was identified to predominantly feature an unmanaged field enclosure (**Image EDP A1.20**). The central portion of the Site, where the recently created pond feature between 1980s-1990s is located, currently serves as part of the latter 20<sup>th</sup> century garden extension to Pearce's Farm (**Image EDP A1.6**). This field enclosure features a gradual north-west to south-east slope, in which Pearce's Farm and its associated designated heritage assets, are unable to be experienced from the east end of the Site (**Image EDP A1.20**).

4.208 Listed buildings within the Study Area were visited to assist in the understanding of these heritage assets and their relationship with the Site. Those designated heritage assets located within enclosed private grounds were not visited during the walkover (i.e. Holme Grange School (**1319138**), Garden House (**1118079**) and Wood's Farm (**1118119**)). Relevant photographs are included in the 'Designated Heritage Assets' sub-section above and 'Impact Assessment' within **Section 5**.

4.209 The heritage walkover did not identify any extant archaeological remains or evidence of earthworks of potential archaeological significance within the Site.

## ARCHAEOLOGICAL POTENTIAL SUMMARY

- 4.210 A review of the HER indicates that no known archaeological remains are located within the Site. No previous archaeological events are recorded within the Site. The review of available aerial photographs and the Site's heritage walkover survey identified no extant archaeological remains or earthworks of potential archaeological significance within the Site.
- 4.211 LiDAR imagery shows one feature of low archaeological interest within the Site, consisting of a former infilled post-medieval field boundary within the west half of the Site. This feature corresponds to a field boundary depicted on the consulted 1817 Enclosure Map (**Plan EDP 6**). No other archaeological features have been identified within the Site. The Site has featured as field enclosures within a wider agricultural landscape setting since at least the medieval period, subject to several phases of field boundary reorganisation and ploughing from agricultural practices. This would have removed and/or disturbed any earlier archaeological remains present within the Site to some degree overtime.
- 4.212 Adjacent field archaeological evaluations to the north and north-east of the Site record no archaeological remains in proximity to the west half of the Site. The exception to this is an Iron Age pit c.200m north of the Site, however, the 2018-2019 field evaluations demonstrated that associated remains do not continue southwards towards the Site.
- 4.213 Current baseline evidence suggests that most of the Site has not been subject to previous development. The exception to this is the construction of a post-1970s modern cottage, garage and stable within the centre-west part of the Site, as well as the excavation of a 1990s pond feature within the centre north of the Site. These structures and excavated garden feature have partially and/or fully truncated any potential buried archaeological remains within these parts of the Site. As such, the archaeological potential within the footprint of these structures and excavated garden feature is negligible.
- 4.214 Overall, the potential for archaeological remains within the Site is considered to be low for prehistoric to early medieval remains and moderate for medieval to modern remains. Any encountered remains would comprise of infilled field boundaries, drainage ditches and furrows, associated with past agricultural practices within the Site. These would be of very low to low or local significance.

## Section 5

### Impact Assessment

- 5.1 Having identified designated heritage assets with the potential for their settings to be affected by the development within the Site, **Step 2** then examined these assets in greater detail, defining their settings, and identifying the degree to which these settings make a contribution to the significance of the assets, or allow their significance to be appreciated.
- 5.2 This includes an understanding of whether the Site forms a part of the heritage asset's setting, and if it does, whether and to what degree it contributes to the significance of the asset in question and whether this contribution is to be affected by the Site's development for housing.
- 5.3 Below covers **Step 3** and presents an assessment of the potential effects of development on their setting and whether that would result in harm to their significance or to an ability to appreciate it. The design process for the Proposed Development has also considered **Step 4**, and the final design includes mitigation measures where appropriate to minimise or remove potential harm from direct physical loss or indirect setting impacts.

#### DESIGNATED HERITAGE ASSETS

##### **Grade II Pearce's Farmhouse (1319115); Barn (1118118); Granary (1135768)**

- 5.4 As explored in **Section 4**, these heritage assets comprise of a farmhouse (**1319115**) and functional farm buildings (**1118118**, **1135768**), built in a traditional vernacular architectural style in the early-late post-medieval period. They represent buildings part of one of a number of post-medieval farms which survive within the wider agricultural land to the south of Wokingham. The significance of these heritage assets derives from their architectural and historic interest, as well as their archaeological interest contained within the fabric of the buildings to an extent.
- 5.5 The Site is located adjacent to Pearce's Farm and the three designated heritage assets that lie within the farm's grounds. Historically, the Site primarily served as two adjacent field enclosures to the farm, functioning as farmland for various arable and livestock/grazing purposes. Hence, a historic land ownership and land use connection has been established, dated to at least the early-mid 19<sup>th</sup> century. Modern land uses within the Site do not reflect historic land use connections, with the eastern field enclosure featuring as an unmanaged, disused land parcel, and the western field enclosure serving as equestrian paddocks and a training arena.
- 5.6 Even though the land use relationship has changed overtime, the field enclosures provide an open green setting in proximity to the farm, which contextualise the farm's historic function. These field enclosures are partially experienced from the heritage assets, due to intermittent visibility predominantly to the east and north-west of the farmhouse. As such, the field enclosures within the Site provide a minor positive contribution to the significance of the farmhouse, barn, and granary buildings, through their historic farmland association to Pearce's Farm and contextualisation of the farm within its agricultural landscape setting.

- 5.7 Modern post-1970s buildings are located within both the Site and former western pasture to the farm's grounds, immediately adjacent to the listed barn's north side. These modern buildings are not in keeping with the architectural style or arrangement of the farm's listed buildings or its historic arrangement. As such, they are identified as providing a negative contribution to the significance of these heritage assets, through a detracting in the experience of the farm's historic buildings.
- 5.8 Given the nature of the setting of the farm buildings and relationship to the Site, key mitigation measures have been built into the design. These include:
- Appropriate buffer to offset the proposed built form, particularly to the east and north-east, which is the most open aspect of the farmhouse and the creation of a new garden enclosure more closely reflecting its historic form;
  - Utilisation and strengthening of existing vegetation, in particular to the north and south-east, to screen the effects of the introduction of built form;
  - Built form fronting onto new open space to the north-east of the farm, and the character of the proposed buildings to be inspired by the use of local materials and traditional forms to visually integrate Pearce's Farm with the Proposed Development;
  - Modern structures to the north-east demolished and proposed buildings set back, to allow for the better appreciation of the barn's significance; and
  - New buildings to the north of the barn will be of a subservient scale and reflect a similar material palette of the ancillary buildings.
- 5.9 The matters addressed above have gone some way to positively address the setting of Pearce's Farm. In particular, enhancements include the removal of the 1970s bungalow and garage from directly adjacent to the barn, better revealing its significance.
- 5.10 Built form has been introduced with appropriate offsets, for example to the north-east, built form is located on areas which are less readily visible in relation to the farmhouse. The strengthening of the proposed boundary planting closest to Pearce's Farm as well as the implementation of an open green space buffer on the planting's north-eastern side, would help to ensure an open green space and sense of openness in proximity to the farm is retained, but this would also fortify the sense of private recreational garden space for the residents of the farm.
- 5.11 Similarly, to the south-eastern frontage, the provision of a new boundary would better reflect the historic relationships with an area of open space beyond. Built form would be introduced further still, beyond the existing boundary, creating two layers of vegetation to screen the built form, whilst open space will provide a sense of space in relation to the farm.
- 5.12 The modern post-1970s buildings within the western half of the Site, which are located adjacent to the listed barn, are proposed to be demolished and replaced with a meadow habitat area. This would remove the negative contribution of Pearce's Farm's immediate setting, restoring this area within the Site to its former green space function, as detailed on consulted early 19<sup>th</sup> century maps (**Plan EDP 6**). This would benefit the heritage assets of

Pearce's Farm via the removal of unsympathetic buildings to the farm, not in keeping with the character of the heritage assets and better revealing the northern elevation of the barn. The barn and northern end of Pearce's Farm's farmyard complex would therefore be provided with an open green buffer, bound by planting to re-establish the farm's former extent. Furthermore, residential buildings to the north-west within the Site would unlikely be visible from the barn and farmhouse, once established.

- 5.13 Whilst the above measures have gone some way to address the setting of the farm the Proposed Development's main alteration to the setting of Pearce's Farm and its designated heritage assets would be the replacement of its surrounding open agricultural setting with a built-up residential form. The residential buildings would be most experienced from the north-west and east of the farmhouse. However, the Proposed Development would include an open space buffer to the north-east and west of the heritage assets, and be set back at a distance from the farm as to ensure the prevention of overcrowding to the farm. Additionally, existing planting to the north-west would be supplemented and strengthened with additional planting to maintain the current screening and experience from the farmhouse, barn and granary.
- 5.14 Given this, the Proposed Development would ultimately result in the replacement of former associated agricultural land of Pearce's Farm's immediate setting within the Site, with residential environment.
- 5.15 However, the implementation of embedded design measures are considered to minimise the effect and limiting the impact to be at the lower end of 'less than substantial' harm to the significance of the heritage assets contained within Pearce's Farm.

#### **Grade II Garden House (1118079); Holme Grange School (1319138)**

- 5.16 The two heritage assets are located in the private enclosed estate between Heathlands Road and Easthampstead Road. They are located c.20m and c.125m to the west of the Site respectively, but are not experienced or appreciated from the Site. Although, a historic land use connection has been identified through consulted historic maps, this is limited to a documentary one, in which the Site makes no tangible contribution to the assets significance.
- 5.17 These two heritage assets feature dense tree plantations and hedgerows along the perimeter of their estate. This includes dense vegetation along the west side of Easthampstead Road, immediately to the west of the Site. These heritage assets were intentionally established to be set in a private landscape and experienced by the residents. The Site has been identified to have shared an early 19<sup>th</sup> century landownership connection, however, this was a functional and temporary relationship, under a large landowner of the wider area at this time. The Site forms no contributory setting element to the experience or significance of the two heritage assets.
- 5.18 The Proposed Development within the Site would be screened from these two heritage assets. Furthermore, as the Site forms no contributory setting element to the experience and appreciation of the heritage assets. Development within the Site may be visible in glimpses between trees; however, it is considered that this would have no adverse impact

to the significance of the heritage assets, resulting in 'no harm' in terms of the NPPF. No further consideration is required.

#### **Grade II Britton's Farmhouse (1319141) and Barn (1118083)**

- 5.19 The two heritage assets that comprise the built historic elements of Britton's Farm are located from c.165m and c.185m north-east of the Site. The heritage assets have been identified to share no intervisibility or experience with the Site, featuring hedgerows and treelines in between the Site and Britton's Farm (**Image EDP A1.9, A1.15-16**). No shared historic landownership has been identified. The Site forms no contribution to the significance of the two heritage assets.
- 5.20 Additionally, the proposed Phase 2b of the major South Wokingham Strategic Development Location (SDL) urban expansion (WBC 2023), includes the proposal to build an area of residential structures across the field between the Site and Britton's Farm. This will include two to two and a half storey buildings between 10-11.5m in height. As such, this would provide additional screening, further removing any residual intervisibility between the Site and heritage assets of Britton's Farm.
- 5.21 Overall, as no meaningful experience of Britton's Farm from the Site would be altered or lost from development, no change to the appreciation of the farmhouse or barn's historic and architectural interests would occur. The proposals would result in 'no harm' in terms of the NPPF, to the significance of these assets. No further consideration is required.

#### **Grade II Wood's Farm (1118119)**

- 5.22 The listed farmhouse at Wood's Farm is located from c.230m north-west of the Site. Although its designed views were across its garden, driveway and across the wider field to the south and south-east of the heritage asset, it shares no intervisibility or experience with the Site. No shared historic land ownership has been identified.
- 5.23 Additionally, the proposed Phase 2b of the major South Wokingham Strategic Development Location (SDL) urban expansion (WBC 2023), includes the proposal to build an area of residential structures across the field between the Site and Wood's Farm. This will include two to two and a half storey buildings between 10-11.5m in height. As such, this would provide additional screening, further removing any residual intervisibility between the Site and heritage assets of Wood's Farm.
- 5.24 Overall, as no meaningful experience of Wood's Farm from the Site would be altered or lost from development, no change to the appreciation of the farmhouse's historic and architectural interests would occur. The proposals would result in 'no harm' in terms of the NPPF to the significance of this asset. No further consideration is required.

### **NON-DESIGNATED HERITAGE ASSETS**

#### **Archaeological Remains**

- 5.25 Based on the current information, no substantial or significant archaeological remains are known or anticipated to be present within the Site, which would merit preservation *in situ*.

- 5.26 The Site has been identified to have a low potential for prehistoric to early medieval remains and moderate for medieval to modern remains. Any encountered remains would comprise of agricultural features (i.e. infilled field boundaries, drainage ditches and furrows), which would be up to low or local significance.
- 5.27 If present, such remains would be subject to complete loss from the Proposed Development through associated intrusive groundworks across the Site. This would include the identified former infilled post-medieval field boundary within the western half of the Site.
- 5.28 It is considered that if any archaeological works are deemed as a requirement by the archaeological advisor for Berkshire County Council, such works could be secured through an appropriately worded planning condition as part of a successful planning application consent. Due to the outline nature of the application, this has been confirmed through consultation.

## Section 6

### Conclusions

- 6.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Nicholas King Homes and presents the results of an Archaeological and Heritage Assessment of Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham. This document has been produced to accompany an Outline Planning Application for a residential development.
- 6.2 The Site has been identified to have comprised of agricultural field enclosures since at least the medieval period, located within a wider agricultural landscape to the south of the town of Wokingham. The Site has been subject to several phases of boundary reorganisation and various agricultural practices, indicating potential disturbance and/or loss of archaeological remains from past ploughing. Furthermore, the Site features three modern structures within its centre-west area and a modern excavated pond feature within its centre-north area, indicating truncation and/or disturbance of potential archaeological deposits within the footprint of these structures and excavated garden feature.
- 6.3 Potential direct impacts to archaeological remains and impacts upon the significance of designated heritage assets from the Proposed Development have been considered in accordance with Historic England guidance: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE 2017).
- 6.4 The Site does not contain any designated heritage assets (World Heritage Sites, scheduled monuments, listed buildings, conservation area, registered parks and gardens, registered battlefields).
- 6.5 The assessment concludes that the Site provides a minor positive contribution to the significance of three designated heritage assets: Grade II listed Pearce's Farmhouse (**1319115**); Grade II listed barn associated with Pearce's Farm (**1118118**); Grade II listed granary associated with Pearce's Farm (**1135768**), located immediately south of the Site.
- 6.6 The Proposed Development would result in an adverse setting impact to the designated heritage assets of Pearce's Farm, through the replacement of their immediate setting within the Site with a built-up residential environment. The implementation of the Proposed Development's embedded design measures to respect and retain the integrity of the heritage assets of concern, would minimise harm. As such, the Proposed Development would be at the lower end of 'less than substantial' harm in accordance with paragraph 202 of the NPPF with regards to public benefits (which include heritage benefits).
- 6.7 Of the remaining assessed designated heritage assets, the Site was identified not to make a contribution to their significance. As such, no potential setting impacts from the development have been identified. No further consideration is required for these heritage assets.
- 6.8 Available baseline information has identified a single archaeological feature within the Site, comprised of a former unrecorded infilled post-medieval field boundary. The former field boundary is of low or local significance. The Site has comprised of agricultural land since at

least the medieval period, subject to ploughing and several phases of field boundary reorganisation. Ploughing and various agricultural practices have resulted in the damage and/or loss of most archaeological remains present within the Site.

- 6.9 A low potential for prehistoric to early medieval remains has been identified within the Site. Meanwhile, a moderate potential for medieval to modern remains has been identified. Any remains, if present within the Site, would comprise of agricultural features (i.e. infilled field boundaries, drainage ditches or furrows) associated with the agricultural function of the Site's field enclosures. Such remains, would have a very low to low or local significance and do not merit preservation *in situ*.
- 6.10 It is considered that if any archaeological works are deemed as a requirement by the archaeological advisor for Berkshire County Council, such works could be secured through an appropriately worded planning condition as part of a successful planning application consent.
- 6.11 Overall, it is concluded that the Proposed Development would be compliant with national and local planning policies set out in **Section 2** of this Archaeological and Heritage Assessment.

## **Section 7**

### **References**

#### **LIST OF CONSULTED MAPS**

1761 – County Map of Berkshire – John Rocque

1817 – Enclosure Map of the Parish of Wokingham

1825 – Tithe Map of Parish of Wokingham

1876-1883 – 1<sup>st</sup> Edition OS Map

1900 – 2<sup>nd</sup> Edition OS Map

1912-1913 – OS Map

1932 – OS Map

1961 – OS Map

1975 – OS Map

1981 – OS Map

1989 – OS Map

1999 – 10K Raster Mapping Map

2006 – 10K Raster Mapping Map

2022 – Vector Map Local

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## Appendix EDP 1 Images



**Image EDP A1.1:** West facing view of Pearce's Farmhouse (**1319115**) and granary (**1135768**) from the driveway entrance to Pearce's Farm along Easthampstead Road. The farmhouse's traditional 15<sup>th</sup>-17<sup>th</sup> century vernacular architectural style is shown alongside the view from the driveway approach to the farmhouse.



**Image EDP A1.2:** South-facing view of Pearce's Farmhouse (**1319115**) from centre of Pearce's Farm's farmyard. Appearance of the farmhouse shown with views towards farmyard. Later 20<sup>th</sup> century window casements shown also.



**Image EDP A1.3:** North-west facing view of Pearce's Farmhouse (**1319115**) and the south-east portion of its associated garden from the Site boundary. The intermittent screening along the boundary to Pearce's Farm's modern garden extent is shown in the foreground to demonstrate the experience of the heritage asset from the east of the Site. The implementation of additional screening and a development buffer to the garden of Pearce's Farm, would reduce intervisibility and provide a greater sense of enclosure for the farm's garden.



**Image EDP A1.4:** West-facing view from the driveway of Pearce's Farmhouse (**1319115**). Image shows the west end of Pearce's Farm's garden. Garden boundary shown to feature established hedgerows and tree planting, obstructing views of Easthampstead Road and beyond.



**Image EDP A1.5:** South-facing view from the west half of the Site. View towards the rear side of Pearce's Farmhouse (1319115). Image shows intermittent tree planting and hedgerows, which provide partial screening of the heritage asset. Breaks in screening illustrate the intervisibility and experience of the heritage asset from within the Site.



**Image EDP A1.6:** West facing view from the north-east area of the Site. View towards the rear of Pearce's Farmhouse (**1319115**) with modern 20<sup>th</sup> century garden extension in the foreground. Horticultural plots and livestock pens on left, 1990s excavated pond feature on right. Only the rooftops of the heritage asset are visible, indicating that the heritage asset's historic and architectural interest is not experienced or appreciated from this part of the Site.



**Image EDP A1.7:** North facing view from the driveway to Pearce's Farm. View of the post-1970s modern cottage building, illustrating an unsympathetic design and use of modern materials, not in keeping with the character of Pearce's Farmhouse (**1319115**) or its associated barn (**1118118**) located opposite the modern cottage.



**Image EDP A1.8:** East facing view from the modern post-1970s cottage towards its associated modern garage, adjacent to the listed barn of Pearce's Farm (**1118118**). The modern garage is illustrated to be of the same unsympathetic design and use of modern materials, not in keeping with the character of Pearce's Farmhouse (**1319115**) or its associated barn (**1118118**).



**Image EDP A1.9:** North-east facing view of the field within the western half of the Site. The field is shown to feature a modern stable, alongside equestrian paddocks and a training arena. Therefore, the image illustrates the modern land uses of the field adjacent to Pearce's Farm. Of note, the modern stable building is of red brick fabric, not in-keeping with the character of Pearce's Farmhouse (**1319115**) its associated barn (**1118118**), or granary (**1135768**).



**Image EDP A1.10:** South-east facing view along Easthampstead Road, between Pearce's Farm and Holme Grange School's estate. Image to show the existing plantations along the west side of Easthampstead Road (right side of image), within the grounds of Holme Grange School (**1319138**) and Garden House (**1118079**) estate. The existing plantations are indicated from consulted historic maps to be present since at least the early 19<sup>th</sup> century.



**Image EDP A1.11:** West-facing view from Pearce's Farm's farmyard. View of listed barn (**1118118**), illustrating the vernacular architectural style of the barn and its later 20<sup>th</sup> century window encasement additions on its east side.



**Image EDP A1.12:** North-east facing view from the driveway to Pearce's Farm. Image to illustrate the condition and modern brick repairs (bottom left) visible along the exterior of the listed barn (**1118118**) at Pearce's Farm.



**Image EDP A1.13:** East facing view from within Pearce's Farm's farmyard. View of the listed granary (**1135768**) associated with the farm. The west corner of the modern indoor pool extension to Pearce's Farmhouse (**1319115**) is shown on the right-hand side of the image, in which the sympathetic design and appearance of the pool extension's perimeter is illustrated.



**Image EDP A1.14:** North facing view from the public footpath located immediately south of Britton's Farm. Image of Britton's Farmhouse on left side (**1319141**) and barn on right side (**1118083**), illustrates the immediate courtyard setting of the farm and the character and appearance of the front facing elevation to the farmhouse building.



**Image EDP A1.15:** South-west facing view from the public footpath located immediately south of Britton's Farm. Image to illustrate the existing hedgerow screening south of the two listed buildings of Britton's Farm (**1319141, 1118083**). The existing screening limits views south/south-east towards the Site.



**Image EDP A1.16:** South-facing view towards the Site's northern boundary. Image illustrates the limited visibility beyond the hedgerow south of Britton's Farm. As such, existing screening prevents any shared experience between the interior of the Site and the two listed buildings of Britton's Farm (**1319141, 1118083**).



**Image EDP A1.17:** North-east facing view from Easthampstead Road. View towards the farmhouse of Wood's Farm (**1118119**), which includes the farm's associated garden within the image's foreground. The existing screening planted within the farm's garden to the south of the farmhouse limits intervisibility and the experience of the heritage asset from the main road. The garden's layout indicates that the focus of views from the farmhouse are southwards, across the garden and private driveway from Easthampstead Road.



**Image EDP A1.18:** North facing view from the public footpath immediately north-west of the Site's boundary, located within the adjacent field. Image demonstrates the experience of Wood's Farm (**1118119**) from its agricultural setting beyond the Site's wooded northern boundary.



**Image EDP A1.19:** South-east facing view from the entrance to Wood's Farm driveway. Image to illustrate the lack of intervisibility and experience of the Site within the immediate roadside (Easthampstead Road) setting of Wood's Farm (**1118119**).



**Image EDP A1.20:** North-facing view of the current ground conditions across the eastern half of the Site. The image illustrates the unmanaged nature of the field within the Site, as well as gradual the identified downwards slope towards the east end of Site. Pearce's Farm is shown to be unable to be experienced from the east end of Site, due to the Site's topography and the existing screening along the boundary to Pearce's Farm's garden.

## Plans

**Plan EDP 1:** Site Location with Google Satellite Basemap  
(edp7682\_d007b 07 February 2024 PDr/MBa)

**Plan EDP 2:** Designated Heritage Assets  
(edp7682\_d001b 08 February 2024 SWa/MBa)

**Plan EDP 3:** Non-Designated Heritage Assets  
(edp7682\_d002b 08 February 2024 SWa/MBa)

**Plan EDP 4:** Previous Archaeological Events  
(edp7682\_d003b 08 February 2024 SWa/MBa)

**Plan EDP 5:** LiDAR Sky View Factor Imagery  
(edp7682\_d004b 08 February 2024 SWa/MBa)

**Plan EDP 6:** Extracts of Historic Mapping (1817-1900)  
(edp7682\_d005b 08 February 2024 SWa/MBa)

**Plan EDP 7:** Extracts of Historic Mapping (1961-1999)  
(edp7682\_d006b 08 February 2024 SWa/MBa)



Site Boundary

client

**Nicholas King Homes**

project title

**Pearce's Farm and Surrounding Land,  
Easthampstead Road, Wokingham**

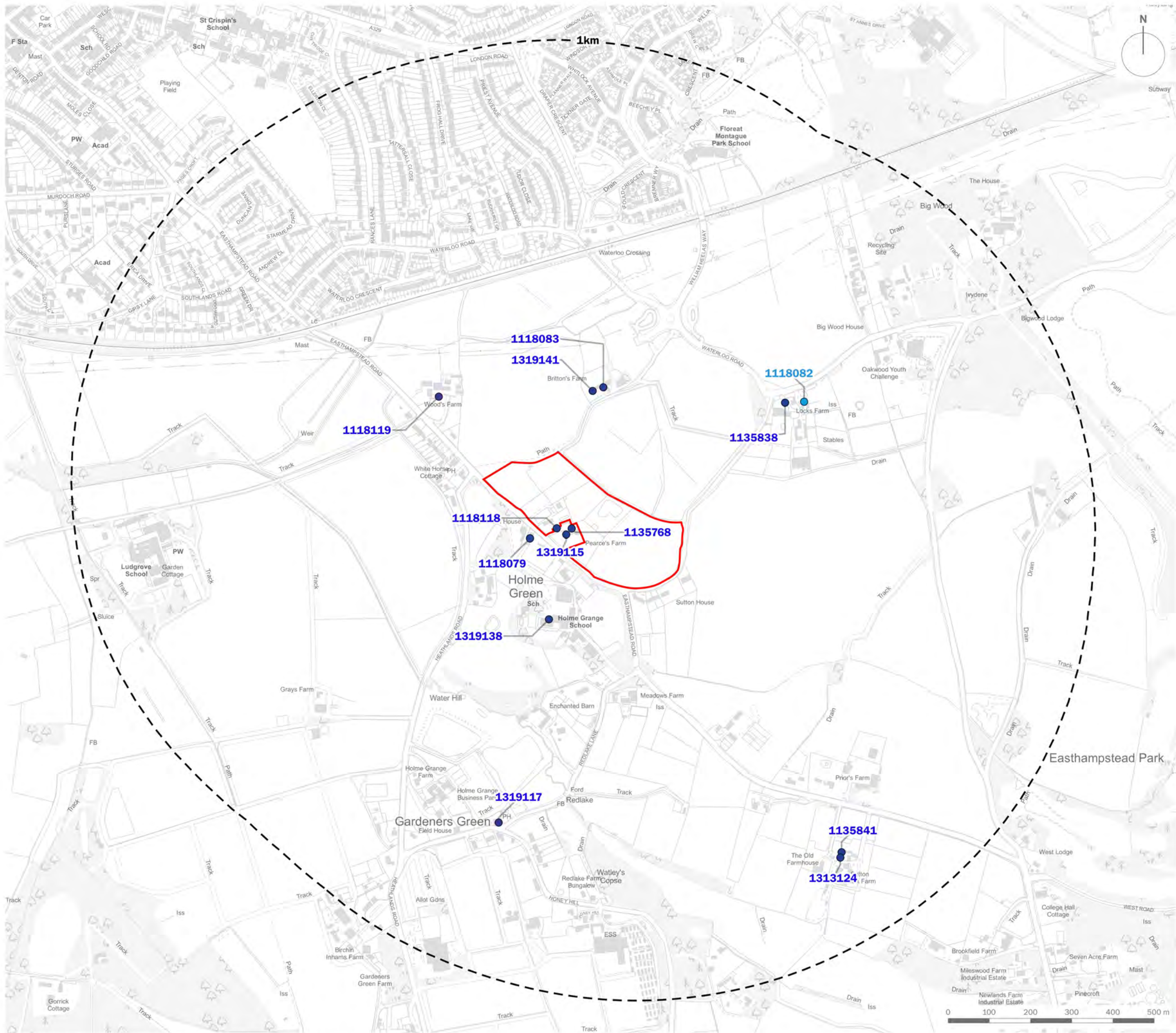
drawing title

**Site Location with Google Satellite Basemap**

|                |                  |          |     |
|----------------|------------------|----------|-----|
| date           | 08 FEBRUARY 2024 | drawn by | PDr |
| drawing number | edp7682_d007b    | checked  | MBa |
| scale          | 1:2,500 @ A3     | QA       | VMS |

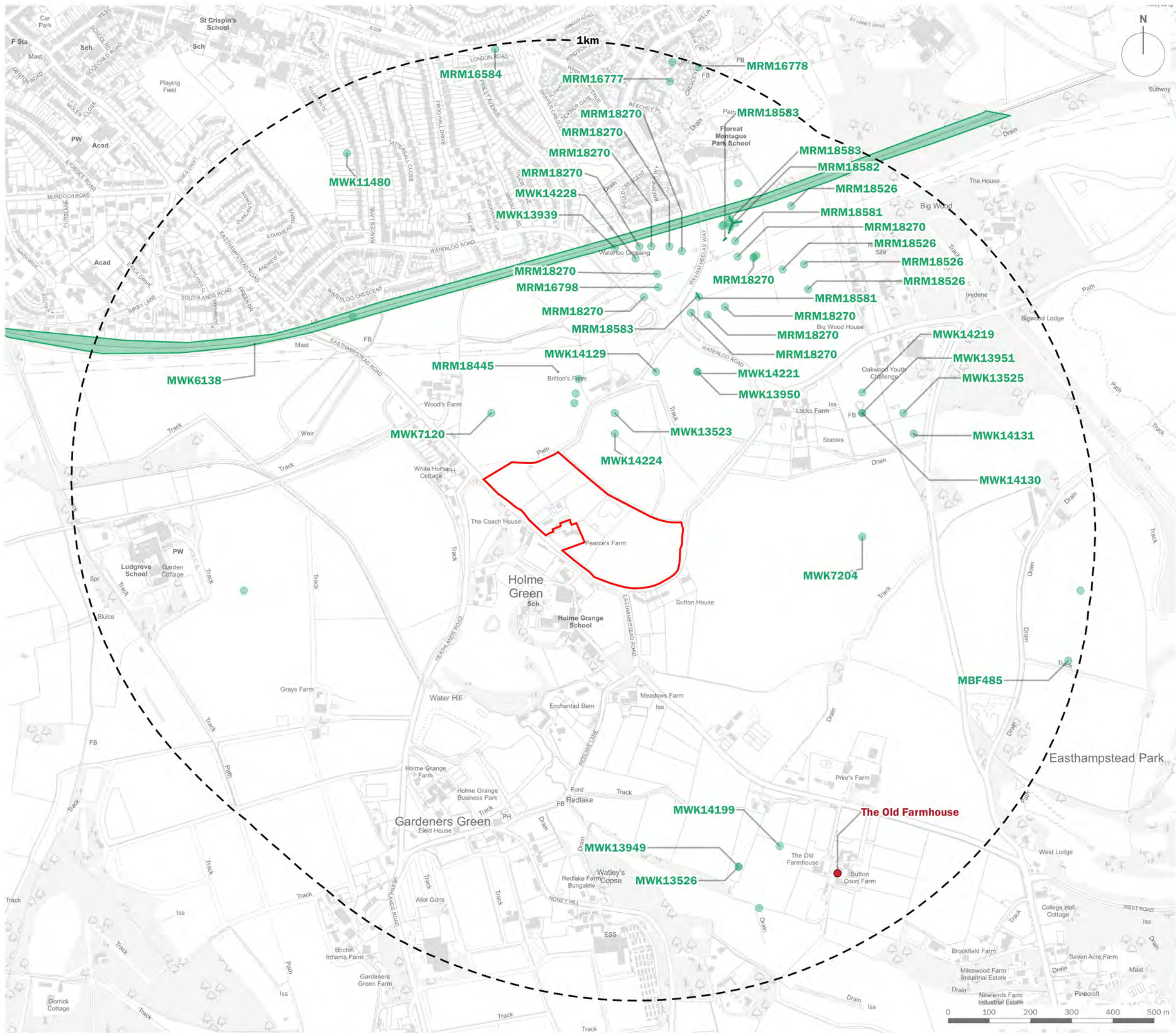


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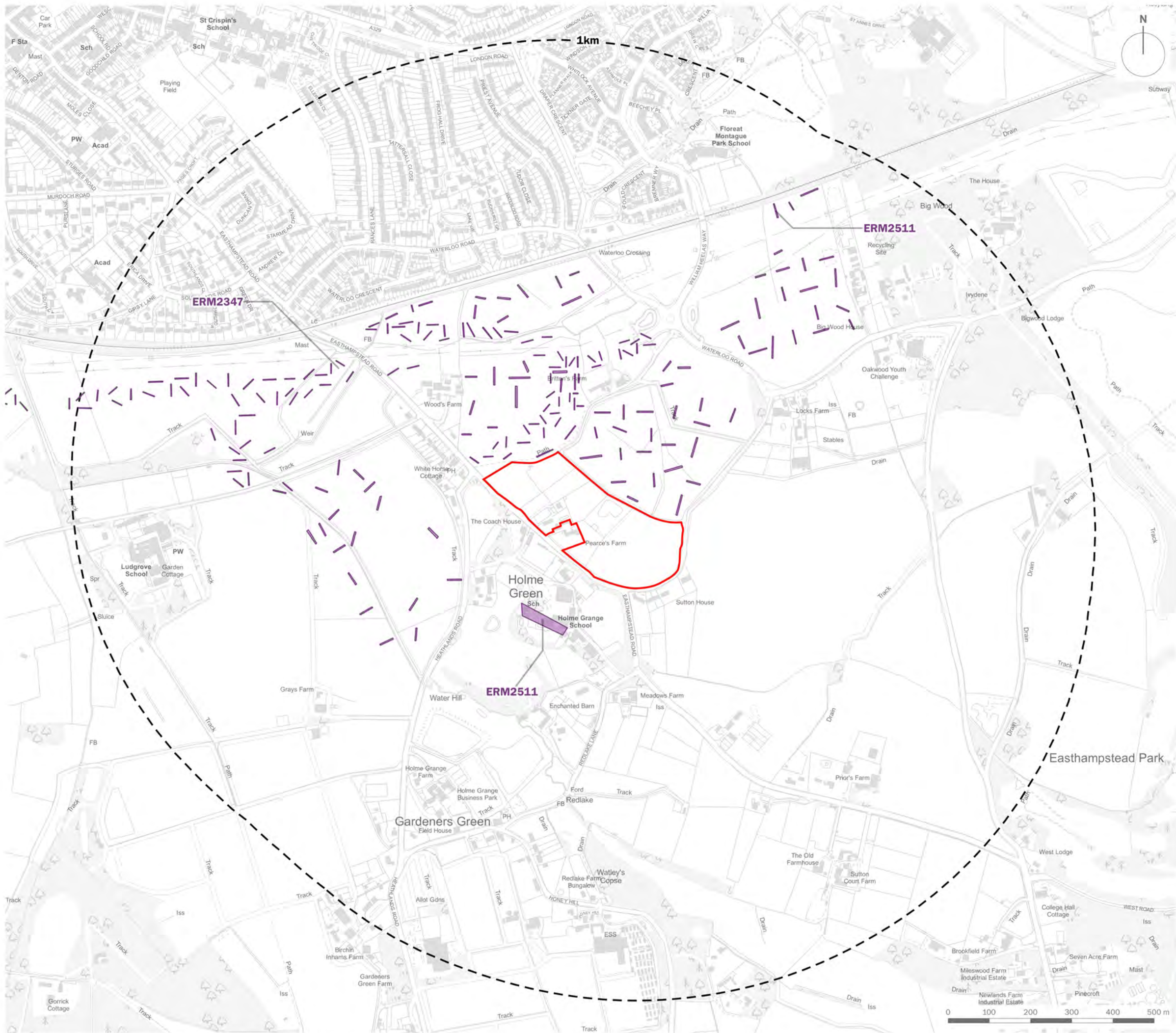
- Site Boundary
- 1km Study Area
- Grade II\* Listed Building
- Grade II Listed Building

|                |                                                                   |          |     |
|----------------|-------------------------------------------------------------------|----------|-----|
| client         | Nicholas King Homes                                               |          |     |
| project title  | Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham |          |     |
| drawing title  | Designated Heritage Assets                                        |          |     |
| date           | 08 FEBRUARY 2024                                                  | drawn by | SWa |
| drawing number | edp7682_d001b                                                     | checked  | MBa |
| scale          | 1:9,000 @ A3                                                      | QA       | VMS |



- Site Boundary
- 1km Study Area
- HER Monument
- Locally Listed Building

|                |                                                                   |          |     |
|----------------|-------------------------------------------------------------------|----------|-----|
| client         | Nicholas King Homes                                               |          |     |
| project title  | Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham |          |     |
| drawing title  | Non-designated Heritage Assets                                    |          |     |
| date           | 08 FEBRUARY 2024                                                  | drawn by | SWa |
| drawing number | edp7682_d002b                                                     | checked  | MBa |
| scale          | 1:9,000 @ A3                                                      | QA       | VMS |



Site Boundary

1km Study Area

HER Event

|                                                                   |                  |          |     |
|-------------------------------------------------------------------|------------------|----------|-----|
| client                                                            |                  |          |     |
| Nicholas King Homes                                               |                  |          |     |
| project title                                                     |                  |          |     |
| Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham |                  |          |     |
| drawing title                                                     |                  |          |     |
| Previous Archaeological Events                                    |                  |          |     |
| date                                                              | 08 FEBRUARY 2024 | drawn by | SWa |
| drawing number                                                    | edp7682_d003b    | checked  | MBa |
| scale                                                             | 1:9,000 @ A3     | QA       | VMS |



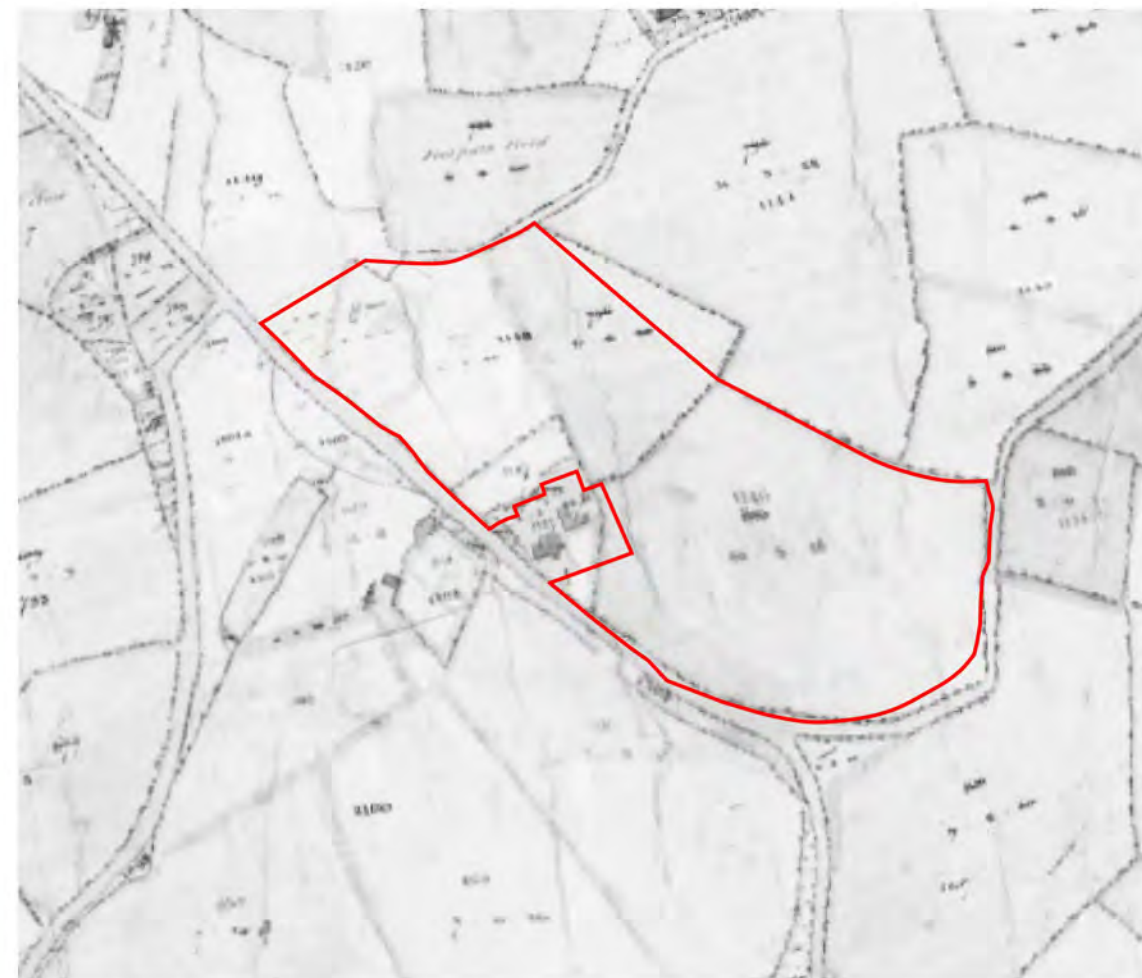
 Site Boundary

 LiDAR Data Using 1m Digital Terrain Model (DTM) with Sky View Factor (SVF)

|                                                                   |                  |          |     |
|-------------------------------------------------------------------|------------------|----------|-----|
| client                                                            |                  |          |     |
| Nicholas King Homes                                               |                  |          |     |
| project title                                                     |                  |          |     |
| Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham |                  |          |     |
| drawing title                                                     |                  |          |     |
| LiDAR Sky View Factor Imagery                                     |                  |          |     |
| date                                                              | 08 FEBRUARY 2024 | drawn by | SWa |
| drawing number                                                    | edp7682_d004b    | checked  | MBa |
| scale                                                             | 1:2,500 @ A3     | QA       | VMS |



1817 Enclosure Map of Wokingham Parish



1825 Tithe Map of Wokingham Parish



OS 1876 - 1883



OS 1900

 Approximate Site Boundary



client

**Nicholas King Homes**

project title

**Pearce's Farm and Surrounding Land,  
Easthampstead Road, Wokingham**

drawing title

**Extracts of Historic Mapping (1817 - 1900)**

|                |                         |          |            |
|----------------|-------------------------|----------|------------|
| date           | <b>08 FEBRUARY 2024</b> | drawn by | <b>SWa</b> |
| drawing number | <b>edp7682_d005b</b>    | checked  | <b>MBa</b> |
| scale          | <b>1:5,000 @ A3</b>     | QA       | <b>VMS</b> |

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0 50 100 150 200 250 m

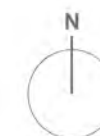


OS 1961



OS 1999

 Approximate Site Boundary



client

**Nicholas King Homes**

project title

**Pearce's Farm and Surrounding Land,  
Easthampstead Road, Wokingham**

drawing title

**Extracts of Historic Mapping (1961- 1999)**

|                |                  |          |     |
|----------------|------------------|----------|-----|
| date           | 08 FEBRUARY 2024 | drawn by | SWa |
| drawing number | edp7682_d006b    | checked  | MBa |
| scale          | 1:5,000 @ A3     | QA       | VMS |

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