

Langley Common Stables

Langley Common Rd, Barkham,
Wokingham RG40 4TS

LEVEL 2 BUILDING RECORDING | AUGUST 2026

On behalf of Crest Nicholson Operations



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Section 1

Introduction and Summary.

1 | Introduction and Summary

Overview

- 1.1 This Historic Building Recording has been prepared by Icen Projects on behalf of Crest Nicholson Operations Ltd to record the Langley Common Stables (Langley Common Rd, Barkham, Wokingham RG40 4TS; SU 77014 66394).
- 1.2 This Building Recording is provided as part of a hybrid application comprising of:
- 1.3 Hybrid planning application comprising:
- 1.4 Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.
- 1.5 Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse.
- 1.6 It is acknowledged that the evidence base for the draft local plan and site allocation makes no observation of the Site containing a heritage asset.¹ The former stables are not listed on the National Register or feature as a Non-Designated Heritage Asset (NDHA) on Wokingham's Local List 'Building of Traditional Character'.

Aims and Objectives

- 1.7 The aim of the building recording is to provide a record of Langley Common Stables.

On-Site Recording

- 1.8 A photographic survey was carried out on 10/10/25 using a full framed digital camera shot at 24 - 50mm. The photography follows the required guidance and were shot in JPEG format with each image to exceed 10 mega pixels.
- 1.9 This survey aims to document all accessible interiors and exteriors of the Site. The record focuses on the current condition of the building and includes the preparation of a comprehensive photographic survey and written record to a standard according with a Level 2 building recording.

The Report

- 1.10 The report consists includes an account on the historic development of the Site, a statement of significance, a photographic and descriptive Record.

Bibliography

- 1.11 This document has been written drawing on extensive primary and secondary research. The bibliography is appended at appendix A.

Authors

- 1.12 This report is produced by Icen Projects. Specifically, it is authored by Hugo Tomassi BA (Hons) MSt (Cantab) - Senior Consultant, Built Heritage & Townscape. Review and final sign off by Rebecca Mason BA(Hons) MSc MA IHBC -Director.



Figure 1.1 Location Plan Source: Edited from Google

Methodology

1.13 The building recording accords with Historic England’s ‘Understanding Historic Buildings: Guide to Good Recording Practice’ (2016). It is prepared to a Level 2 building recording:

This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

Level 2 Requirements		
Drawn record	Item 1	A building record may contain one or more of the following drawing types. Sketched plan, section, elevation or detail drawings (when no more thorough drawn record is made). Sketches may be roughly dimensioned.
	Or Item 2	Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate, for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.
Photography	Item 1	A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).
	Item 2	The building’s external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.
	Item 4	The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.
Written record	Item 1	The precise location of the building as an address and in the form of a National Grid reference.
	Item 2	A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.
	Item 3	The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
	Item 6	A longer summary statement. An alternative to 4. This account should summarise the building’s form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary. Alternatively it may serve as an introduction to the more detailed body of a record that may follow, for users who may need a summary of the report’s findings.

Table of the Level 2 requirements set out in the Historic England ‘Understanding Historic Buildings: Guide to Good Recording Practice’ (2016).

Section 2

Historic Development and Significance of the Site.

2 | Historic Development and Significance of the Site

Brief Overview of the Surrounding Area

Early 20th Century

Remount Depot

- 1.14 In 1904 the War Office established the Arborfield Remount Depot which was to function as a location to receive newly-purchased remounts (horses) and prepare them for active service. In its infancy, the land at Arborfield was leased from the Walter family and formed part of the 250 acre Bearwood Estate. The land had been previously worked by the farms such as Bigg's Farm, Old Bigg's Farm, and Ellis Farm.
- 1.15 Bigg's Farm acted as the primary headquarters for the Depot and Ellis Farm provided a designated segregated area for infectious horses. Initially, the depot utilised the existing former farm buildings and only constructed a small wooden stable block at Bigg's Farm.
- 1.16 However, within two years of the Depot's establishment, the army set out to construct a purpose-built Officer's residence within the vicinity. The result was Moat House which was completed in 1906 and shortly after occupied by the Captain Quatermaster, J. Barry. The remaining elements of Old Bigg's Farm were then shortly demolished.
- 1.17 In 1911 - 12, approximately six years after the completion of Moat House, two blocks of loose boxes were built to the east of the Main Yard to provide 'Sick Lines' for animals.
- 1.18 In response to the escalating tensions and likelihood of war, the Remount Service was expanded in the Spring of 1914. The depot's size was increased, former farmland striped, and temporary stabling erected to house a further 600 horses. This included Langley Common farmstead and the land which it farmed.
- 1.19 Further changes to the character of the Depot occurred as a result of the outbreak of war and saw the inclusion of additional grazing land taken from Arborfield Court, Carters Hill, Sallowfield Court.

Post World War One

- 1.20 Post war, and upon realisation of mechanical warfare, the Depot's purpose adapted to function as a holding and distribution area of draught animals. This resulted in the rebuilding of the former wooden structures in brick and more stable blocks being erected beyond the Main Yard. The Arborfield Remount Depot reached its peak in the early 1930s housing over 150 staff, comprising of over 500 acres, and homing more than 500 animals.
- 1.21 However, by 1937, the realisation of horse units being inadequate to mid 20th century warfare technological advancements saw the depot close, and by 1939 the equestrian centre had be re-purposed as the Army Technical School - later the Arborfield Garrison.
- 1.22 The Garrison was responsible for the large-scale development of the area and the transformation from a semi-rural setting into a dense settlement pattern. The 1968 OS Map (1:2,500) illustrates how the former openness was significantly changed during the late 20th century through the establishment School of Electronic Engineering.



Figure 2.1 Historic photograph of the Army Remount Depot at Arborfield

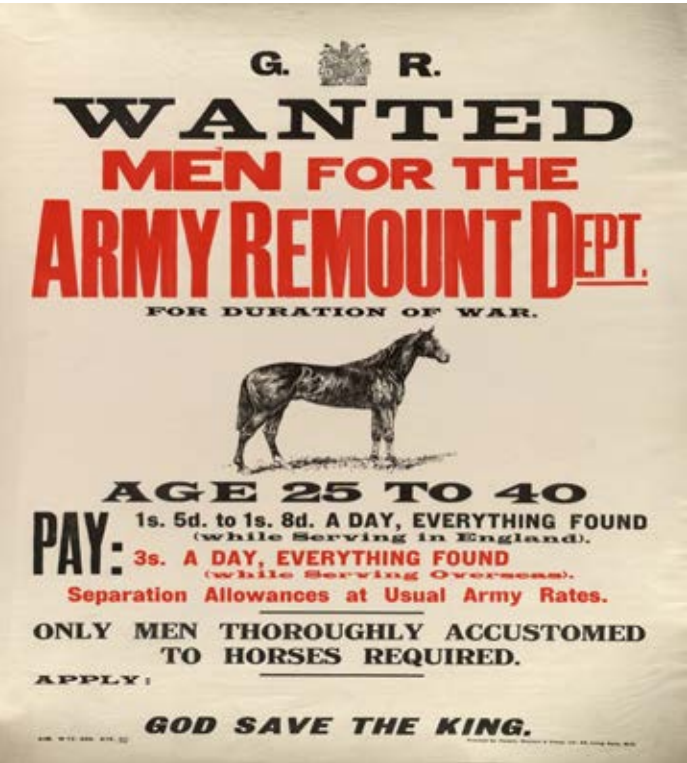


Figure 2.3 Wartime advertisement poster for the recruitment of soldiers to



Figure 2.2 Historic Photograph of Moat House during the military use of the building

2 | Historic Development and Significance of the Site

Map Regression

- 2.1 The 1871 - 72 OS Map of the area illustrates the Site within the context to 'Langley Common Farm'. Langley House is shown within a farmstead plot consisting of outbuildings and garden with direct access onto Langley Common Road. Notably, the stables are not yet built and do not feature on the map.
- 2.2 By 1910, a further small outbuilding had been built to the direct southeast of Langley House and further outhouses within the wider plot - these buildings do not include the stables.
- 2.3 First illustration of the stables is provided through the 1932 OS Map which illustrates the former farmstead having been converted for Remount purposes and aligns to the known dates on the expansion of the Depot. Additional outbuildings now stood to the immediate southeast of Langley House with additional structures beyond. The Stables are shown with a 'Tank' in the courtyard and referred to as 'Langley Sick Lines'.
- 2.4 Despite the closure of the Depot, the Stables are still referred to as the 'Langley Sick Lines' in 1961 alongside two new structures within the courtyard area. Aside from one minor outbuilding, and two new structures within the courtyard, all the former structures within the farmyard had been demolished.
- 2.5 By 1961 the wider area, to the south of the Site, is characterised by the establishment of Arborfield consisting of the Parade Ground and billets relating to 'Highlands'. The extent of the former woodland to the east of the Site 'Kidgem Copse', and former boundaries which enclosed Langley Common Farm, had been significantly reduced by this date.
- 2.6 In 1967 further change was recorded through the established hardstanding to the immediate southwest of Langley House and the erection of a rectangular building to the southeast. The cartographic context is also shown within Figure 2.11-2.12 where a clear indication of the hardstanding effect on the wider character of the wider area is seen.
- 2.7 The 1967 Survey also captures the development of the School of Electronic Engineering to the south of the Site which is still seen today and results in a built up character to the wider area.
- 2.8 The Site remained largely unchanged during the early 21st century until c.2017 when the remaining section of grassland to the south of Langley House was converted into additional car-parking.



Figure 2.4 1871 - 72 OS Map with Biggs Farm and Ellis Farm shown



Figure 2.6 1910 OS Map



Figure 2.8 1932 OS Map



Figure 2.5 1938 OS Map



Figure 2.7 1961 OS Map



Figure 2.9 1968 OS Map

2 | Historic Development and Significance of the Site



Figure 2.10 19th century tithe map overlaid onto present-day aerial photography illustrating the extent of change within the wider context and lost of former fields and boundaries which related to Langley Common Farm.

2 | Historic Development and Significance of the Site



Figure 2.11 2003 Aerial Image



Figure 2.12 2018 Aerial Image with the extension of hard standing shown in pink



Figure 2.13 1967 Aerial Image with the location of the stables outlined

Section 3

Photographic and Descriptive Record.

3 | Historic Development and Significance of the Site

LANGLEY COMMON FARMHOUSE | ARBORFIELD

West Wing



East External Wing with modern PVC extension shown



West External Elevation with numerous modern PVC window openings shown



East and North External Wing with modern PVC extension and central modern out building shown

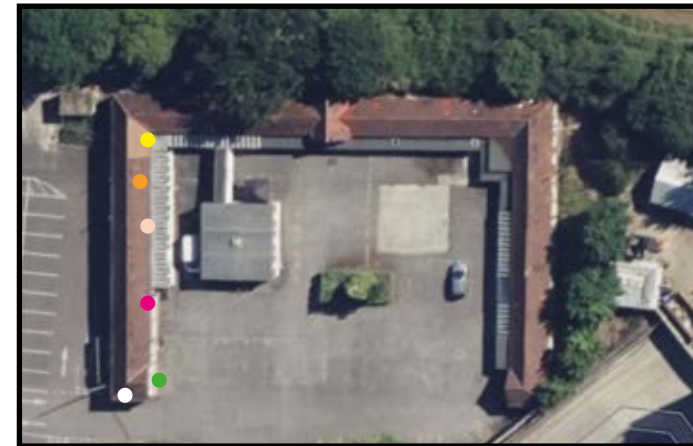


East External Wing with modern PVC extension shown

3 | Photographic and Descriptive Record

West Wing

- 2.9 The external form of the western wing is reflective of the wider building featuring a single storey range with a pebble-dashed walls framed by a regular brick integrated piers and plinth.
- 2.10 The modern PVC extension adjoins to the eastern elevation of the western wing and creates a modern internal corridor.
- 2.11 The wing is in generally poor condition with the former stable proportions being disrupted by modern partitions and inserted ceilings.
- 2.12 The pebble-dashing has failed in numerous locations with modern repairs being highly visible and of the incorrect aggregate colour.



3 | Photographic and Descriptive Record

West Wing



Internal form of west wing with modern partitions and primary brick wall shown



Internal form of west wing with modern partitions



Internal form of west wing showing primary external wall with inserted windows

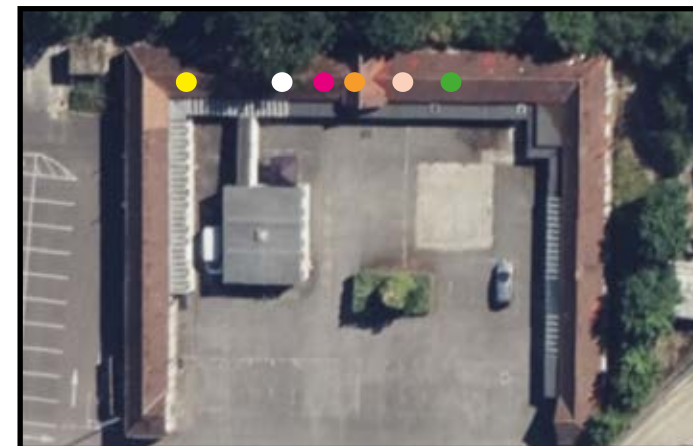
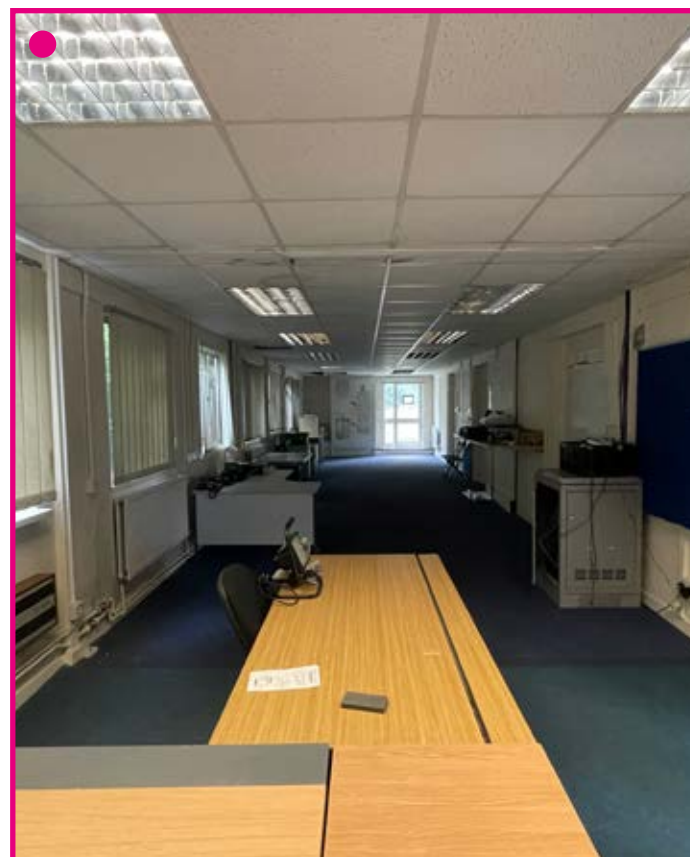
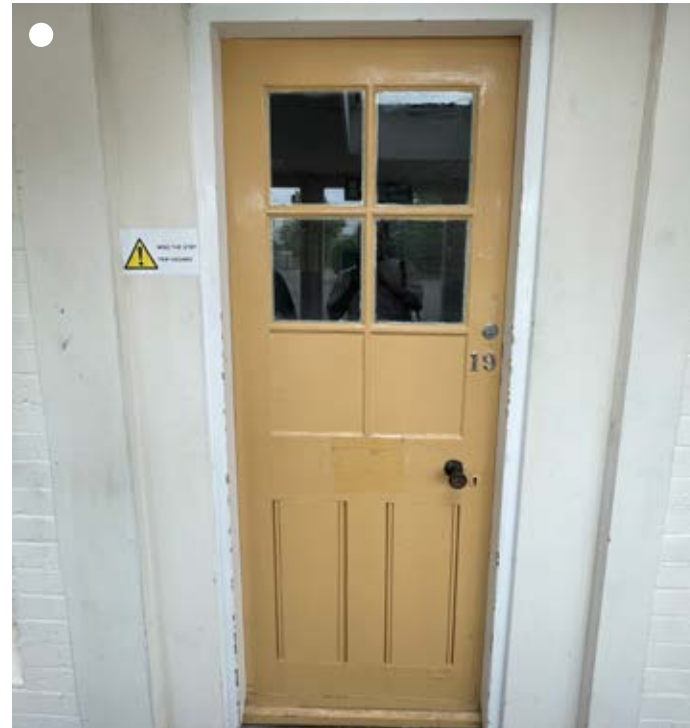


Internal form of west wing showing remains of a primary partition in the context of the modern use of the space and secondary partitions

3| Photographic and Descriptive Record

North (Central) Wing

- 3.1 The external form of the north wing is reflective of the wider building featuring a single storey range with a pebble-dashed walls framed by a regular brick integrated piers and plinth.
- 3.2 The modern PVC extension adjoins to the southern elevation of the western wing and creates a modern internal corridor, a further outbuilding also adjoins the modern extension.
- 3.3 The wing is in generally poor condition with a modern fitout appearance and no readily appreciation of its former stable use. Some historic doors remain in-situ with missing glass panes and modern fixings.
- 3.4 Where brick plinths or partitions have survived, the primary brick chamfer with a bolection moulding and stop can be seen. The former proportions of the wing have been lost through the inserted drop ceiling which obstructs the primary window arrangement.



3 | Photographic and Descriptive Record

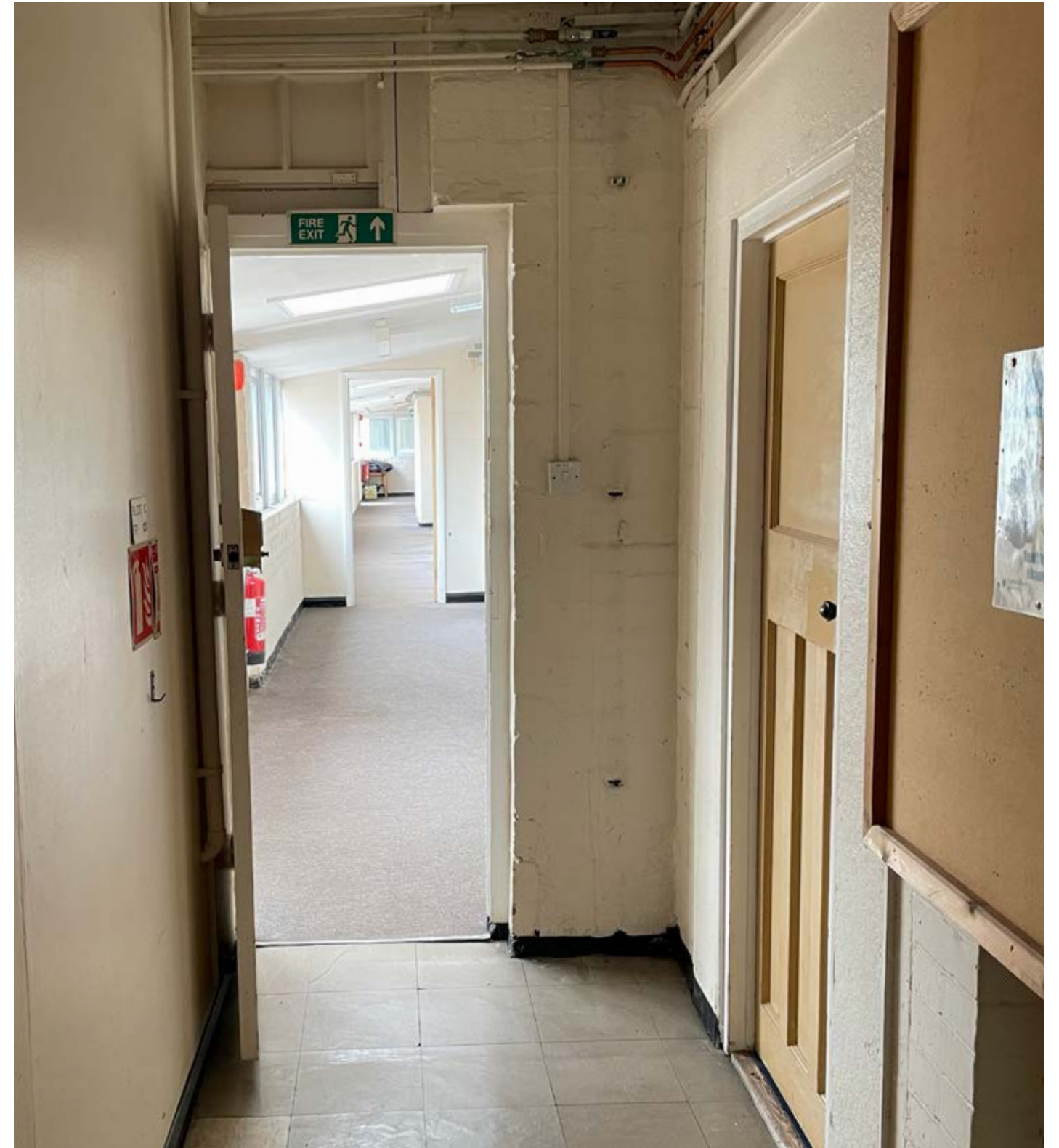
North (Central) Wing



Internal form of north wing with modern inserted ceiling shown



Modern outbuilding extension to the north central wing

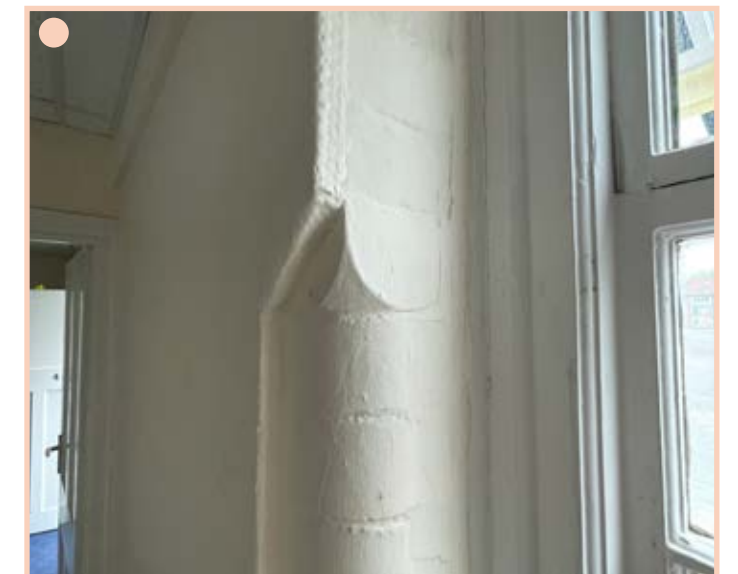
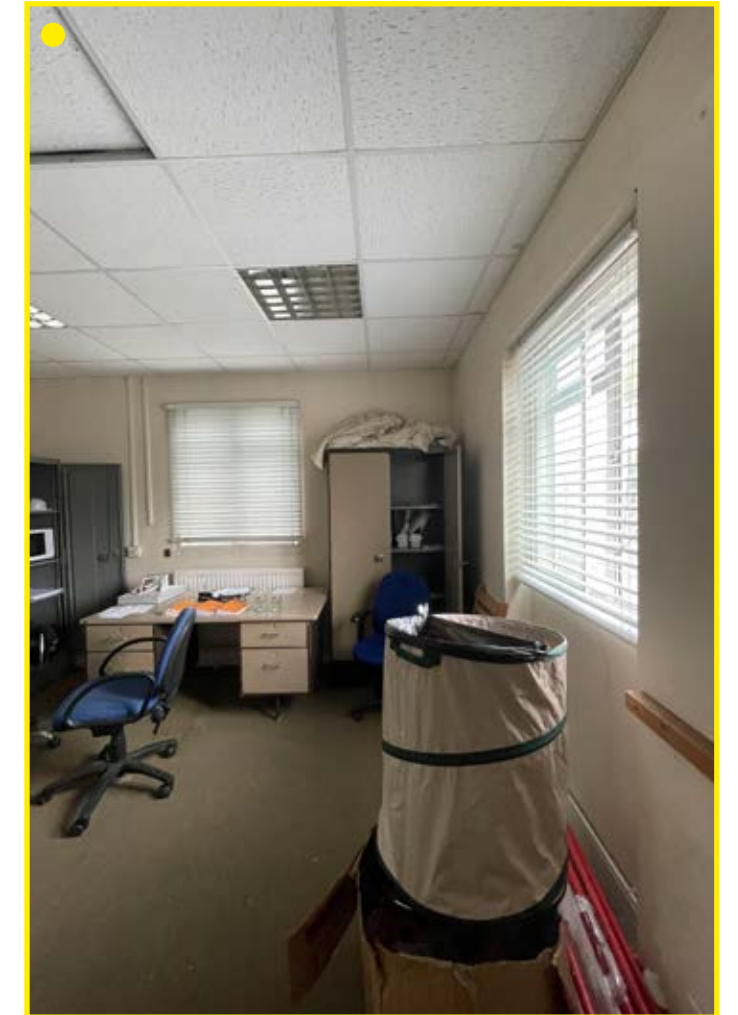
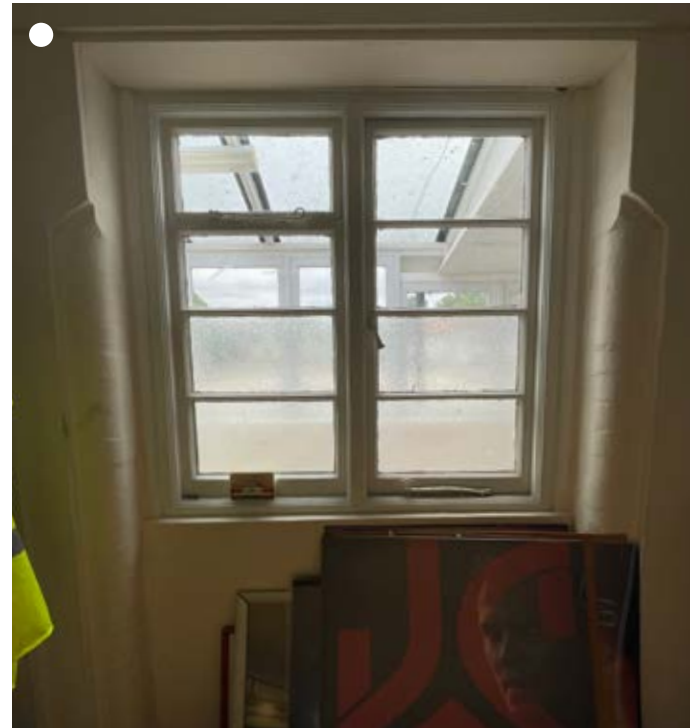


Photograph of the northern wing looking west into the modern PVC extension

3 | Photographic and Descriptive Record

East Wing

- 3.5 The external form of the east wing is reflective of the wider building featuring a single storey range with a pebble-dashed walls framed by a regular brick integrated piers and plinth.
- 3.6 The modern PVC extension adjoins to the southern elevation of the western wing and creates a modern internal corridor. The wing features modern partitions to create separate rooms within the internal space and there is appreciation of the former stable use.
- 3.7 The wing is in generally poor condition with a modern fitout appearance and no readily appreciation of its former stable use. Some historic doors remain in-situ with missing glass panes and modern fixings.
- 3.8 Where brick plinths or partitions have survived, the primary brick chamfer with a bolection moulding and stop can be seen. The former proportions of the wing have been lost through the inserted drop ceiling which obstructs the primary window arrangement.



3 | Photographic and Descriptive Record

LANGLEY COMMON FARMHOUSE | ARBORFIELD

East Wing



Internal form of east wing with modern inserted ceiling shown



Internal form of the east wing with the modern inserted windows and ceiling shown



Modern extension within the eastern wing

Appendix 1

Bibliography.

Appendix 1 | Bibliography

- Colonel R Hume, , " in Arborfield and the Army Remount Service 1904-1937, (1984)
- Arborfield Remount Depot (Arborfield Garrison), Arborfield, Berkshire, accessed from http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MRM17490&resourceID=1028



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