



Wokingham Borough Council

Shinfield Infant and Nursery School, Berkshire

Heritage Statement





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WSP

70 Chancery Lane

London

WC2A 1AF

Phone: +44 20 7337 1700

WSP.com

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Prepared by	Krishna Priya	Krishna Priya	Anna Nicola	Krishna Priya	Anna Nicola
Signature					
Checked by	Reider Payne	Anna Nicola	Anna Nicola	Anna Nicola	Anna Nicola
Signature					
Authorised by	Tom Wilson	Tom Wilson	Tom Wilson	Tom Wilson	Tom Wilson
Signature					
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Executive summary

WSP has been commissioned by Wokingham Borough Council to produce a Heritage Statement in advance of proposed development at Shinfield Infant and Nursery School, Wokingham, Berkshire. The proposed development includes the demolition of a front boundary dwarf wall, including the railing and gate, the insertion of a replacement school gate adjacent to the footpath along Hyde End Road/School Green (B3349), and the construction of a new footpath at Shinfield Infant and Nursey School, Shinfield, Wokingham. This Heritage Statement provides an understanding of the significance of Shinfield Infant and Nursery School, a Grade II listed building designated as 'The School, Hyde End Road', as well as other heritage assets within the wider study area. It also considers the contribution of the asset's setting to its significance.

The Heritage Statement assesses the likely impact of the proposed works on that significance, in support of a joint application for Full planning permission and Listed Building Consent (LBC). This includes the impact of the proposed development on the Site boundary wall, and a small ancillary building located to the immediate southeast of the principal school building. Based on professional judgement, it is assumed that the wall and an ancillary red-brick building are curtilage listed to the Grade II listed building. Confirmation of these structures' listed status will be required from the Local Planning Authority (LPA) conservation officer, and if confirmed, Listed Building Consent (LBC) will be required for any works affecting the wall and the ancillary building.

Heritage assets located beyond the Site boundary are also considered in this assessment.

The proposed development would have a direct physical impact on Grade II listed The School, Hyde End Road through demolition of the front boundary dwarf wall. Construction of a new footpath along School Green also has potential to impact the ancillary building that forms a part of the school; however, sensitive design would prevent any harm occurring as a result of changes to that building.

In NPPF terms, the proposed development would result in **less than substantial harm** to Grade II listed The School, Hyde End Road through impacts to its boundary wall and setting. The proposed development would also result in less than substantial harm to the following non-designated heritage assets: the Bell & Bottle Public House (37 School Green, **A2**), Nos. 39–41 School Green (Co-op, **A3**, and Nos. 43 and 45 School Green (**A4**, **A5**).

This Heritage Statement makes the following recommendations:

- Detailed design for the new footpath should utilise methods to improve drainage, and to avoid harm to the curtilage listed ancillary building
- A salvage and reuse strategy should be developed to retain and reuse historic building material where feasible

- Physical impacts on the listed building should be avoided through appropriate mitigation measures (e.g. physical barriers, controlled demolition methods for boundary wall removal, safe systems of work, toolbox talks, etc.).

1 Introduction

1.1 Project background

WSP has been commissioned by Wokingham Borough Council to produce a Heritage Statement in advance of proposed development at Shinfield Infant and Nursery School, Wokingham, Berkshire (National Grid Reference/NGR 473361 167696; **Figure 1**). The proposed development includes demolition of a front boundary dwarf wall, including the railing and gate, insertion of a replacement school gate adjacent to the footpath along Hyde End Road/School Green (B3349), and construction of a new footpath at the school.

- 1.1.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations that affect listed buildings and conservation areas.

1.2 The Site

- 1.2.1. The existing dwarf boundary wall and the ancillary building are presumed to be curtilage listed to the Grade II listed The School, Hyde End Road (National Heritage List for England / NHLE ref: 1136149), situated on School Green, Shinfield. The Site is accessible from Hyde End Road, which runs immediately to the south of the Site running in a south-east direction with residential properties located further to the south. To the north-east of the Site lies Shinfield War Memorial Park. There is a new housing development to the west and south-west which has created an increase in footfall from this direction to the school, with no formal footpath from Lailey Path that continues to the school.

1.3 Scope of this report

- 1.3.1. This Heritage Statement assesses the impacts of the proposed development on the Grade II listed The School, Hyde End Road. Additionally, locally significant heritage assets located beyond the Site boundary (and within a 100m study area) are assessed as part of this Heritage Statement.

1.4 Aim and objectives

- 1.4.1. The aim of this report is to understand the heritage significance of the Grade II listed The School, Hyde End Road and to assess the impact of the proposed development to that significance, in order to support a joint application for full planning permission and Listed Building Consent (LBC). Professional expert opinion has been used to assess heritage significance, based on archaeological, architectural, artistic or historic interest, as set out in Historic England's *Statements of Heritage Significance* (2019).
- 1.4.2. The aim is achieved through the following objectives:
 - Provide a summary historical background of the Grade II listed The School, Hyde End Road (**A1**) and selected non-designated heritage assets scoped into this report.
 - Describe the current condition of the assets, as determined from a site visit.

- Interpret the significance of the assets and the contribution of setting to this significance, based on values set out in Historic England's *Statements of Heritage Significance* (2019).
- Assess the likely impacts upon the significance of the assets arising from the proposals.
- Provide recommendations where appropriate.

2 Planning framework

2.1 Statutory protection

Listed buildings and conservation areas

- 2.1.1. The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations that affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest.
- 2.1.2. The 'Arrangements for Handling Heritage Applications: Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021', directs that local planning authorities must consult Historic England for works regarding Listed Building Consent applications for (i) any Grade I or II* listed building; and (ii) relevant works to any Grade II listed building. The National Amenity Societies must also be consulted where the partial or complete demolition of a listed building is proposed.
- 2.1.3. 'Curtilage listed' buildings are also protected and subject to Listed Building Consent, even if they are not specifically referred to in a statutory listing description. These are defined as any object or structure within the curtilage of a listed building that, although not fixed to the principal building, form part of the land and have done so before 1st July 1948, and which are treated as being part of the principal building by virtue of section 1(5)(b) of the Act.

Scheduled Monuments

- 2.1.4. There are no scheduled monuments within the Site boundary and within 100m of the Site boundary.

2.2 National Planning Policy Framework

- 2.2.1. The National Planning Policy Framework (Ministry of Housing, Communities & Local Government, revised December 2024 and amended February 2025) sets out the Government's planning policies for England and provides guidance for planning authorities and developers on the conservation and investigation of heritage assets. The primary objective of the NPPF is to foster the delivery of sustainable development, not to prevent it.
- 2.2.2. The historic environment is specifically dealt with in section 16 of the NPPF. The policies set out in the NPPF should be interpreted and applied locally to meet local objectives. The NPPF is designed to provide a clear framework to make sure that heritage assets are conserved or enhanced in a manner that is proportionate to their significance.
- 2.2.3. The NPPF sets out the importance of assessing the significance of heritage assets that may be affected by a proposal. Paragraph 207 of the NPPF states that local planning authorities, when determining applications, should require the applicant to "describe the significance of any heritage assets affected, including any contribution made by their setting". Paragraph

207 goes on to state that “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”.

- 2.2.4. Heritage assets are defined in Annex 2 of the NPPF as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).” Annex 2 also defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. Setting is defined as, “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.
- 2.2.5. Paragraph 210 of the NPPF states that local planning authorities should consider the following when determining planning applications:
“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
the desirability of new development making a positive contribution to local character and distinctiveness”.
- 2.2.6. Paragraphs 212 to 221 detail the notion that heritage assets can be harmed or lost through alterations, destruction, or from development within their setting. These paragraphs identify that this harm ranges from less than substantial to substantial. The emphasis should be on the conservation of designated heritage assets, regardless of whether any potential harm is considered to be substantial or less than substantial (paragraph 212). As a rule, the more important the heritage asset is, the greater the weight should be on its conservation. Assets of the highest significance are 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 (paragraph 213).
- 2.2.7. Paragraph 214 of the NPPF goes on to state that development consent should be refused where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, unless the application demonstrates that the proposed development will result in substantial public benefits that outweigh the harm or loss to the heritage asset. Where less than substantial harm is caused, this should also be weighed against the public benefits of the proposal.
- 2.2.8. With regard to applications concerning 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’ (paragraph 216).

- 2.2.9. The web-based National Planning Policy Guidance (<https://www.gov.uk/government/collections/planning-practice-guidance>) provides supporting information in respect of conserving and enhancing the historic environment.

2.3 Local planning policy

- 2.3.1. Wokingham Borough Council's Core Strategy was adopted in 2010 (Wokingham Borough Council , 2010). The Managing Development Delivery (MDD) Local Plan Policy was adopted in 2014 (Wokingham Borough Council , 2014)
- 2.3.2. Core Strategy Policy CP3 covers the general principles for development. Including heritage:

Policy CP3: General Principles for development

Planning permission will be granted for proposals that:

- c) Have no detrimental impacts upon important ecological, heritage, landscape (including river valleys) or geological features or water courses*

- 2.3.3. Within the MDD, TB24 covers Designated Heritage Assets, Policy TB25 covers Archaeology and Policy TB26 covers Area of Special Character

Policy TB24: Designated Heritage Assets (Listed Buildings, Historic parks and Garden, Scheduled Ancient Monuments and Conservation Areas)

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; and*
- *b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.*

3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

Policy TB26: Buildings of Traditional Local Character and Areas of Special Character

- 1. 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.*
- 2. Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.*

3 Methodology and sources

3.1 Desk-based assessment

- 3.1.1. The assessment has been carried out in accordance with the requirements of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, National Planning Policy Framework (NPPF) (MHCLG 2024 amended 2025) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2020) and Historic England (HE 2017, HE 2019).
- 3.1.2. A range of data sources were used in the research for this report, all of which are referenced in the text and detailed in full in the bibliography in Appendix A. The table below provides a summary of the key data sources.

Table 3-1 –Data sources consulted

Source	Data	Comment
Historic England	National Heritage List for England (NHLE) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via Heritage Gateway website. This was consulted for the site and its immediate vicinity only.
Local Planning Authority	Conservation Area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Local Planning Authority	Building of Local Interest	Building of Local Interest designated by the Local Planning Authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
Groundsure	Ordnance Survey maps from the 1st edition (1860–70s) to present day	Provides a good indication of past land use and impacts which may have compromised archaeological survival. Provides an indication of the possible date of any buildings on the site.

Source	Data	Comment
The Royal Berkshire Archives	Historic maps (e.g. Tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment
Google	Satellite imagery and Streetview	General mapping and visual information of the site and surrounds.
Internet	Web-published local history	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background.
Internet	National Library of Scotland (NLS); Ordnance Survey maps from the 1st edition (1860–70s) to present day	For reference to historic mapping not provided through Groundsure acquisition.

- 3.1.3. This report sets out the history of the Site, of the heritage assets within the Site boundary (Section 4), describes their significance (Section 5) and assesses the impact of the proposed development in relation to relevant policy (Section 6).
- 3.1.4. To provide historic background context for the Site, and to inform the assessment of setting, a 100m study area around the Site was considered. The extent of the study area was defined using professional judgement and considered the limited and localised nature of the proposed development and the surrounding streetscape.
- 3.1.5. **Figure 2** shows the location of the designated heritage asset and its curtilage wall, which constitutes the Site boundary within which development is proposed to take place, together with heritage assets located beyond the Site boundary, as identified by the sources above, the site visit, or during the course of research for this assessment. These have been allocated a unique 'assessment' reference number (**A1**, **A2**, etc.), which is listed in a gazetteer at the back of this report and is referred to in the text.

3.2 Site visit

- 3.2.1. A site visit took place on 7th November 2025 to undertake a visual inspection of the site and to conduct a site walkover of the surrounding area, taking photographs and recording notes.

- 3.2.2. The site visit was undertaken in overcast conditions, though dry during the visit, providing good visibility for assessment. The visit also extended beyond the site for the purposes of scoping locally significant heritage assets and their intervisibility with the proposed development, as required by Historic England guidance, and for the settings assessment itself.
- 3.2.3. The non-designated heritage assets are located along public roads which were also accessible.

3.3 Assessing heritage significance

- 3.3.1. The NPPF defines significance as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.' The determination of the significance is based on statutory designation and/or professional judgement against these values (guided by Historic England's *Statements of Heritage Significance* 2019).
- 3.3.2. The table below gives examples of the significance of designated and non-designated heritage assets.

Table 3-2 – Significance of heritage assets

Heritage asset description	Significance
World heritage sites	Very High
Scheduled Monuments Grade I Listed Buildings Grade II* Listed Buildings Grade II Listed Buildings with exceptional qualities in fabric, historical association, and/or association/group value with heritage assets of high significance Protected Wrecks Registered Battlefields Conservation Areas containing very important (Grade I / II*) listed buildings Grade I and II* Registered Parks and Gardens Burial grounds	High
Grade II Listed Buildings which can be shown to have qualities in their fabric or historical association of regional importance only Conservation Areas containing primarily Grade II listed or Locally Listed Buildings/Buildings of Local Interest Grade II Registered Parks and Gardens	Medium

Heritage asset description	Significance
Non-designated heritage assets (above ground structures, landscape, townscape, buried remains) of national importance Protected heritage landscapes (e.g. ancient woodland or historic hedgerows, heritage Sites of Special Scientific Interest)	
Non-designated heritage assets (above ground structures, landscape, townscape, buried remains) of local importance	Low
Locally Listed Buildings Item with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

3.4 Assessing harm

- 3.4.1. Professional judgement is used to consider the impact (the magnitude of change) of future development on the significance of a known or potential heritage asset. This is assessed in NPPF terms as ‘no harm’, ‘less than substantial harm’, ‘substantial harm’ or ‘total loss of significance’.

3.5 Assessing the contribution of setting

- 3.5.1. In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset.
- 3.5.2. Setting is the way in which the asset is understood and experienced. It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).
- 3.5.3. Guidance produced by Historic England (HE 2017) and the Landscape Institute and Institute of Environmental Management and Assessment (2013) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant to this assessment:
- **Step 1: asset identification.** The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
 - **Step 2: assess the contribution of setting.** This stage assesses how setting contributes to the overall significance of a designated asset.

- *Step 3: assess change.* This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
- *Step 4: mitigation.* This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
- *Step 5: reporting.* Making and documenting decisions and outcomes. This reports the assessment of effects.

3.5.4. The assessment has considered the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

4 Historical background and asset description

4.1 Site location and context

- 4.1.1. The Site is located on Hyde End Road and is primarily served by School Green (B3349), running from the south to south-east of Shinfield Infant and Nursery School, Wokingham Borough Council, Berkshire (National Grid Reference/NGR 473361 167696; **Figure 1**).
- 4.1.2. The Site is accessible through Hyde End Road, connecting north to Arborfield Road.
- 4.1.3. The Site falls within the historic parish of Shinfield and lay within the county of Berkshire, prior to being absorbed into the administration of the Borough of Wokingham in 1974.

4.2 Asset description

Assets within the Site boundary

- 4.2.1. The Site boundary contains a brick dwarf wall that bounds Shinfield School along Hyde Road, and a short section of road at the south end of School Green adjacent to a small ancillary building within the school grounds.

The School, Hyde End Road (A1)

- 4.2.2. The School, Hyde End Road (NHLE Ref: 1136149) was listed at Grade II in January 1967 (Historic England, 1967). It was constructed in 1707 and has undergone 19th century extensions and 20th century alterations, resulting in an irregular plan of one and two storeys, with attic accommodation (William Page, 1906-1924).
- 4.2.3. The school was founded by Richard Piggott, a local benefactor and later a member of the Cutlers' Company, as a charity day school to provide clothing for twenty of the poorest children in the district and to teach them to read. The original 18th century school survives as the central block on the road-facing elevation. It features a brick plinth, first floor string course, and a moulded, modillioned wooden cornice. The hipped roof is flanked by chimneys and includes two hipped dormers with two light leaded casements. The façade is articulated with four bays of four-light wood mullioned and transomed windows with leaded lights, and a central half-glazed double door set within an early-19th century doorcase of reeded pilasters and a small reeded cornice. A stone panel above the door bears an inscription and the date of construction (Pevsner, 1966).
- 4.2.4. Flanking the original structure are two 19th century wings presenting gables to the road, one of which was present by 1860 and the other by 1872. The earlier addition is to the right: a gabled brick and stone extension featuring two wooden cross-windows with leaded lights, a clock in the gable, and an arched bellcote with a pedimented top housing three bells. A stone panel dated 1860 is located between a string course and the clock, which was bequeathed in 1859 in the will of a Reverend W. E. Feilde, together with another classroom and a library (Gathorne-Hardy, 1951). The left-hand Victorian addition is a brick hall with stone dressings and three stone cross windows with leaded lights and one six light window.

It is present on the Ordnance Survey map of 1872 (Figure 3), and a stone panel set between the windows has the inscription: “*To the Memory of the Rev. George Hulme by his Children May 1889*” (Doble, 1961).

- 4.2.5. Further extensions to left and right were constructed during the late Victorian period (before 1898). Both are tall but single-storey red-brick buildings with stone dressings, oriented with ridge-lines perpendicular to the road, as is the original building block. Other blocks have been constructed to the rear of the school during the 20th century.
- 4.2.6. The small building located immediately southeast of the main school complex corresponds closely with form and location with a structure that is depicted on the Ordnance Survey 1st edition 6” map of 1898, replacing an earlier building depicted in 1872 (Figure 2 and 3). The extant building is single-storey, constructed in red brick with a simple rectangular footprint and a pitched roof finished with plain clay tiles, and has a utilitarian character. Its materials and construction are consistent with the historic fabric of the wider school complex. The lower courses of external brickwork on the elevation facing onto the road display signs consistent with moisture-related deterioration, potentially associated with surface water runoff and/or rising damp; this is likely to relate to the difference between floor height within the building and ground level on the road. The building’s foundations beneath the road’s surface are of unknown form and depth, and may be stepped or shallow.
- 4.2.7. The boundary wall is shown on the Ordnance Survey 1st edition 6” map of 1872 (Figure 3), indicating that it dates to at least the late 19th century. It is not depicted on the Shinfield parish Tithe map of 1838 (Royal Berkshire Archives: D/D1/110/1C, not reproduced), when the boundary wall terminated at School Green Road and the school’s boundary was marked by vegetation, presumably a continuation of the hedgerow that follows Hyde End Road.
- 4.2.8. The listed building is located within the Shinfield Area of Special Character (AoSC). This AoSC includes School Green, a triangular green space featuring a war memorial and a car park (Wokingham District Council , 1994). School Green takes its name from the listed building. The AoSC also contains several two-storey residential buildings, a Co-op store, and The Bell & Bottle Public House. The streetscape is open and spacious, offering clear views across School Green to the school and adjacent buildings, complemented by several mature trees that contribute to the area’s character.



Plate 1: the Grade II listed The School, Hyde End Road from School Green, viewed looking towards the south-west.



Plate 2: the Grade II listed The School, Hyde End Road from Hyde End Road, viewed looking towards the north-west.



Plate 3: the Grade II listed The School, Hyde End Road, viewed looking north from nos. 43 and 45, School Green, on Hyde End Road, showing part of the wall.



Plate 4: View of the Grade II listed The School, Hyde End Road from School Green; facing south

Non-Designated Assets beyond the Site boundary

Bell & Bottle Public House, 37, School Green (A2)

- 4.2.9. The 1838 Shinfield parish tithe map of 1838 (*Royal Berkshire Archives: D/D1/110/1C*, not reproduced) shows a building in the location of the Bell & Bottle Public House. Later historic mapping evidence (Ordnance Survey 1st edition 6" map of 1872, **Figure 3**) also shows a building in the location of the present public house. However, the building is not labelled as a public house until the OS map of 1936 (**Figure 5**).
- 4.2.10. The area around School Green was developed, according to *Shinfield Parish. Easy History Walks for All* (2022), 'from Victorian times' – its depiction on historic mapping indicates that the public house has stood here since at least the early 19th century. The parish council guide also states that The Bell & Bottle has been a public house for 'over 100 years', which would indicate a change in use in the early 20th century, and shown on the 1936 map (Shinfield Parish Council, 2022)
- 4.2.11. The Bell & Bottle is a two-storey building with a rendered and painted exterior, a pitched roof, and a prominent brick chimney stack. The principal elevation features a symmetrical arrangement of sash-style windows at first floor level and a central entrance at ground floor, sheltered by a lean-to porch. The building is set back slightly from Hyde End Road.
- 4.2.12. While the Bell & Bottle Public House is not statutorily designated, the asset contributes to the understanding of the historic development of the area and relationship to the nearby Grade II listed The School, Hyde End (**A1**).



Plate 5: the non-designated Bell & Bottle Public House, viewed looking north-east.

Nos. 39-41, School Green (Co-op) (A3)

- 4.2.13. The 1838 Shinfield parish tithe map of 1838 (*Royal Berkshire Archives: D/D1/110/1C*, not reproduced) shows Nos. 39-41, School Green, as two separate properties. Later historic Mapping (Ordnance Survey 1st edition 6" map of 1872, **Figure 3**) also shows the two properties on the site now occupied by the Co-op store, indicating that the two properties were present since at least the early 19th century, forming part of the historic core of Shinfield around School Green. The parish council guide *Shinfield Parish. Easy History Walks for All* (2022) notes of this asset that the Co-op was also once a public house called 'The Royal Oak' (Shinfield Parish Council, 2022). No. 39, School Green is labelled as a public house in the 1936 OS maps (**Figure 5**) but is still separate from No. 41. However, by the time of the 1989-94 OS map (**Figure 7**), No. 41, School Green is shown as part of The Royal Oak Public House.
- 4.2.14. Nos. 39-41 School Green is now a Co-op store, and both buildings are considered together in this report. Both buildings are of two storeys with a painted and rendered exterior, a pitched roof, and a prominent brick chimney stack at the end of No. 41. While the building has undergone adaptation for retail use, its overall form and materials retain elements of traditional vernacular architecture. A one storey extension has been added to No. 39, first shown on the OS map of 1936.

- 4.2.15. While the Co-op store at Nos. 39-41, School Green is not statutorily designated, the asset contributes to the understanding of the historic development of the area and relationship to the nearby Grade II listed The School, Hyde End (**A1**).



Plate 6: the non-designated Co-op at Nos. 39 and 41, School Green, located to the east of the Grade II listed School, viewed looking north-east.

Nos. 43 and 45, School Green (A4 and A5)

- 4.2.16. Nos. 43 and 45, School Green are two cottages located on School Green. For the purposes of this assessment the assets are considered together.
- 4.2.17. Nos, 43 and 45, School Green are first shown on the Ordnance Survey 1st edition 6" map of 1872, **Figure 3**), indicating that the two houses on this site date from at least the late 19th century. The depiction of the building in early mapping suggests that it dates at least from the 19th-century development of School Green.
- 4.2.18. The houses are of two storeys. No. 43 (**A4**) is constructed of red brick and has a central entrance and symmetrical fenestration. No. 45 (**A5**) is rendered and painted white and features simple casement windows. Both assets have a pitched roof and prominent brick end stacks (while No. 45 has two brick stacks in total). The assets are set behind a low brick boundary wall with hedging, and access is provided via gravel driveways. These characteristics indicate that the houses have retained elements of their historic form. No. 45 has a rear extension dating to the 20th century.

- 4.2.19. While the assets are not statutorily designated, their presence contributes to the understanding of the historic development of the area and relationship to the nearby Grade II listed The School, Hyde End (A1).



Plate 7: the non-designated Nos. 43 and 45, School Green, viewed looking south-east.



Plate 8: the non-designated Nos. 43 and 45, School Green, viewed looking north-east.



Plate 9: View of part of the non-designated No. 41, School Green, along with Nos. 43 and 45, School Green, viewed from the Grade II listed The School

Shinfield War Memorial (A6)

- 4.2.20. Shinfield War Memorial commemorates those who died or went missing during the First World War and six individuals from the Second World War. The memorial comprises a freestanding stone Celtic cross, with the arms terminating in the style of a cross fleury. It is supported by a slender pillar, mounted on a double plinth and a two-stepped square base. The structure is set within a paved area and enclosed by low iron railings.
- 4.2.21. The memorial bears inscriptions commemorating the fallen of both the First and Second World Wars, with names engraved on the upper and lower plinths respectively.



Plate 10: the non-designated Shinfield War Memorial, School Green, viewed looking north-east.



Plate 11: View of the non-designated Shinfield War Memorial, facing south.

5 Statement of significance

5.1 Designated Assets within the Site boundary

The School, Hyde End Road (A1)

- 5.1.1. As a Grade II listed building, The School, Hyde End Road is a heritage asset of national importance and of **medium significance**. It owes its architectural and historic interest to its foundation as an 18th century charitable school, its connection to named individuals of note in local history, and the quality of its chronology of architectural forms.
- 5.1.2. The quality of the stonework and fenestration makes a notable contribution to the building's architectural interest, as does the bell tower and clock below it, which are eye-catching in views across School Green. A notable degree of interest is embodied in its varied and good-quality architectural details, including commemorative inscriptions and architectural features from different periods that illustrate clearly its layered architectural history. Although there is a low degree of formal order to the arrangement of building blocks, their sequential placement and chronological styles, and the degree to which these relate to their function, provide architectural interest. Taken as a group, the building blocks present an attractive assemblage of vernacular public buildings.
- 5.1.3. The building has historic interest due to its foundation as a charitable school during the early 18th century. This relates the building to social history as a charitable foundation as well as the history of the development of education. That development, which is expressed materially in ways that can be understood from its expansion, lends historic interest because it illustrates how education developed from a private enterprise to a state institution. Associative historic interest is also lent by the building's relationship with the named historic figures of Richard Piggott, Reverend Feilde and Reverend Hulme, and the convention of philanthropic support by local people of moderate wealth to the deserving poor. The building's continuing educational function enhances its interest.
- 5.1.4. The ancillary building and the boundary wall are both considered to be curtilage listed due to their proximity to the school buildings, their relationship with the historic boundary, and evidence for their presence from at least the late 19th century. They add to the building's significance by virtue of group value with the rest of the 18th and 19th century school complex. They add historic interest by illustrating additional aspects of the 'story' of the school. The building adds to the formal architectural interest of the front elevation by matching the northernmost extension in height and scale, creating a more symmetrical appearance despite standing as a separate structure. The boundary wall provides an attractive treatment to the property boundary, which increases both its comprehensibility and its historic character.
- 5.1.5. The asset's setting is defined by its location on School Green, along Hyde End Road, within the historic core of Shinfield village. It is visually and historically connected to some of surrounding local heritage assets and older buildings, including the Bell & Bottle Public

House and Nos. 39-41, School Green (the former Royal Oak public house and now the Co-op) and Nos. 43 and 45, School Green. It is a prominent local landmark, and views towards the asset from across School Green contribute to its significance.

- 5.1.6. While some modern development has affected the character of the area, the Grade II listed The School, Hyde End Road retains its historic integrity and has a strong group value with the group of non-designated heritage assets on School Green.
- 5.1.7. The hedgerow that marks the boundary of the school buildings and Hyde End Road is also part of the asset's setting. As noted above, the Shinfield parish tithe map of 1838 (*Royal Berkshire Archives: D/D1/110/1C*, not reproduced) likely indicates that a hedgerow at the same location formed the school's south-eastern boundary, but was later truncated by the current boundary wall. The hedgerow still continues along Hyde End Road and characterises the approaches to School Green.
- 5.1.8. Taken overall, setting makes a **high contribution** to the asset's significance, reinforcing its role as a longstanding educational and community landmark within Shinfield and as part of the historic village green grouping.

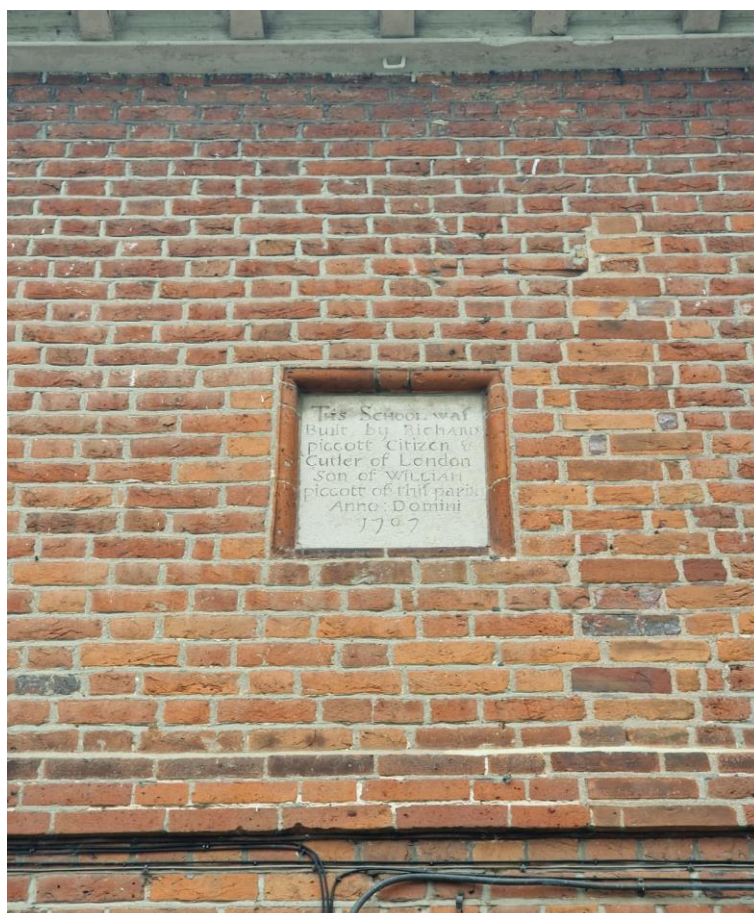


Plate 11: View of the stone panel in the central block of the Grade II listed The School



Plate 12: the boundary wall and the hedgerow along Hyde End Road, viewed looking southwest from the Co-op (Nos. 39-41, School Green).

5.2 Non-designated assets beyond the Site boundary

Bell & Bottle Public House, 37, School Green (A2)

- 5.2.1. The Bell & Bottle Public House, situated approximately 25m northeast of the Site, is identified as a non-designated heritage asset of local importance. It has some historic interest as a public house, likely dating to the early 19th century, and part of the development of School Green. Its historic interest is also enhanced by its being part of a historic group.
- 5.2.2. As a non-designated heritage asset, it is of **low significance**, valued for its contribution to School Green, its communal role, and its relationship to the Grade II listed The School, Hyde End Road (**A1**).
- 5.2.3. The asset is defined by its location on School Green and for its visual and historic connections to the Grade II listed The School, Hyde End Road, and to the non-designated heritage assets on School Green. The asset forms part of the historic grouping around School Green. Modern development and traffic are also apparent in its setting.
- 5.2.4. Taken overall, setting makes **a high contribution** to significance.

Nos. 39-41, School Green (Co-op) (A3)

- 5.2.5. The Co-op, at Nos. 39-41, School Green, situated adjacent to north of the Site, is identified as a non-designated heritage asset. It has some historic interest as an early-19th century group, later a public house, and part of the development of School Green. It is part of a recognisable historic group.
- 5.2.6. As a non-designated of local importance and is therefore of **low significance**, valued for its contribution to the historic character of School Green and its relationship to the Grade II listed The School, Hyde End Road (**A1**).
- 5.2.7. The asset is defined by its location on School Green and for its visual and historic connections to the Grade II listed The School, Hyde End Road, and to the non-designated Bell & Bottle Public House, and to Nos. 43 and 45, School Green. The asset forms part of the historic grouping around School Green. Modern development and traffic are also apparent in its setting.
- 5.2.8. Taken overall, setting makes a **high contribution** to significance.

Nos. 43 and 45, School Green (A4 and A5)

- 5.2.9. Nos. 43 and 45 School Green, situated approximately 20m southeast of the Site, are identified as non-designated heritage assets of local importance. The assets have some historic interest as part of the development of School Green. The assets are part of a recognisable historic group.
- 5.2.10. The assets are of **low significance**, valued for their contribution to the historic streetscape, their architectural qualities, and their relationship to the Grade II listed The School.
- 5.2.11. The assets are defined by their location on School Green and for their visual and historic connections to the Grade II listed The School, Hyde End Road and to the non-designated Bell & Bottle Public House, and to Nos. 39 and 41, School Green (the Co-op). The asset forms part of the historic grouping around School Green. Modern development and traffic are also apparent in the assets' setting.
- 5.2.12. Taken overall, setting makes a **high contribution** to significance.

Shinfield War Memorial (A6)

- 5.2.13. Shinfield War Memorial, located 80m north of the Site, within School Green, is identified as a non-designated heritage asset of local importance. School Green is a triangular open space historically associated with the Grade II listed The School, Hyde End Road, forming part of the historic core of Shinfield.
- 5.2.14. The asset has architectural and historic interest as a memorial commemorating those who died or went missing during the First and Second World Wars. It comprises a freestanding stone Celtic cross with arms terminating in the style of a cross fleury, supported by a slender pillar mounted on a double plinth and a two-stepped square base. The structure is

set within a paved area and enclosed by low iron railings. The asset is as a tangible representation of local sacrifice during both World Wars.

5.2.15. The asset contributes to the historic character of School Green and forms part of a recognisable grouping of heritage assets, including the Grade II listed The School, Hyde End Road, and other non-designated assets. Its location within School Green provides visual and historic connections to surrounding heritage assets and reinforces its role as a focal point for remembrance within the community. Modern development to the north is apparent in the asset's immediate setting, as are nearby parked cars and other impacts from traffic.

5.2.16. Taken overall, setting makes a **high contribution** to significance.

6 Impact Assessment

6.1 Proposals

- 6.1.1. At present, Shinfield Infant and Nursery School (**A1**) is accessed by parents, carers and children via a narrow informal path that runs parallel to the school along the south-east boundary or alternatively cross the road twice prior to accessing the school gates, due to the absence of a formal pedestrian crossing on School Green.
- 6.1.2. The proposed development seeks to formalise pedestrian access by:
- Constructing a new footpath along Hyde End Road and along School Green
 - Demolishing the front boundary dwarf wall, and metal fencing along the front boundary to facilitate the footpath
 - Retaining the green railings located closer to the school building.
 - Removing, cleaning and reinstatement of the existing school gate, which will be repositioned.
- 6.1.3. The proposed development forms part of a wider package of footpath improvements. The works are depicted in drawings 8093402-WSP-IP-PLN-003 Proposed General Arrangement for LDC Application.
- 6.1.4. The proposed improvement and formalisation of access is considered to be permitted development under Schedule 2, Part 9 of the Town and Country Planning (General Permitted Development) (England) Order 2015. A Lawful Development Certificate (LDC) application for widening the footpath has been submitted to the Local Planning Authority alongside this joint Planning and Listed Building Consent application for the proposed development. The permitted works also include road signs to be removed, cleaned and replaced, at the junction of Hyde End Road and Millworth Lane.

6.2 Designated Assets within the Site boundary

The School, Hyde End Road (A1)

- 6.2.1. Within the curtilage of the listed building, the proposed development would involve removal of the brick dwarf boundary wall on Hyde End Road as well as a portion of railing and gate. The boundary wall, and by extension the listed building, would be harmed by its removal due to the loss of historic fabric and character. However, repositioning of the gate would not harm the listed building; its retention and cleaning would maintain its functional and visual role. These works would require Listed Building Consent.
- 6.2.2. Outside the curtilage of the listed building, the proposed new footpath along the boundary of the school at School Green would be in physical contact with the fabric of the curtilage listed ancillary building, which is immediately adjacent to the proposed footpath. The works would require breaking out of the existing tarmac, excavation, and reinstatement and potentially

levelling off of the ground. While no removal of historic fabric is proposed, the wall foundations may be encountered as they are of unknown depth and may be stepped or shallow. The proposed footpath may improve drainage conditions by correcting the existing road slope and gradient, thereby support the conservation of the building, particularly if permeable surface treatment or open-jointed paving is used. As the proposed works would involve excavation next to the building's side wall and placement of new material against it, that physical alteration would require Listed Building Consent. However, no harm to the listed building is anticipated as a result of effects on this ancillary building.

- 6.2.3. Taken overall, the proposed development would result in **less than substantial harm** to the asset.

6.3 Non-designated assets beyond the Site boundary

Bell & Bottle Public House, 37, School Green (A2)

- 6.3.1. The Bell & Bottle Public House is a non-designated heritage asset of local importance, forming part of the historic grouping around School Green. The proposed development is shown in draft Drawing No. 8093402-WSP-IP-PLN-003 Proposed General Arrangement for LDC Application.
- 6.3.2. The proposed changes to the wall and the streetscape would slightly alter how the asset is currently experienced, noticeably in approach to School Green from Hyde End Road, although the asset's visual prominence in the streetscape would not be impacted. The asset's primary connections and relationships would also not be impacted.
- 6.3.3. Taken overall, the proposed development would result in **less than substantial harm** to the asset.

Nos. 39-41, School Green (Co-op) (A3)

- 6.3.4. The Co-op is located within the historic core of Shinfield and forms part of the grouping around School Green. The proposed changes to the wall and the streetscape would slightly alter how the asset is currently experienced, noticeably in the approach to School Green from Hyde End Road. The asset's primary connections and relationships would not be impacted.
- 6.3.5. Taken overall, the proposed development would result in **less than substantial harm** to the asset.

Nos. 43 and 45, School Green (A4 and A5)

- 6.3.6. Nos. 43 and 45 School Green are positioned within the historic grouping around School Green. The proposed changes to the wall and the streetscape would slightly alter how the asset is currently experienced, noticeably in the approach to School Green from Hyde End Road. The asset's primary connections and relationships would not be impacted.
- 6.3.7. Taken overall, the proposed development would result in **less than substantial harm** to the asset.

Shinfield War Memorial (A6)

- 6.3.8. Shinfield War Memorial is located within School Green. The asset's setting within School Green, and its visual and historic relationship with surrounding heritage assets would not be impacted. The asset's connections and its immediate and wider relationships with Shinfield would not be changed.
- 6.3.9. Taken overall, the proposed development would result in **no harm** to the asset.

7 Conclusion and recommendations

Conclusions

- 7.1.1. This Heritage Statement has been prepared in accordance with the principles set out in the National Planning Policy Framework (NPPF), and relevant local and national guidance and best practice.
- 7.1.2. The assessment addresses the impacts of the proposed development on built heritage assets within and beyond the Site boundary, with a particular focus on Grade II listed The School, Hyde End Road (**A1**).
- 7.1.3. The proposed development is connected to WBC's scheme to formalise pedestrian access to Shinfield Infant and Nursery School by introducing a safe, continuous footpath along Hyde End Road. At present, access is constrained by a narrow informal path and the absence of a formal pedestrian crossing, requiring parents and children to cross the road twice to reach the school gates.
- 7.1.4. The scheme addresses a clear safety and accessibility need by supporting the objectives of Wokingham Borough Council's Local Transport Plan 4 (LTP4), which aims to "connect people and place" and is structured around the themes of Create Healthy and Safe Places, Reduce Environmental Impacts and Develop the Economy. LTP4 outlines the ambition to deliver safe and accessible walking and cycling routes, reduce car dependency for short journeys such as the school run, and support access to schools through the development of a Sustainable Routes to School Strategy.
- 7.1.5. In NPPF terms, the proposed development would result in 'less than substantial' harm to Grade II listed The School, Hyde End Road, through direct impacts to its curtilage listed boundary wall and to its setting.
- 7.1.6. The proposed development would involve physical intervention abutting the wall of the curtilage listed ancillary building, but this would not result in harm in NPPF terms provided care is taken during construction to avoid harm to the building's wall or foundations.
- 7.1.7. In NPPF terms, the proposed development would result in less than substantial harm to four non-designated heritage assets. These are: the Bell & Bottle Public House (37 School Green, **A2**), Nos. 39–41 School Green (Co-op, **A3**, and Nos. 43 and 45 School Green (**A4**, **A5**).
- 7.1.8. Confirmation will be required from the Local Planning Authority (LPA) conservation officer as to whether the boundary wall and the ancillary building are curtilage listed to the Grade II listed The School, and whether Listed Building Consent (LBC) is required.

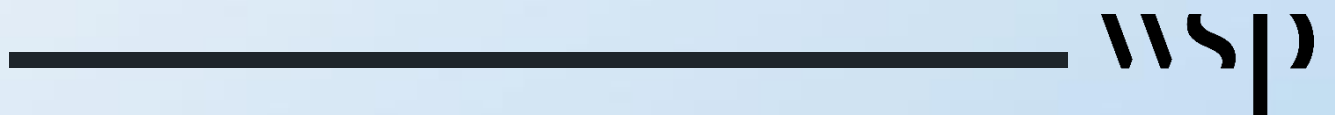
Recommendations

- 7.1.9. Detailed design for the new footpath along School Green should utilise methods to improve water run off and to avoid any subsequent harm to the curtilage listed ancillary building..

- 7.1.10. A salvage and reuse strategy should be developed for any significant historic fabric removed during demolition of the boundary wall, to ensure that those building materials are retained and reused where feasible.
- 7.1.11. Appropriate mitigation measures (e.g. physical barriers, controlled demolition methods for boundary wall removal, safe systems of work, toolbox talks, etc.) should be adopted by the principal contractor and their sub-contractors.
- 7.1.12. Excavation methods and depths adjacent to the curtilage listed ancillary building should be controlled carefully to avoid inadvertent disturbance or damage. The removal of existing tarmac surfacing and re-grading works should also be carried out with particular care to avoid inadvertent harm.

Appendix A

Gazetteer





The table below represents a gazetteer of known historic environment sites and finds within the study area. Each entry has an assessment (A) reference number. The gazetteer should be read in conjunction with the historic environment features map.

Abbreviations:

NHLE - National Heritage List for England

Table A-1 - Historic Environment Gazetteer

Assess. (A) ref.	Description	Period	NHLE ref.
A1	The School, Hyde End Road Grade II listed building, originally dating to 1707 as a charity day school founded by Richard Piggott. Features include the original block with inscription above the doorway, later 19th-century additions including a commemorative hall (1889) and a school clock (1859).	Post-medieval to Modern	1136149
A2	Bell & Bottle Public House, 37, School Green Non-designated heritage asset of local importance, part of the development of School Green.	Post-medieval to Modern	NA
A3	The Co-op, 39, School Green Former public house, now a Co-op store, forming part of the development of School Green.	Post-medieval to Modern	N/A
A4, A5	43 and 45, School Green Two cottages of local importance, part of the historic streetscape of School Green.	Post-medieval to Modern	NA

Assess. (A) ref.	Description	Period	NHLE ref.
A6	Shinfield War Memorial War Memorial commemorating those who died or went missing in World War I and World War II	Modern	NA

Appendix B

References

WSP

Published and documentary sources

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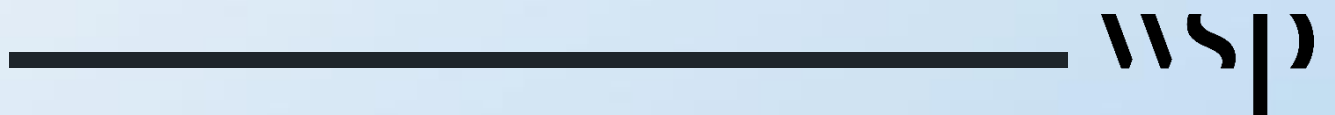
CARTOGRAPHIC SOURCES

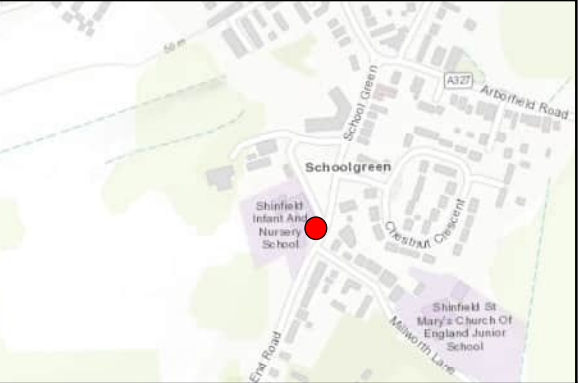
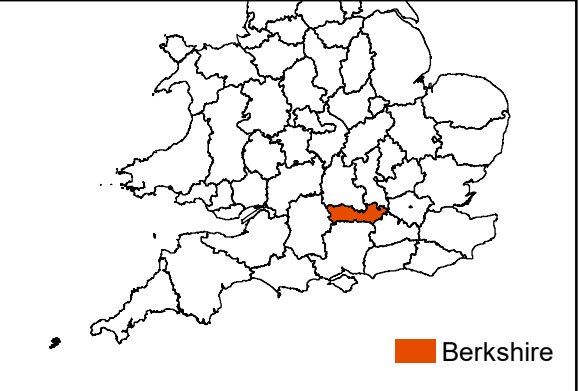
Ordnance Survey mapping from the 1st edition to the present day

National Library of Scotland

Appendix C

Figures



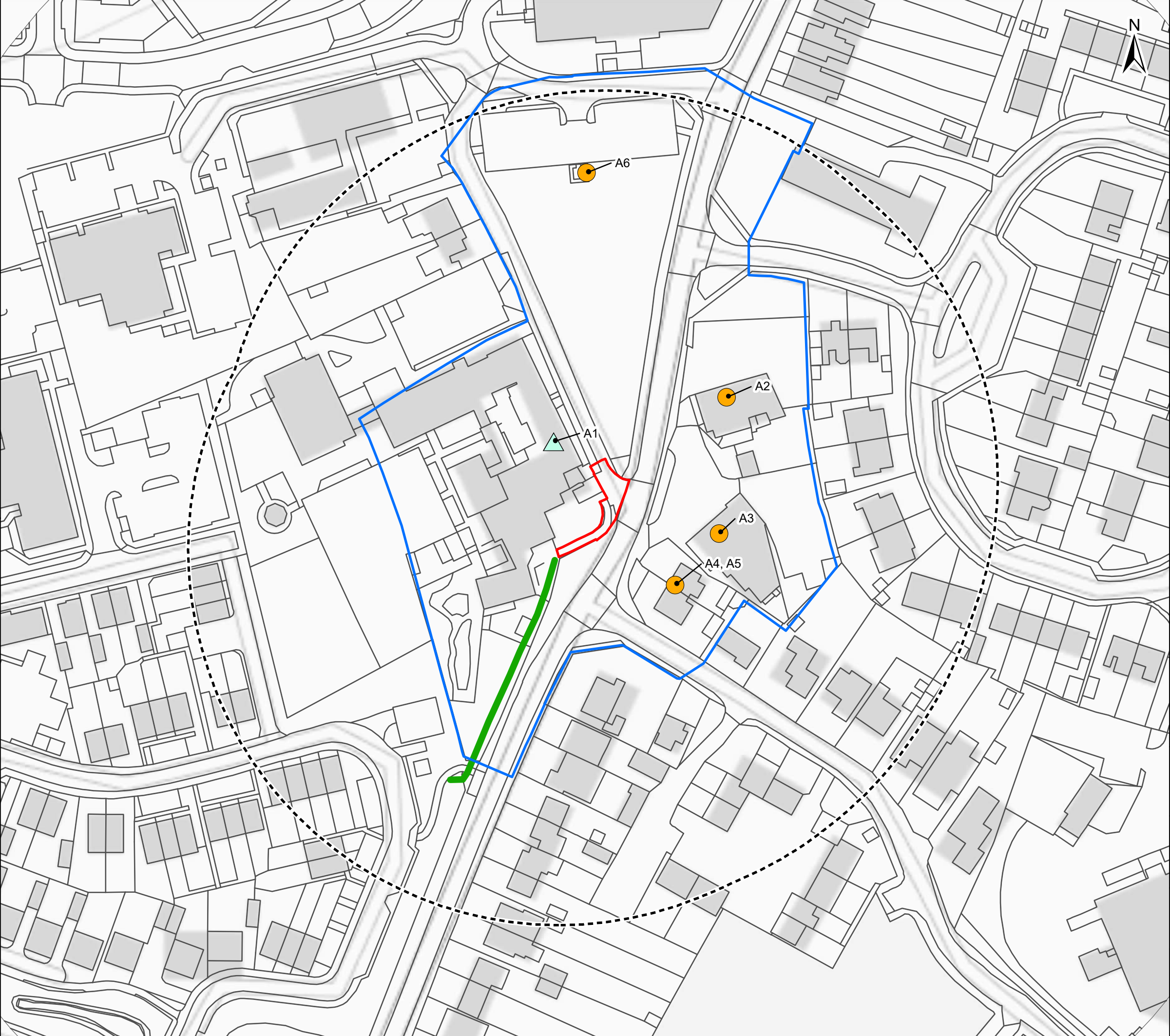


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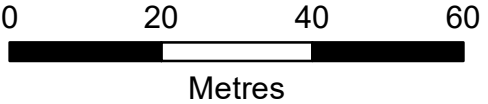
Site Boundary

0 10 20 30
Metres

		
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Project:	Shinfield Infant and Nursery School - Heritage Statement	
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Drawn:	MH	Checked: AN Approved: TW



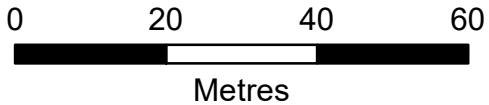
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- Site Boundary
 - Study Area (100m)
 - Shinfield Green Area of Special Character
 - Grade II Listed Building
 - Non-designated Assets
 - Hedgerow



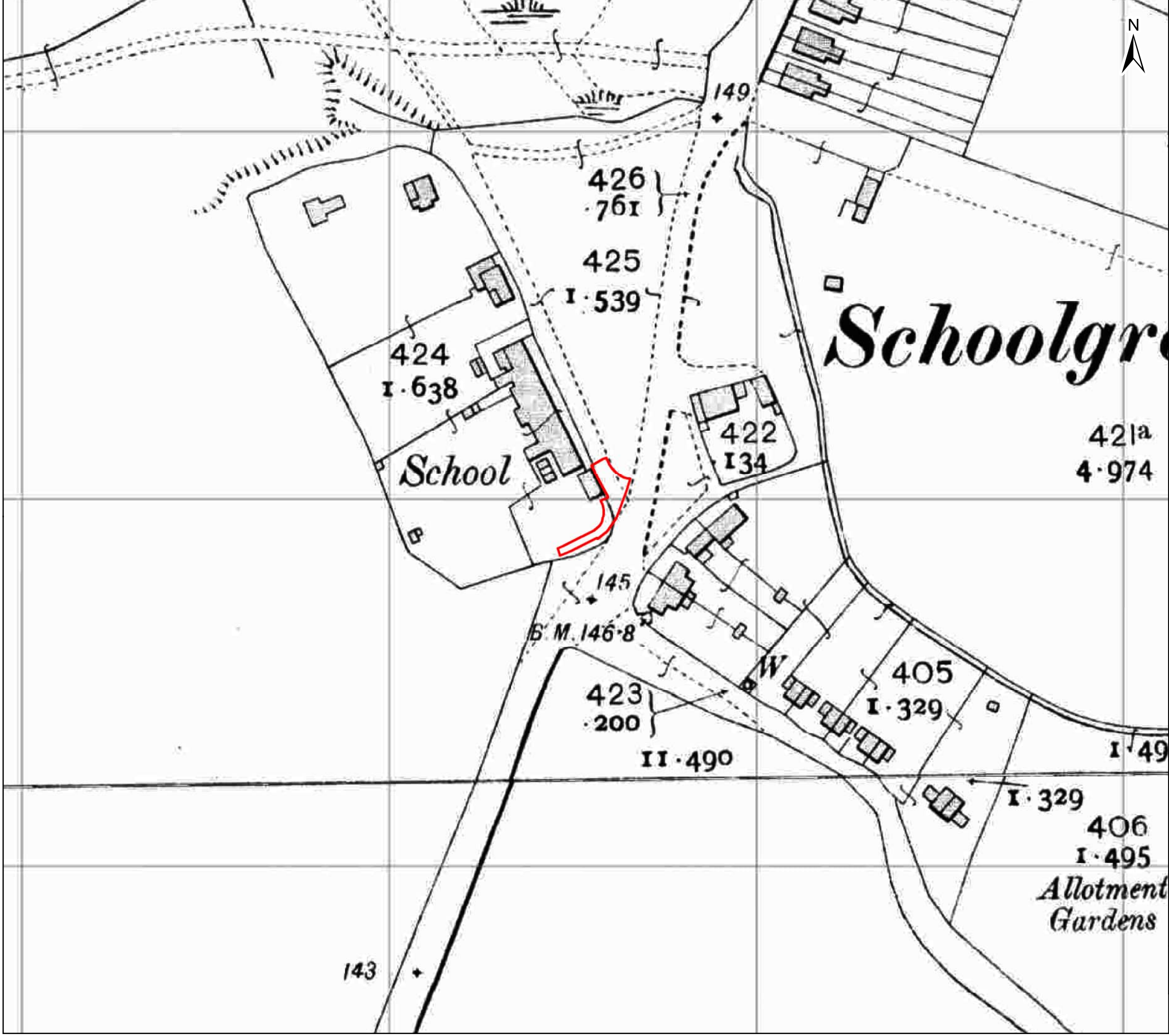
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Project:	Shinfield Infant and Nursery School - Heritage Statement		
Title	Figure 2 - Historic Environment Features map		
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Drawn:	MH	Checked:	AN
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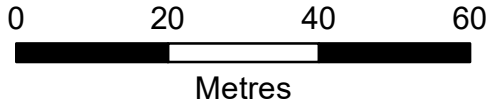
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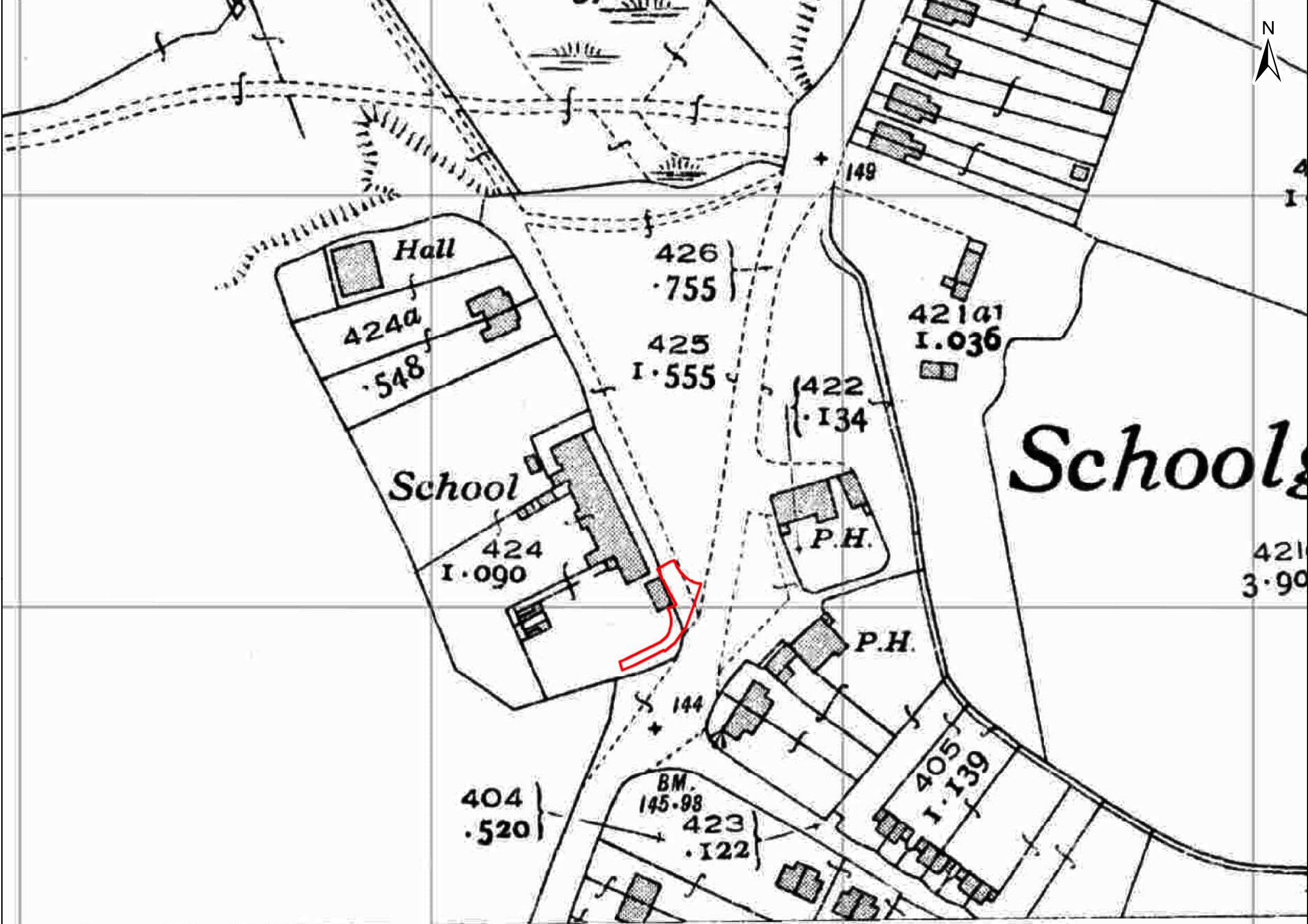
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Project:	Shinfield Infant and Nursery School - Heritage Statement		
Title:	Figure 3 - Ordnance Survey 1st edition 25": mile map of 1872 (not to scale)		
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Drawn:	MH	Checked:	AN
		Approved:	TW



Key
[Red Outline] Site Boundary

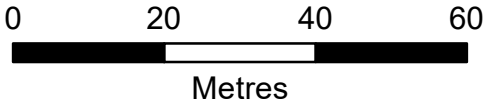


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Project:	Shinfield Infant and Nursery School - Heritage Statement		
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		Approved:	TW

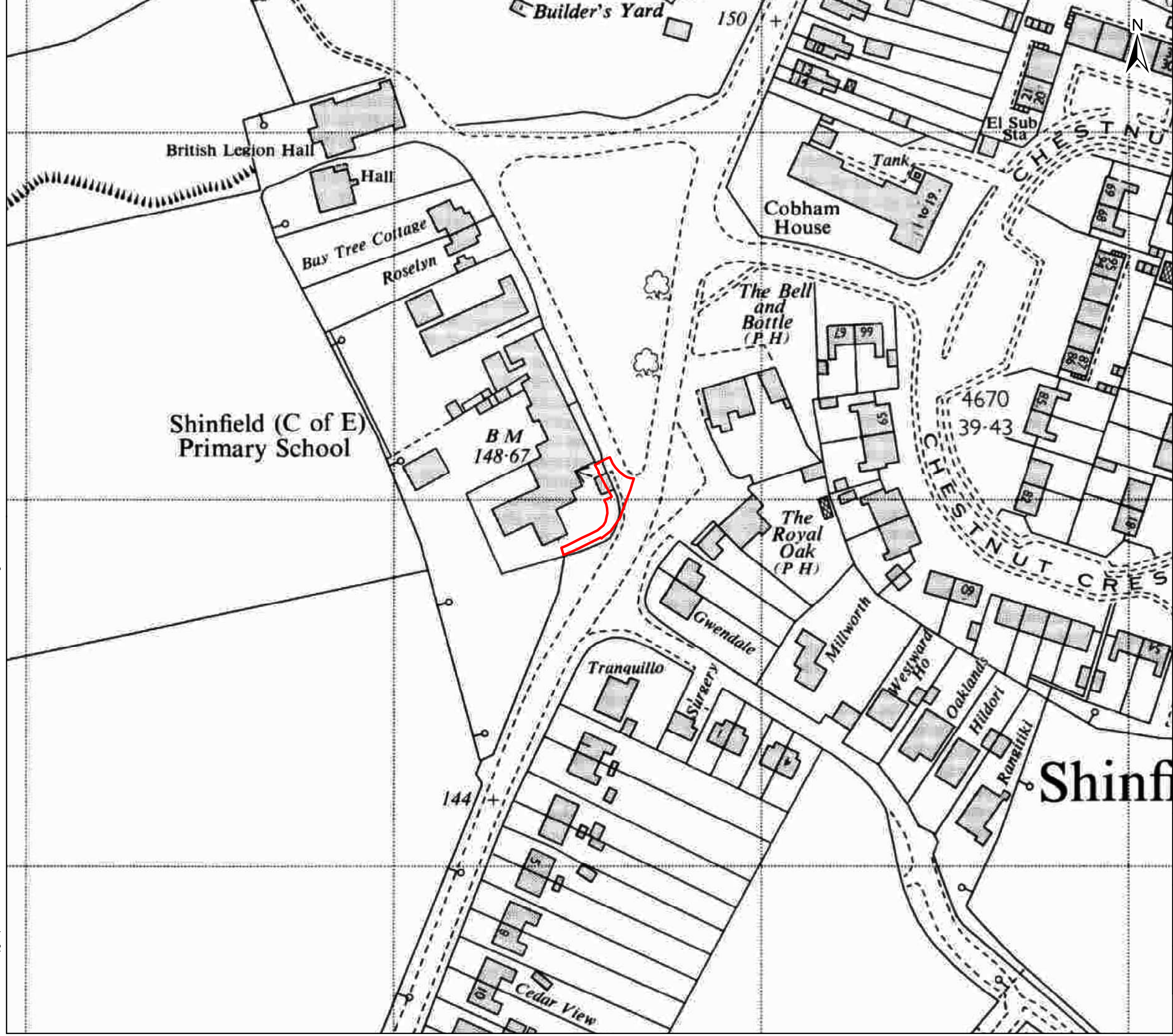


Edge of Map Excerpt

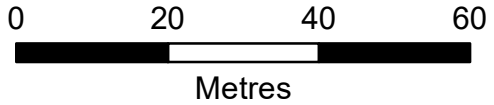
Key
Site Boundary



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Project:	Shinfield Infant and Nursery School - Heritage Statement		
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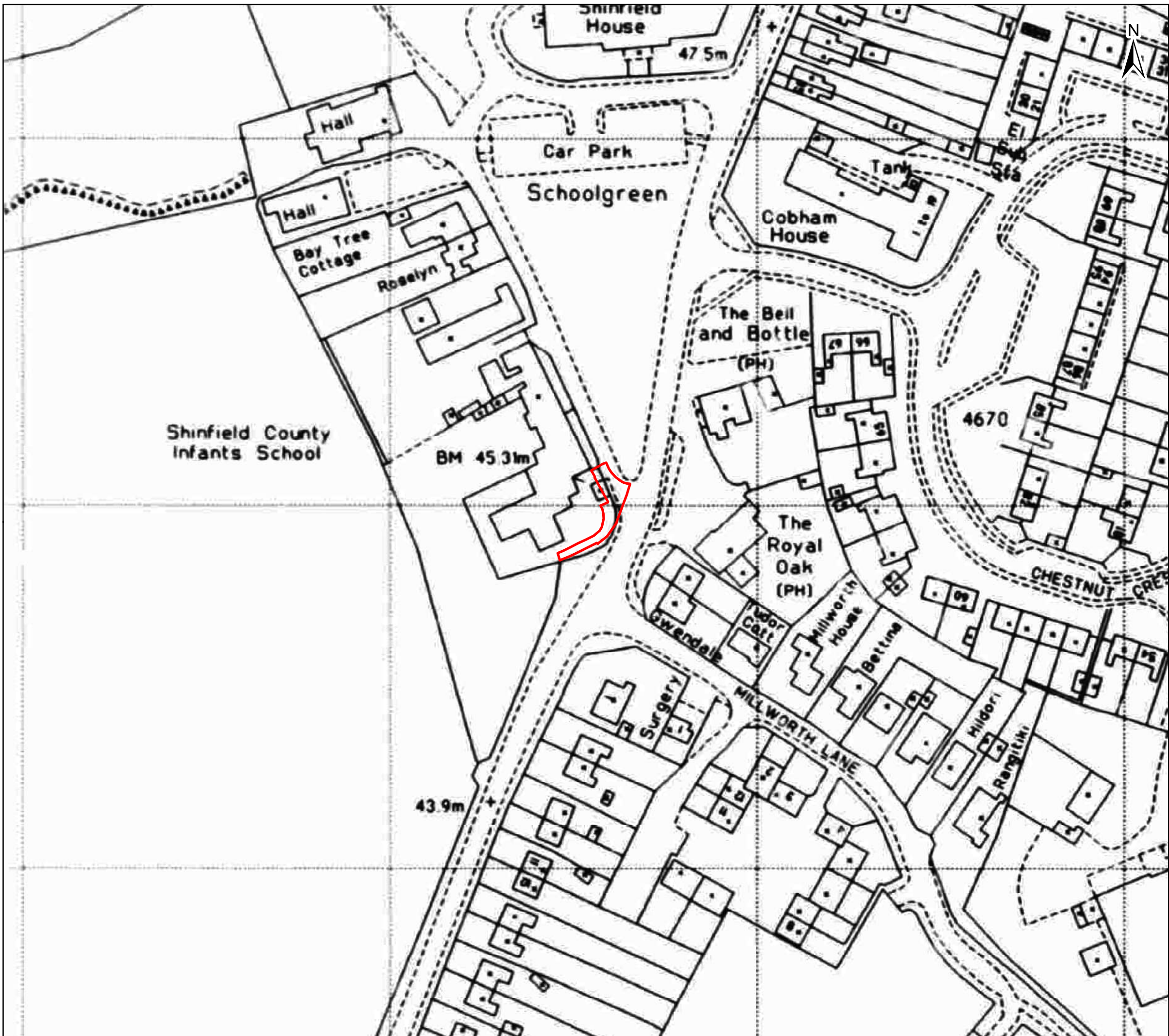


Key
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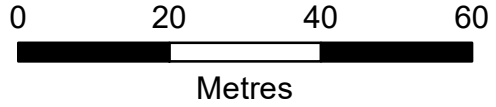


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		Approved:	TW

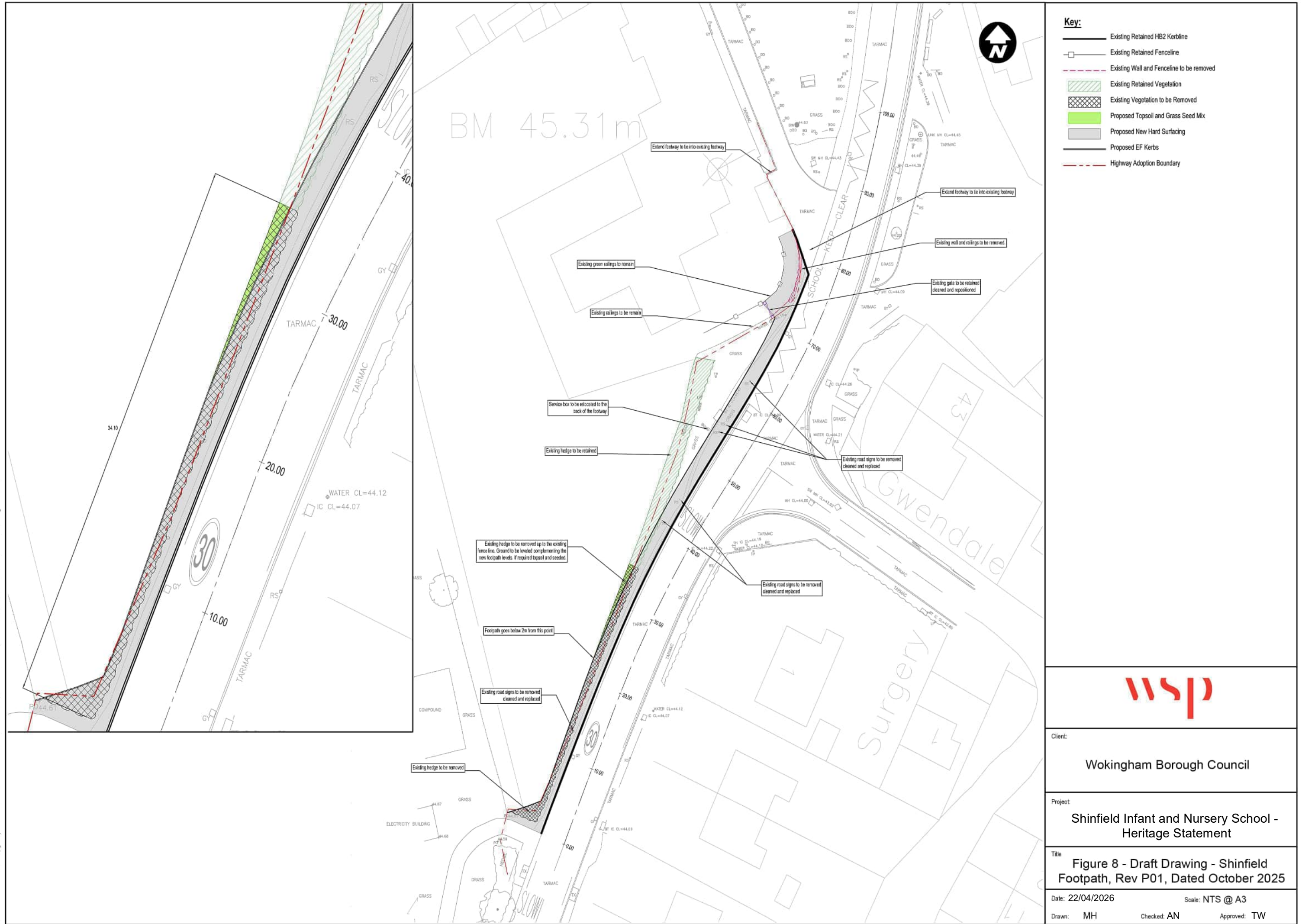
Document Path: \\uk.wspgroup.com\ukcentral\Environmental\ARCHAEOLOGY\BERK\Shinfield School UK0037648.5808\GIS\mxd\Figure 7.mxd

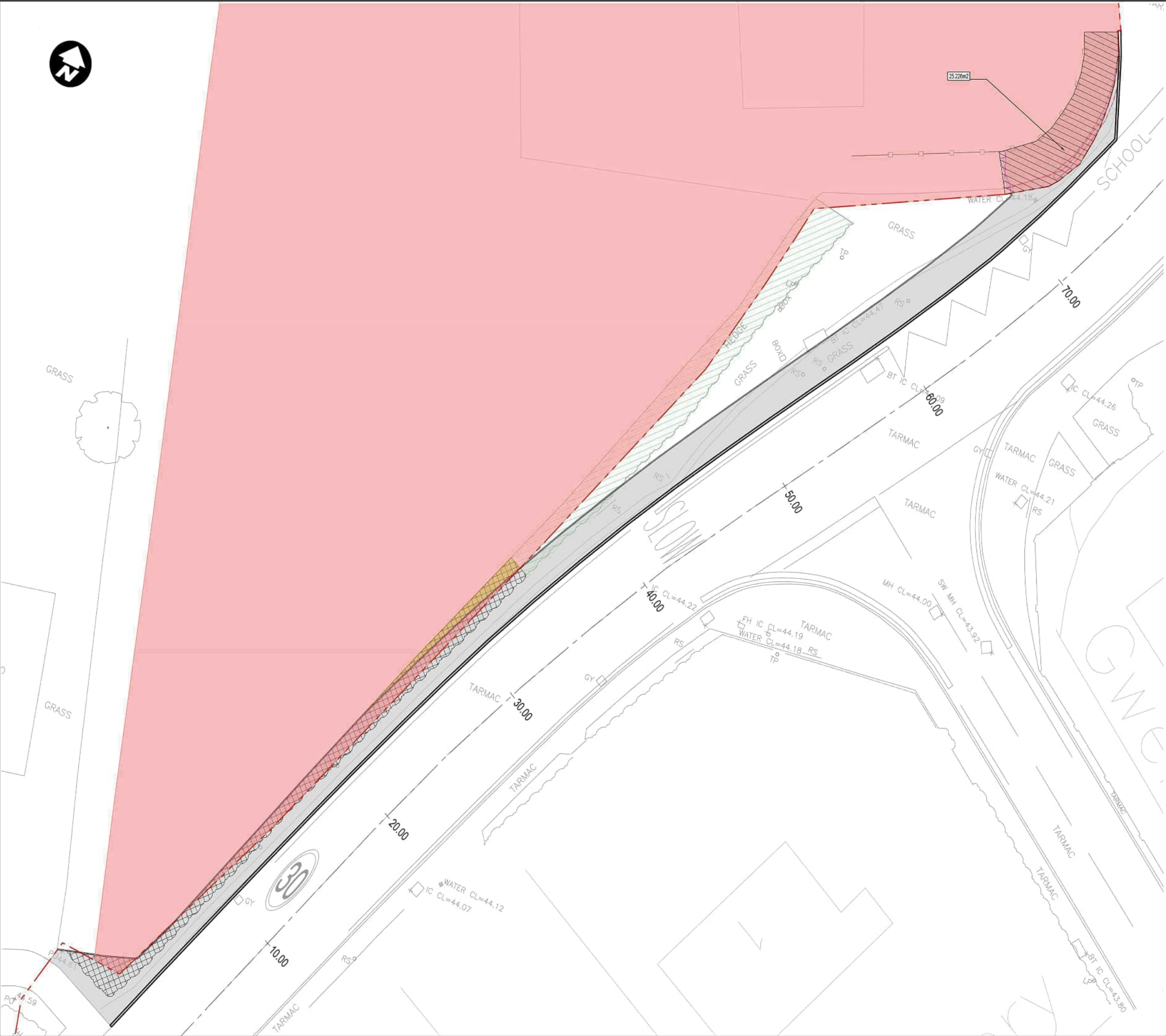


Key
Site Boundary



Client:	Wokingham Borough Council		
Project:	Shinfield Infant and Nursery School - Heritage Statement		
Title:	Figure 7 - Ordnance Survey 1st edition 25": mile map of 1989-1994		
Date:	22/04/2026	Scale:	1,000 @ A3
Drawn:	MH	Checked:	AN
		Approved:	TW





- Key:**
- Existing Retained HB2 Kerblines
 - Existing Retained Fenceline
 - Existing Wall and Fenceline to be removed
 - Existing Retained Vegetation
 - Existing Vegetation to be Removed
 - Proposed Topsoil and Grass Seed Mix
 - Proposed New Hard Surfacing
 - School Property Area
 - School Property Area To Converted to Highway Adoption
 - Proposed EF Kerbs
 - Proposed Highway Adoption Boundary



Client:
Wokingham Borough Council

Project:
**Shinfield Infant and Nursery School -
Heritage Statement**

Title:
**Figure 9 - Draft Drawing - Highway Adoption
Boundary, Rev P01, Dated October 2025**

Date: 22/04/2026 Scale: NTS @ A3
Drawn: MH Checked: AN Approved: TW



70 Chancery Lane
London
WC2A 1AF

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