

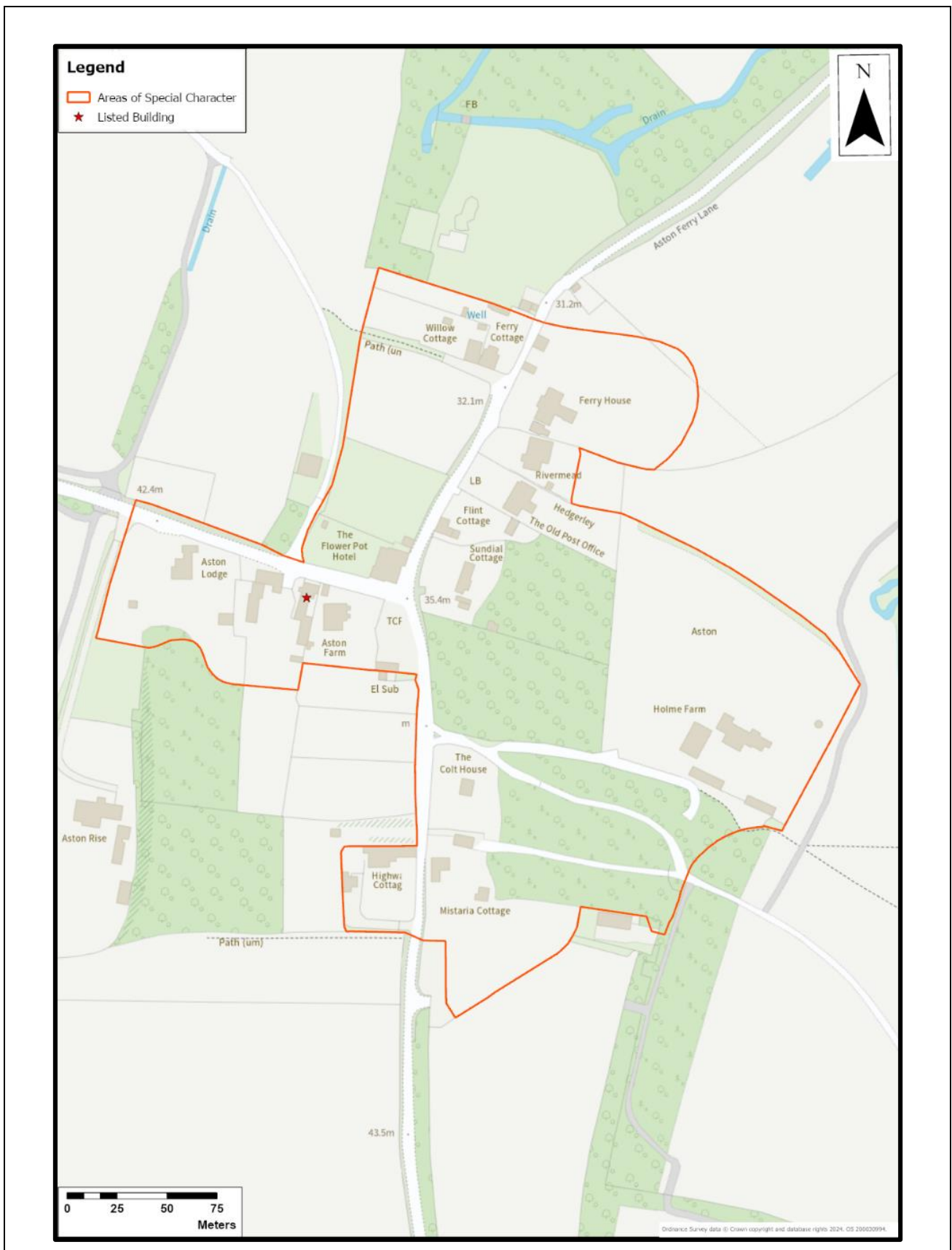
Historic Environment Topic Paper

Appendix C: Areas of Special Character pro-forma assessments

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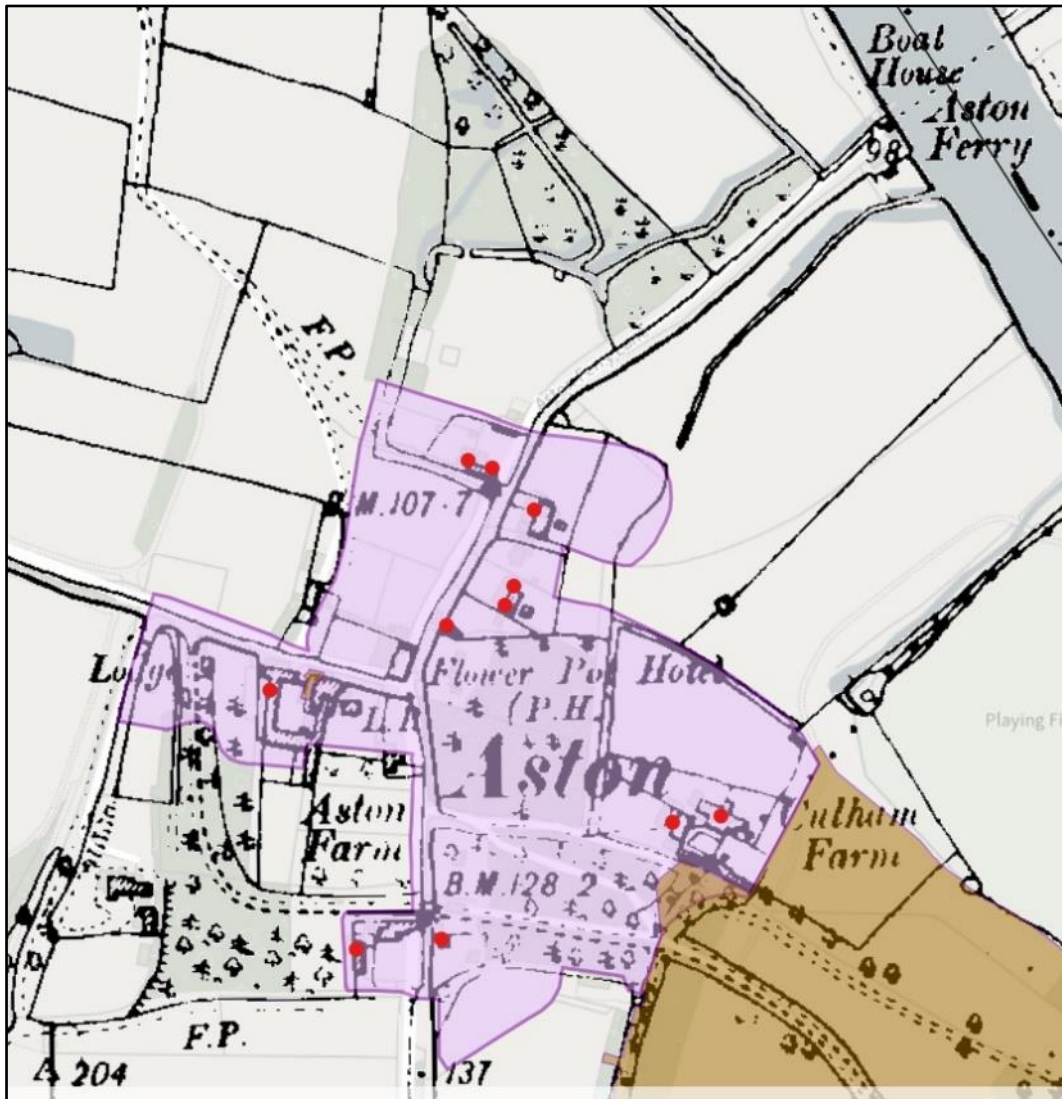
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Aston Area of Special Character



Area of Special Character	Aston
Parish	Remenham
Ward	Remenham, Wargrave and Ruscombe
Description	This designated area of special character lies within the Green Belt approximately 2.9km to the north-east of Henley-on-Thames and 7.2km south-west of Marlow. The focal point of the Area of Special Character (AoSC) is the highway junction of the north-south oriented Aston Lane intersects with the eastern end of Remenham Lane. Aston Lane continues in a north-easterly direction to the River Thames, becoming Aston Ferry Lane. The River Thames lies just to the north and east of the AoSC. The settlement is located on top of a hill, affording long views across the Thames to the countryside beyond.
Heritage assets	<p>Listed Buildings and their settings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Aston Farmhouse (outbuildings considered to hold curtilage listed status) <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that make a positive contribution to the AoSC</p> <ul style="list-style-type: none"> • Flower Pot Hotel • Flint Cottage • Old Post Office/ Hedgerly • Ferry House • Ferry Cottage • Willow Cottage • Holme Farm (formerly Culham Farm) • Barn adjacent to Holme Farm
Other heritage assets in proximity to the site	The Culham Riverside AoSC is sited just to the south-east, which contains three Grade II listed buildings and one Grade II* listed building.
Summary	The Aston Area of Special Character is situated within the parish of Remenham. Buildings are focused around the junction of Aston Lane, with Remenham Lane and along Aston Ferry Lane. The area is predominantly residential, though at the junction of Aston Lane, Remenham Lane and Aston Ferry Lane lies the Flowerpot Hotel.

The area is characterised by two-storey residential dwellings of a mix of age and design, including cottages and detached houses. Some buildings are finished with red brick, others with knapped flint or timber beams. Aston Lane is narrow and enclosed by trees and hedges. However, Aston Ferry Lane has a more open feel, with long views across fields to the north-west. The northern part of the AoSC includes fields that are home to livestock such as pigs. The character of the area is predominantly rural.



- (red dot) Undesignated heritage assets.

URBAN OPEN SPACES:
 QUALITY OF OPEN SPACES: RECENTLY REPAIR/TIDIED UP
 EDGE USES / ACTIVITIES: BACKS, SIDES OF BUILDINGS TO ROAD
 ENCLOSURE: FENCE / WALL - OPEN TO ROAD
 LANDMARKS: NONE
 LANDSCAPE FEATURES: NONE

MATERIALS:
 ROOF COVERING: TILES STREET FURNITURE: N/A
 ELEVATIONS: BRICK - SOME PAINTED / PLINTH STREETSCAPE
 FENESTRATION/DOORS: WOOD ROADS: TARMAC
 FENCES/ENCLOSURE: BRICK / BRICK/FIRST / OPEN SPACES
 HEDGE PARKING AREAS

FORM / MASSING:
 HEIGHTS / NO. OF STOREYS: 2
 TERRACE / SEMIS / DETACHED: DETACHED / SEMI
 PURPOSE BUILT
 ADAPTED: BARN CONVERSION

NEGATIVE FACTORS:
 EYESORES: OPEN SPACE / ID. FEATURELESS: ROOM FOR IMPROVEMENT
 DERELICTION: NO
 VACANT PROPERTY: NO
 POOR MAINTENANCE (BUILDINGS): NO
 LITTER: NO
 VANDALISM: NO
 DANGER: NO
 HIGH TRAFFIC SPEEDS: NO
 BAD PARKING/LOADING: NO
 POOR ADVERT CONTROL: NO
 SMELLS: NO
 NO ACCESS FOR DISABLED: NO
 EXPOSED BACKS: NO
 POOR LANDSCAPE: NO

URBAN GRAIN: - MIX OF USES / LEVELS OF ACTIVITY / SIZE OF PLOTS
 COARSE: MEDIUM: HIGH:

VISUAL RICHNESS: - QUANTITY OF ARCHITECTURAL DETAIL / INTEREST
 LOW: MEDIUM: HIGH:

RICHNESS - WHAT DOES IT CONSIST OF?

CHIMNEYS: <input checked="" type="checkbox"/>	MULLIONS: <input checked="" type="checkbox"/>
BAYS: <input checked="" type="checkbox"/>	DORMERS: <input checked="" type="checkbox"/>
CORBELS: <input checked="" type="checkbox"/>	ROOF LIGHTS: <input checked="" type="checkbox"/>
QUOINS: <input checked="" type="checkbox"/>	FINIALS: <input checked="" type="checkbox"/>
HOOD MOULDS: <input checked="" type="checkbox"/>	RIDGE DETAIL: <input checked="" type="checkbox"/>
STRING COURSES: <input checked="" type="checkbox"/>	STEPS: <input checked="" type="checkbox"/>
FAN LIGHTS: <input checked="" type="checkbox"/>	RAILINGS: <input checked="" type="checkbox"/>
CARVING: <input checked="" type="checkbox"/>	BALCONIES: <input checked="" type="checkbox"/>
	PORTALS: <input checked="" type="checkbox"/>

TRADITIONAL LOCAL CHARACTER AREAS
 ASSESSMENT of QUALITY **ASTON**

MORPHOLOGY
 LINEAR GROWTH FOCUSED ON CROSS ROADS AND FERRY CROSSING
 1 PLOT DEEP - GENERALLY LARGE PLOTS.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD
 DEVELOPED AT FERRY LANDING POINT - SMALL COTTAGES + LARGER FARM HOUSES - CROSSROADS - PUB + MAIN CONCENTRATION OF HOUSES - MOST NOT FARM HOUSES BUT MERCHANTS.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)
 LARGE PLOTS - SOME SEMI-DETACHED COTTAGES - GROUPING GOOD IN PLACES - SMALL OPEN SPACE - CENTRAL LOCATION BUT QUALITY COULD BE IMPROVED.

LISTED BUILDINGS		LOCAL INTEREST BUILDINGS	
NUMBER	GRADE	NUMBER	COMMENTS
I	II	<input checked="" type="checkbox"/>	SEVERELY ALTERED + EXTENDED OUTBUILDINGS - NOW CONVERTED - SOME INTEGRITY LOST.
			MODERN BUILDINGS COMMENTS

PREDOMINANT MATERIALS
 BRICK
 TILE

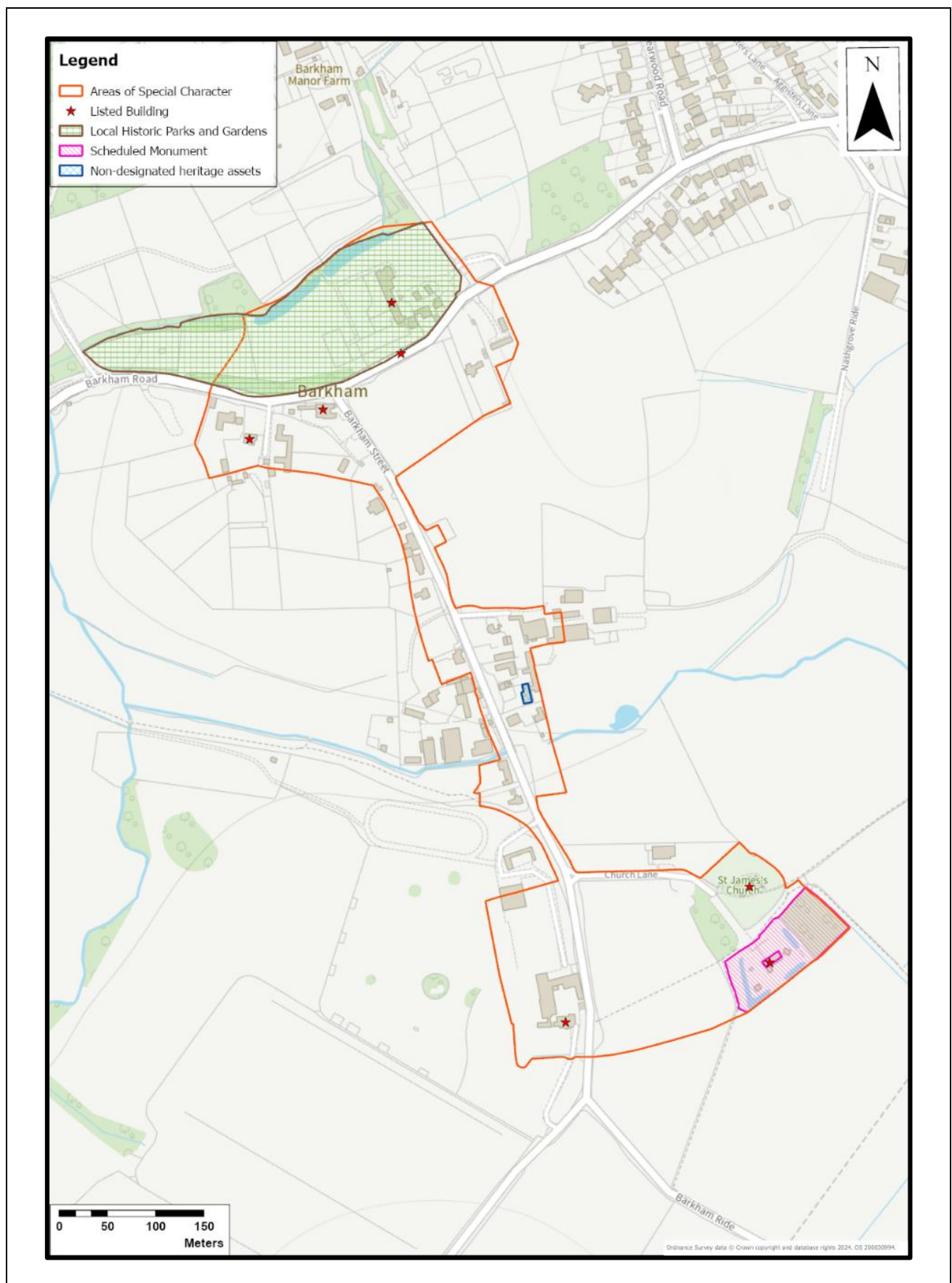
OPEN SPACES SMALL OPEN SPACE CHARACTER IN CENTRE - HARD SURFACE USED AS CAR PARK
 MAINTENANCE ADEQUATE - SOME RENOVATION RECENTLY DONE.

ARCHAEOLOGICAL FEATURES

NEGATIVE FEATURES
 - INAPPROPRIATE DEVELOPMENT
 - POOR REPAIR / MAINTENANCE
 - USE OF UNSYMPHETIC REPAIR / MATERIALS

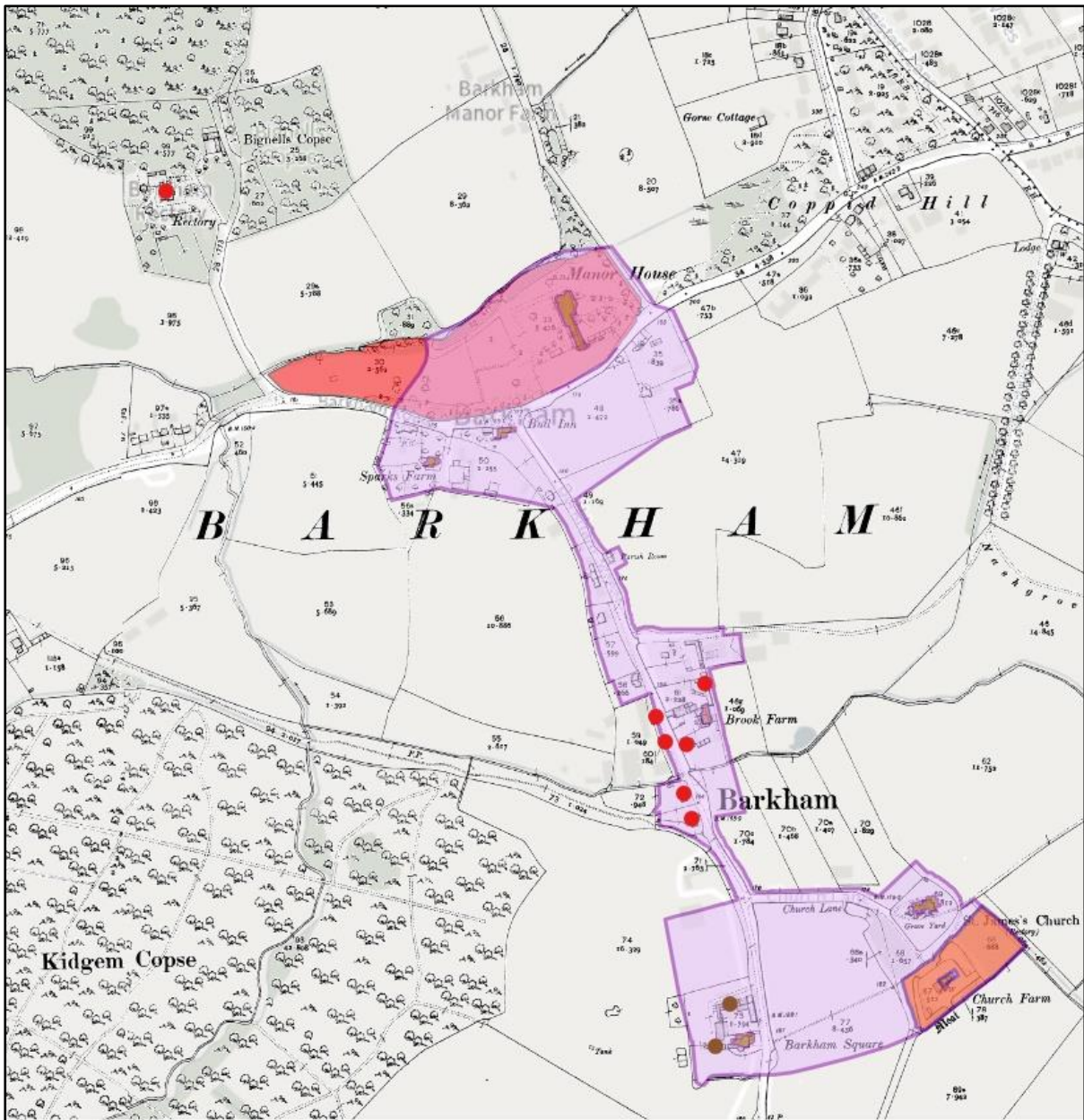
The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Barkham Church and Manor Area of Special Character



Area of Special Character	Barkham Church and Manor
Parish	Barkham
Ward	Barkham
Description	This designated Area of Special Character is centred around Barkham Street, which is located within a wider landscape setting of farmland and woodland. The AoSC lies approximately 1.6 km to the west of Wokingham town centre and approximately 6.2km south-east of Reading.
Heritage assets	<p>Listed Buildings and their settings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> • Sparks Farmhouse • The Bull Public House and Smithy • Wall to Barkham Manor • Barkham Manor • Barkham Square, with the outbuilding (around the square) considered to hold curtilage listed status • Church Cottage • Church of St James <p>Scheduled Monuments Moated site and associated enclosure at Church Farm</p> <p>National Historic Parks and Gardens N/A</p> <p>Local Historic Parks and Gardens</p> <ul style="list-style-type: none"> • Barkham Manor, Barkham <p>Building of Traditional Local Character (Non-designated heritage asset)</p> <ul style="list-style-type: none"> • Brook Farm House (residential conversion of threshing barn), Barkham Street <p>Scheduled Monuments Moated site and associated enclosure at Church Farm</p> <p>Undesignated Heritage Assets that make a positive contribution to the AoSC:</p> <ul style="list-style-type: none"> • Former stable of Brook Farm, Barkham Street, Barkham, including small, hipped roof barn and nearby granary building on western/opposite side of Barkham Street from the arm. • Brook House, Barkham Street • Brook Cottage • White Cottage

<p>Other heritage assets in proximity to the site</p>	<p>There are no heritage assets within close proximity to the boundary of the AoSC.</p> <p>Bearwood Park – a grade II* National Historic Park and Garden, lies 0.75km to the north, with farmland in between.</p>
<p>Summary</p>	<p>The Barkham Church and Manor Area of Special Character is situated within the parish of Barkham. The urban form of the special area is characterised by its linear layout, with buildings concentrated along Barkham Street – a country road connecting Barkham Road in the northwest to Finchampstead Road in the southeast. The AoSC contains predominantly residential buildings, though commercial uses can be found in the centre of the AoSC, clustered around the Church Lane bus stop.</p> <p>The area is characterised by low-density, two storey semi-detached buildings with tile and slate roofs and brick and timber elevations. The south of the AoSC is recognised as being the oldest part of the settlement of Barkham, featuring the Village Hall and Church of St James, characterised by long narrow lanes largely enclosed by mature trees and hedges.</p>



1933 OS Map

- (brown dot) Designated heritage asset as a building of curtilage listed building status.
- Undesignated heritage assets.

ASSESSMENT of QUALITY BARKHAM

MORPHOLOGY

TWO GROUPS OF BUILDINGS EACH WITH A FOCAL FEATURE - LINKED BY LESS ATTRACTIVE LINEAR DEVELOPMENT. NORTH GROUP BASED AROUND BARKHAM MANOR + ROAD JUNCTION; SOUTH GROUP BASED AROUND CHURCH AND OLD MOAT - THIS GROUP IS OF V-GOOD QUALITY

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

SMALL SETTLEMENT DEVELOPED AROUND FARMLAND + ESTATE ACTIVITY - ANCIENT MONUMENT AND CHURCH SERVING QUITE A LARGE AREA. PUB LOCATED AT ROAD JUNCTION.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

VARIOUS GROUPINGS OF BUILDINGS - NOT VISUALLY RELATED :- BARN; CHURCH; COUNTRY HOMES. INTEGRITY GENERALLY GOOD - BUT CHURCH AFFECTED BY MODERN BUILDING.

LISTED BUILDINGS

NUMBER	6	GRADES	II
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COMMENTS

BARKHAM MANOR HAS BEEN SIGNIFICANTLY ALTERED AND WALL ON BOUNDARY WITH ROAD LISTED.

LOCAL INTEREST BUILDINGS

1 NUMBER

COMMENTS BRECK FARMHOUSE

MODERN BUILDINGS COMMENTS

PREDOMINANT MATERIALS

WEATHERBOARDING
SMALL RED / ORANGE BRICK.
RAIN CLAY TILES.
SLATE.
(CHURCH UNUSUAL MATERIALS).

OPEN SPACES

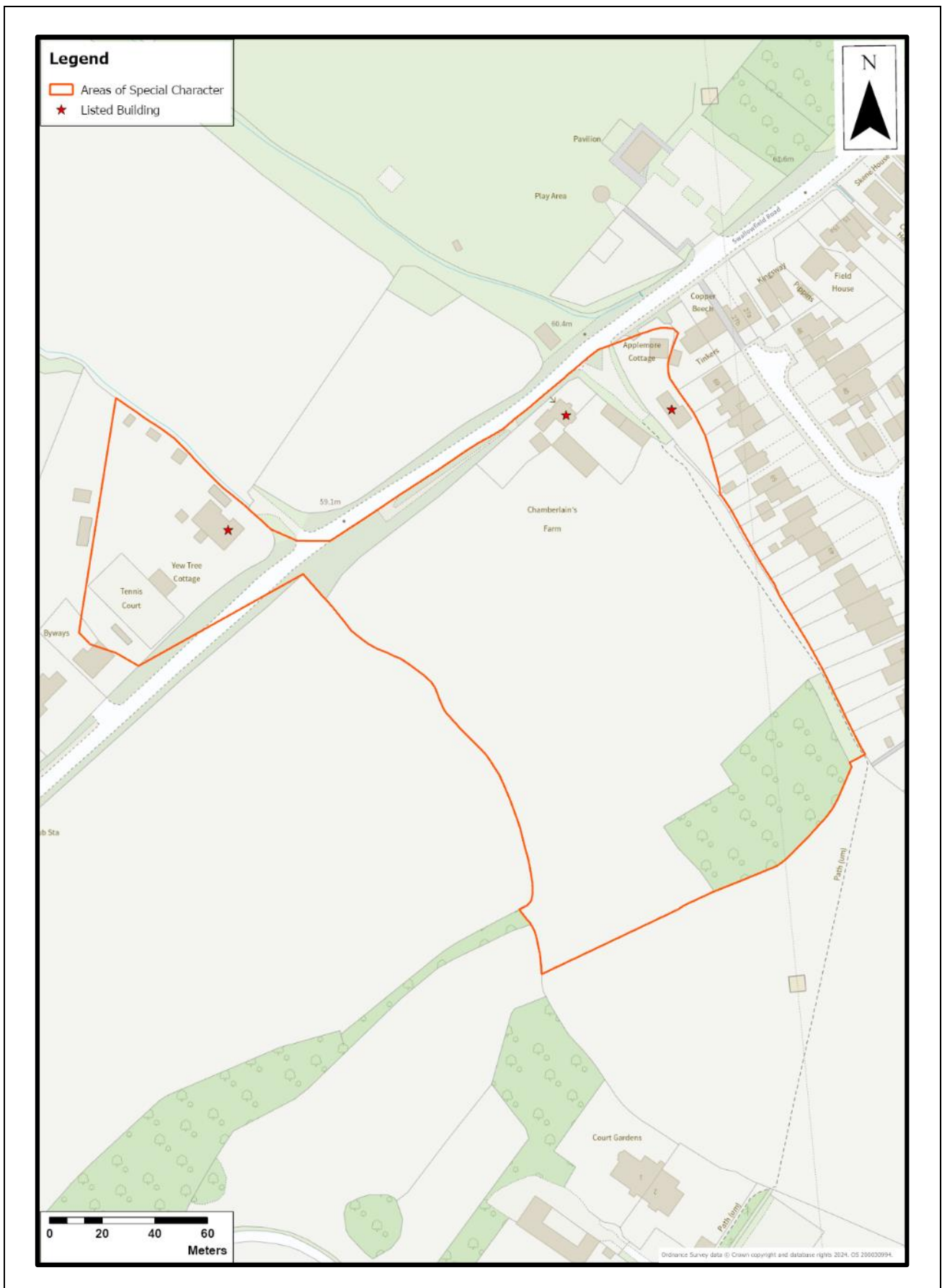
CHARACTER
POND BY CHURCH NEEDS
CLEARANCE
MAINTENANCE

ARCHAEOLOGICAL FEATURES

THE MOAT IS AN ANCIENT MONUMENT.

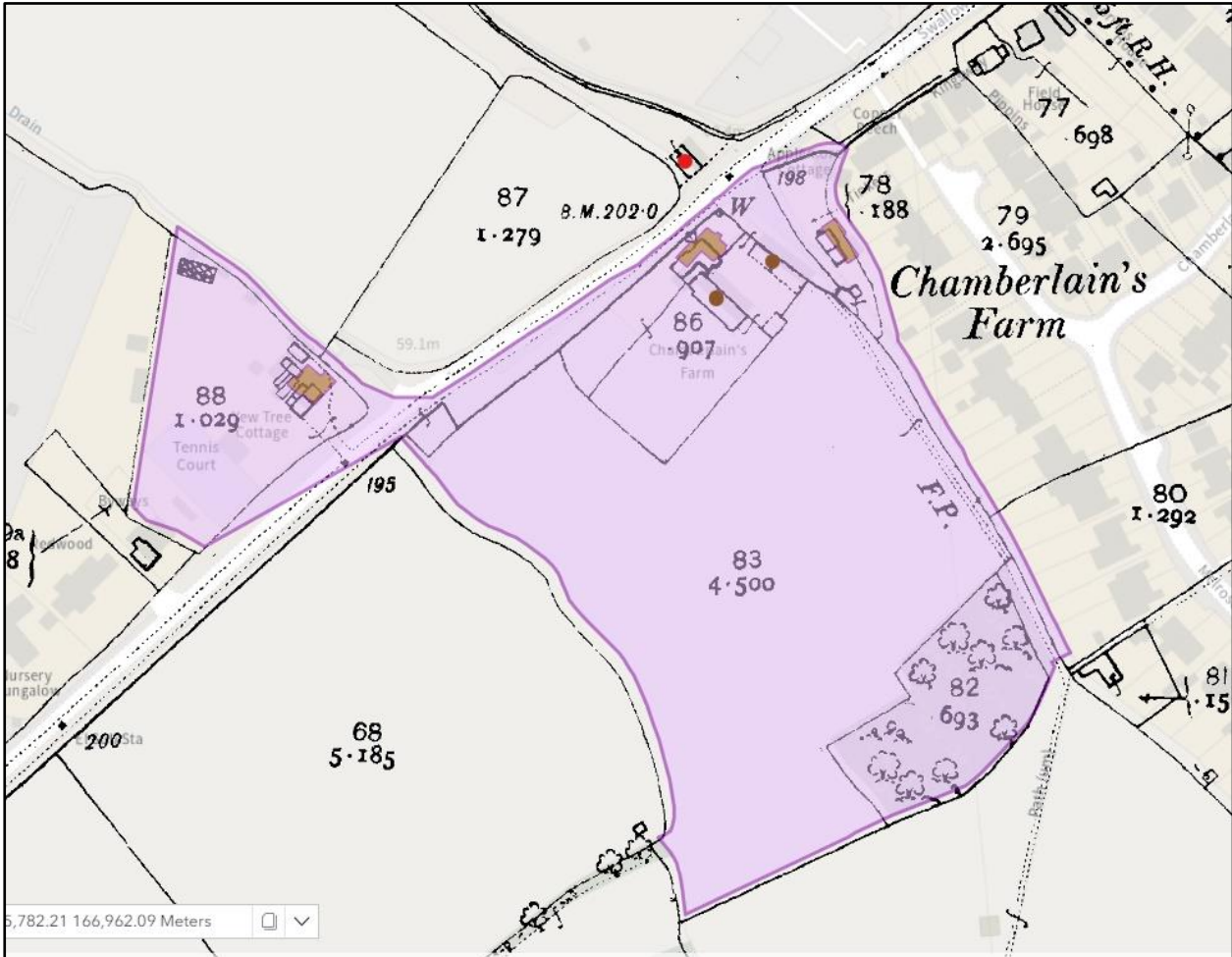
The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Chamberlain's Farm, Arborfield Area of Special Character



Area of Special Character	Chamberlain’s Farm, Arborfield
Parish	Arborfield
Ward	Arborfield
Description	Located within the settlement fringe of Arborfield Cross, this area of special character encompasses an area of farmland as well as three Listed Buildings along Swallowfield Road. This AoSC lies approximately 4km west of Wokingham Town Centre and approximately 2.7km south of Reading.
Heritage assets	<p>Listed Buildings and their settings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Yew Tree Cottage - Chamberlains Farmhouse (with the stables and outbuilding deemed to hold curtilage listed building status) - Applemore Cottage <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Non-designated heritage assets N/A</p>
Other heritage assets in proximity to the site	<p>A small timber clad barn with a hipped roof is situated directly to the north of Chamberlain Farm, outside of the AoSC, on the northern side of Swallowfield Road. Historically, it would have once formed part of Chamberlain’s Farm. The barn is considered to be an undesignated heritage asset that makes a positive contribution to the character of the area.</p> <p>The closest designated heritage assets in proximity to the site being The Bull Inn, a Grade II listed building situated on the corner of Swallowfield Road and Reading Road to the north-east of the AoSC. The Inn is sited within the Arborfield Cross Conservation Area and lies opposite the renowned Grade II listed Arborfield, Newland and Barkham War Memorial (which lies just outside the conservation area).</p>
Summary	This designated Area of Special Character is within the settlement fringe of Arborfield Cross and encompasses an area of farmland as well as three Grade II Listed Buildings addressing Swallowfield Road. The buildings are detached and well set back from the road, with mature high hedged boundary treatment. Building materials include clay roof tiles and brick/timber elevations. The area has a strong rural character

with trees and high hedging providing a strong sense of enclosure in places.



1933 OS Map

- (brown dot) Designated heritage asset as a building of curtilage listed building status.
- (red dot) undesignated heritage asset.

DETAILED SURVEY OF LOCAL CHARACTER

NAME OF DISTRICT: CHAMBERLAIN'S FARM ARBORFIELD.

PREDOMINANT BUILDING PERIOD: C17/C18

PREDOMINANT LAYOUT:

LINEAR.....
 GRID - DEFORMED
 GRID - GEOMETRIC.....
 TREE HIERARCHY.....
 FRONTAGE ACCESS

ACTIVITIES:

RESIDENTIAL MIXED
 COMMERCIAL INSTITUTIONAL
 RETAIL - PRIMARY BAD NEIGHBOUR
 RETAIL - SECONDARY LEISURE
 FARM IN USE BLANK / STERILE FRONTAGE

URBAN OPEN SPACES:

QUALITY OF OPEN SPACES.....
 EDGE USES / ACTIVITIES.....
 ENCLOSURE.....
 LANDMARKS.....
 LANDSCAPE FEATURES.....

MATERIALS:

ROOF COVERING THATCH/PLAIN TILES STREET FURNITURE NONE
 ELEVATIONS BRICK/RENDER STREETScape NO PAVEMENTS
 FENESTRATION/DOORS TIMBER/COLOURED OPEN SPACES INFORMAL
 FENCES/ENCLOSURE PICKET FENCES PARKING AREAS INFORMAL

FORM / MASSING:

HEIGHTS / NO. OF STOREYS 2
 TERRACE / SEMIS / DETACHED DETACHED
 PURPOSE BUILT
 ADAPTED.....

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY CHAMBERLAIN'S FARM ARBORFIELD

MORPHOLOGY
 FARMSTEAD AND ADJOINING COTTAGES

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD
 PART OF ORIGINAL SETTLEMENT OF ARBORFIELD CROSS RELATED TO ARBORFIELD COURT.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

LISTED BUILDINGS

NUMBER	3	GRADES	II
COMMENTS	FARMHOUSE + BARN COTTAGES ALL IN GOOD ORDER		

LOCAL INTEREST BUILDINGS

NUMBER NONE
 COMMENTS
 MODERN BUILDINGS COMMENTS
 NONE

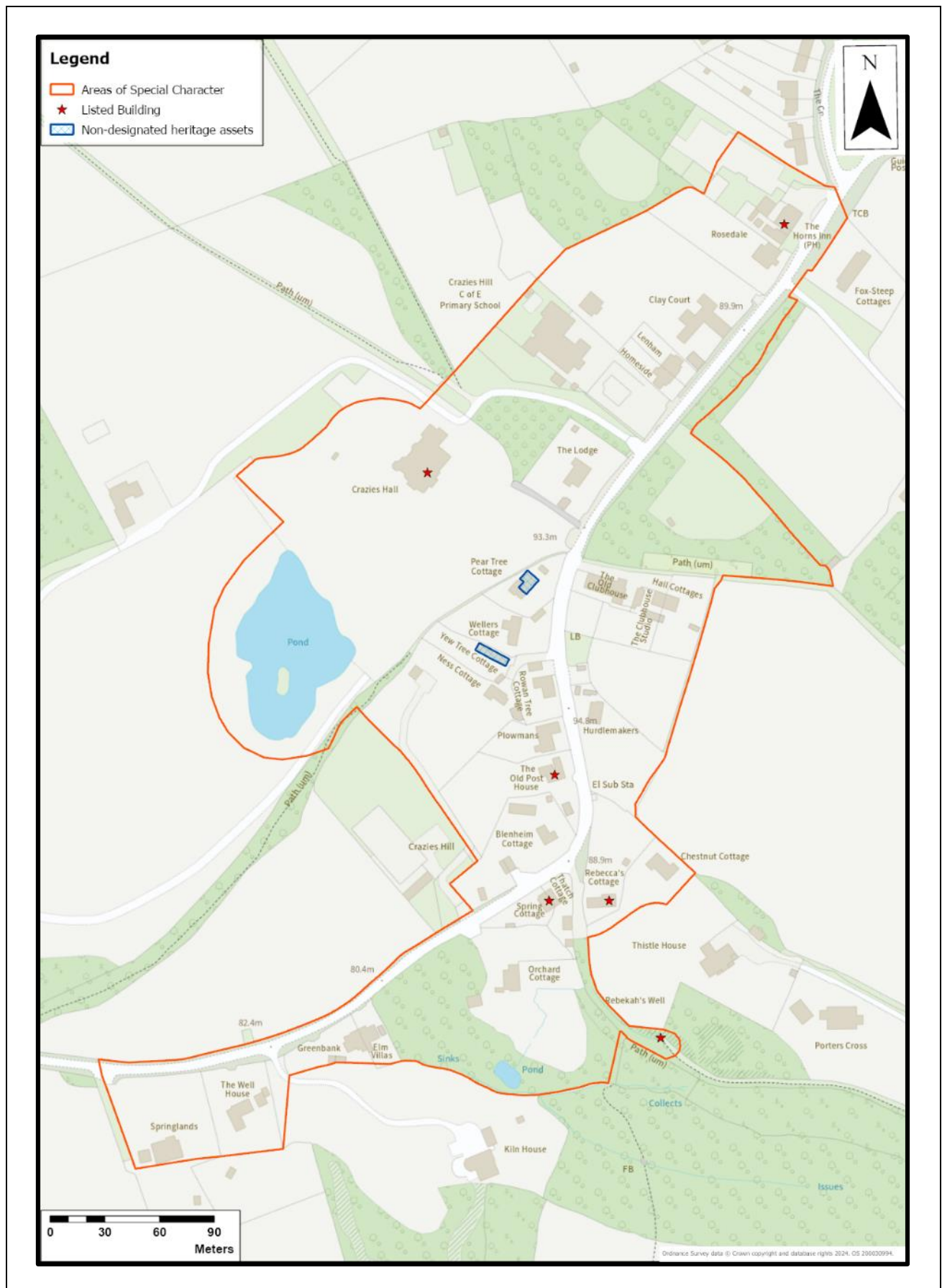
PREDOMINANT MATERIALS
 RED BRICK
 RENDER

OPEN SPACES - FARMYARD CHARACTER CHARACTER
 MAINTENANCE FAIR.

ARCHAEOLOGICAL FEATURES
 NONE

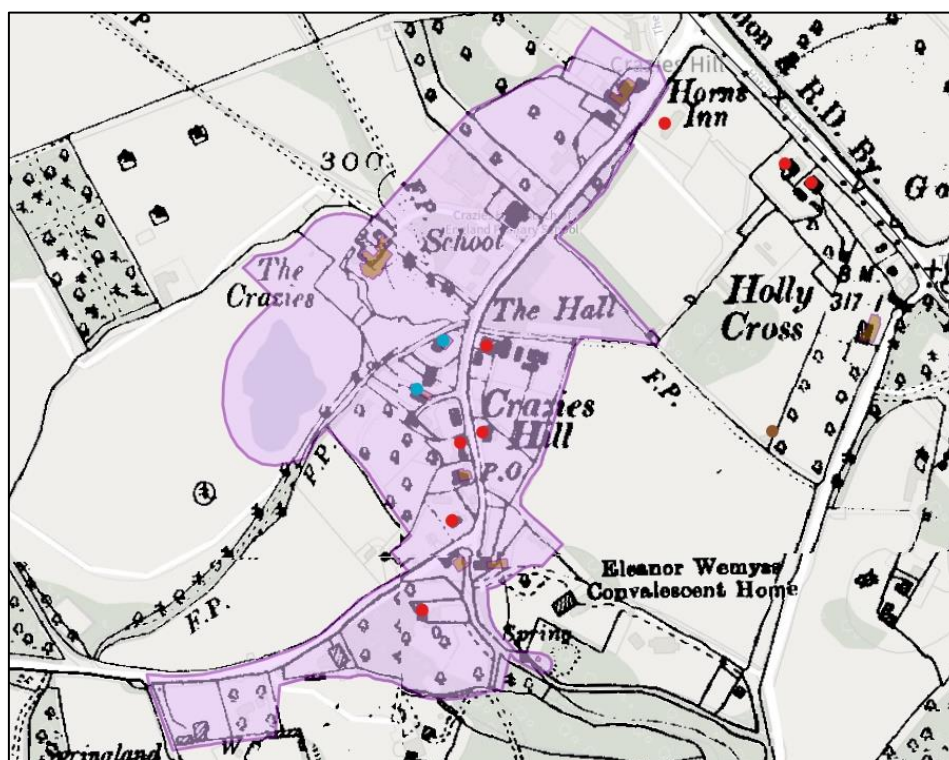
The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Crazies Hill Area of Special Character



Area of Special Character	Crazies Hill
Parish	Wargrave
Ward	Remenham, Wargrave and Ruscombe
Description	This designated area of special character is sited within a largely rural landscape and lies approximately 2.8km to the northeast of Wargrave and 4.6km southeast of Henley-on-Thames. The primary road within the area is Crazies Hill. The eastern extent of the area is close to the Borough's boundary with RBWM along Hatch Gate Lane.
Heritage assets	<p>Listed Buildings and their settings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - The Crazies - The Horns Inn - The Old Post Office - Spring Cottage, Thatch Cottage - Rebecca's Cottage - Rebecca's Well <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Buildings of Traditional Local Character</p> <ul style="list-style-type: none"> - Yew Tree Cottage - Pear Tree Cottage <p>Undesignated heritage assets that make a positive contribution to the AoSC:</p> <ul style="list-style-type: none"> - The Old Club House (former village hall) - Rowan Tree Cottage - Hurdlemakers - Blenheim Cottage - Orchard Cottage
Other heritage assets in proximity to the site	<p>The closest designated heritage asset located outside of but close to the AoSC is the Grade II Listed Fox Steep, located around 150 metres to the east on Highfield Lane.</p> <p>Fox Steep Cottages on Crazies Hill and Springfields on Hatch Gate Lane, with its adjacent outbuilding, are other candidate non-designated heritage assets that are outside of, but close to the AoSC.</p>

Summary	<p>The Crazies Hill Area of Special Character is situated within the parish of Wargrave within the Green Belt. The area is characterised by its linear layout, with built form concentrated along the primary road (Crazies Hill) including 5 Grade II Listed Buildings.</p> <p>The area is characterised by two-storey detached buildings with brick/timber elevations and clay tile or thatched roofs. The streetscape of the primary road that serves the area is characterised by high boundary hedges and mature trees. An important feature is the narrow and winding nature of the road.</p>
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1933 OS Map

- (brown dot) Designated heritage asset as a building of curtilage listed building status.
- (red dot) Candidate Undesignated heritage asset.
- (blue dot) Building of Local Traditional Character.

FOX - STEEP

DETAILED SURVEY OF LOCAL CHARACTER

NAME OF DISTRICT: CRAZIES HILL

PREDOMINANT BUILDING PERIOD: MIXED

PREDOMINANT LAYOUT:

LINEAR

GRID - DEFORMED

GRID - GEOMETRIC

TREE HIERARCHY

FRONTAGE ACCESS

ACTIVITIES:

RESIDENTIAL

COMMERCIAL PUB

RETAIL - PRIMARY

RETAIL - SECONDARY

MIXED

INSTITUTIONAL

BAD NEIGHBOUR

LEISURE

BLANK / STERILE FRONTAGE

SCHOOL Church Hall

URBAN OPEN SPACES:

QUALITY OF OPEN SPACES:

EDGE USES / ACTIVITIES:

ENCLOSURE:

LANDMARKS:

LANDSCAPE FEATURES:

MATERIALS:

ROOF COVERING CLAY TILES / THATCH / SLATE STREET FURNITURE

ELEVATIONS BRICKS / WOOD / TIMBER / LINCOLN STREETScape GRASS / VERGES

FENESTRATION / DOORS WOOD ROADS PAVEMENT

FENCES / ENCLOSURE HEDGES / BRICK WALL OPEN SPACES NOT FORMAL SPACES

PARKING AREAS COMMON TO ROAD

FORM / MASSING:

HEIGHTS / NO. OF STOREYS 2

TERRACE / SEMIS / DETACHED DETACHED / SEMI

PURPOSE BUILT

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY CRAZIES HILL

MORPHOLOGY
LINEAR DEVELOPMENT ALONG COUNTRY LANE - STRONG LEVEL CHANGES AND GOOD GROUPING OF BUILDINGS - WELL CONNECTED BY LOCAL FOOTPATHS.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD
MIXED (6 + 7) ONWARDS - HISTORICAL ASSOCIATIONS WITH GERTRUDE JEKYLL - REBECCA'S WELL + FOX STEEP.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)
MOST LISTED + LOCAL INTEREST OF GOOD QUALITY - SOME ALTERATIONS, MOST INCORPORATING AND LIMITED MODERN DEVELOPMENT BUT IS NOT DOMINANT. BUILDINGS RELATE WELL TO ONE ANOTHER AND MAKE GOOD USE OF SITING AND TOPOGRAPHY. POSSIBLE CONSERVATION AREA - PARTICULARLY R.E. HISTORIC BUILDINGS.

LISTED BUILDINGS		LOCAL INTEREST BUILDINGS	
NUMBER	GRADES	NUMBER	
6	II	2	
COMMENTS FOX STEEP: OLIVER HILL WAS ARCHITECT - ARTS + CRAFTS STYLE WHICH IS REFLECTED ELSEWHERE IN THE VILLAGE - NORTH END IN PARTICULAR (ca. 1921).		COMMENTS RELATE WELL TO OTHER BUILDINGS + SETTING. MODERN BUILDINGS COMMENTS	

PREDOMINANT MATERIALS
BRICK - OFTEN PAINTED
TIMBER - ELM BOARDING.
THATCH
CLAY TILES.

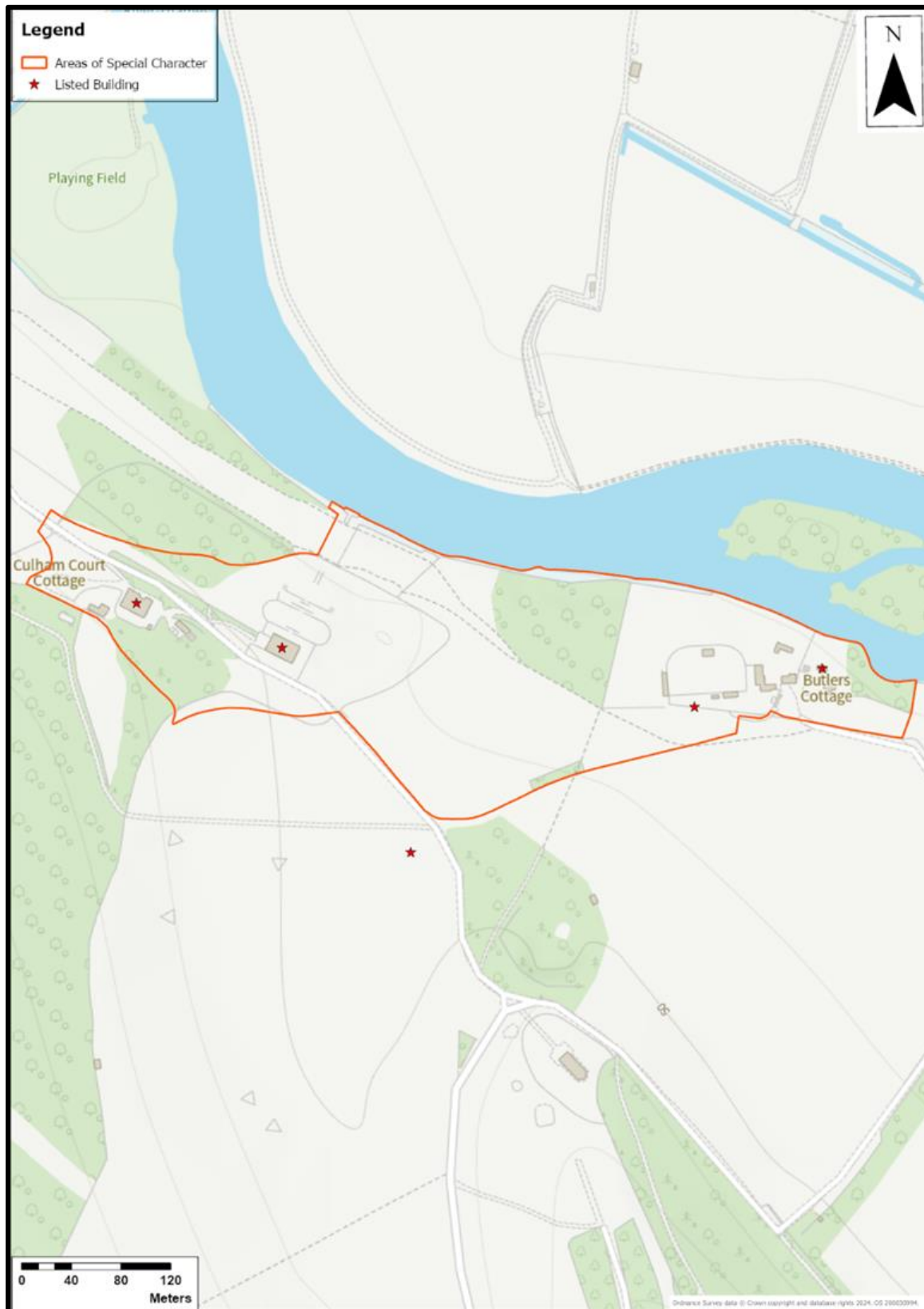
OPEN SPACES WELL MAINTAINED
CHARACTER STRONG VERGES
MAINTENANCE

ARCHAEOLOGICAL FEATURES

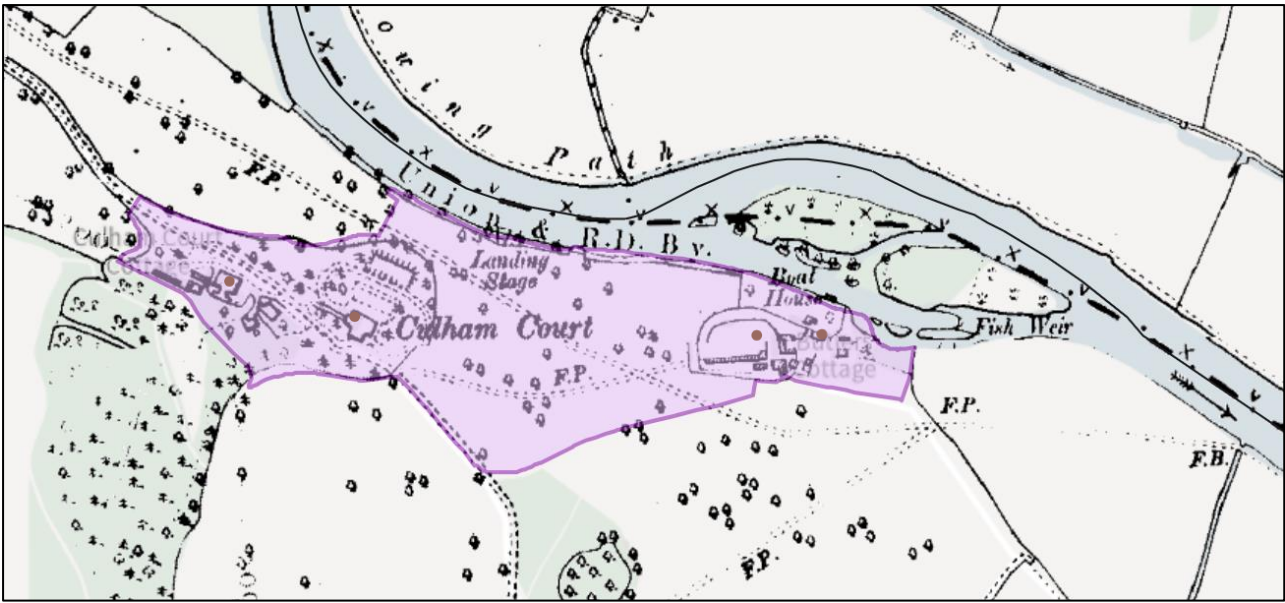
NEGATIVE FEATURES
INAPPROPRIATE DEVELOPMENT - SMALL MODERN DEVELOPMENT IN NORTH COULD HAVE
POOR REPAIR / MAINTENANCE RELATED MORE APPROPRIATELY TO EXISTING BUILDINGS.
USE OF UNSYMPATHETIC REPAIR / MATERIALS

The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Culham Riverside Group Area of Special Character



Parish	Remenham
Ward	Remenham, Wargrave and Ruscombe
Description	This designated area of special character is situated within a rural landscape comprising woodland and farmland. The northern boundary of the AoSC runs along the bank of the River Thames. This AoSC lies approximately 2.9km to the north-east of Henley-on-Thames and approximately 7km south-west of Marlow.
Heritage assets	<p>Listed Buildings and their settings</p> <p>Grade II* Listed</p> <ul style="list-style-type: none"> - Culham Court (the entire estate) - Culham Court (main building) <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Stables and Coach House at Culham Court - Former kitchen garden walls at Culham Court - The Bothy at Culham Court <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Undesignated heritage asset that makes a positive contribution to the AoSC: N/a</p>
Other heritage assets in proximity to the site	<p>The only designated heritage assets in the vicinity are the Grade II Listed building Aston Farmhouse, located approximately 460 metres northwest of the area and that of the Grade II threshing barn at Middle Culham Farm, located 0.75km south of the AoSC.</p> <p>Middle Culham Farmhouse is Grade II Listed and farm-buildings other than the threshing barn are curtilage Listed heritage assets</p> <p>Lower Culham Farm situated 450m to SW of the AoSC also along with the pair of cottages to the west of it, included several historic farm buildings considered to be undesignated heritage assets.</p>
Summary	The Culham Riverside Group Area of Special Character is situated within the parish of Remenham. It contains several Grade II Listed Buildings and a Grade II* Listed Building which are accessed via private roads. The AoSC is characterised by wooded areas, farmland and the River Thames.



1913 OS Map

- (brown dot) Designated heritage assets

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY CULHAM COURT

MORPHOLOGY

SMALL GROUP OF HOUSES NEAR CULHAM COURT HOUSE IN RIVERSIDE LOCATION + CULHAM COURT ITSELF - REMOTE FROM GROUP BUT VISUAL CONNECTION.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

SMALL GROUP BUILT AS RIVERSIDE PLEASURE / LEISURE FACILITY FOR CULHAM COURT - DETAIL OF SMALL GROUP IS EXCELLENT + WHIMISICAL IN CHARACTER.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

GROUP VALUE IS HIGH - VERY UNSPOILED - NO MODERNISATION OF KEY BUILDINGS - SOME REPAIR NEEDED.

LISTED BUILDINGS

NUMBER	1	GRADES	II* II*
COMMENTS	CULHAM COURT IS A FINE BUILDING HISTORICALLY CONNECTED TO THE SMALL GROUP. THE BOTHY + BUTLERS COTTAGE WORTH CONSIDERING FOR LISTING.		

LOCAL INTEREST BUILDINGS

NUMBER
COMMENTS
MODERN BUILDINGS COMMENTS

PREDOMINANT MATERIALS

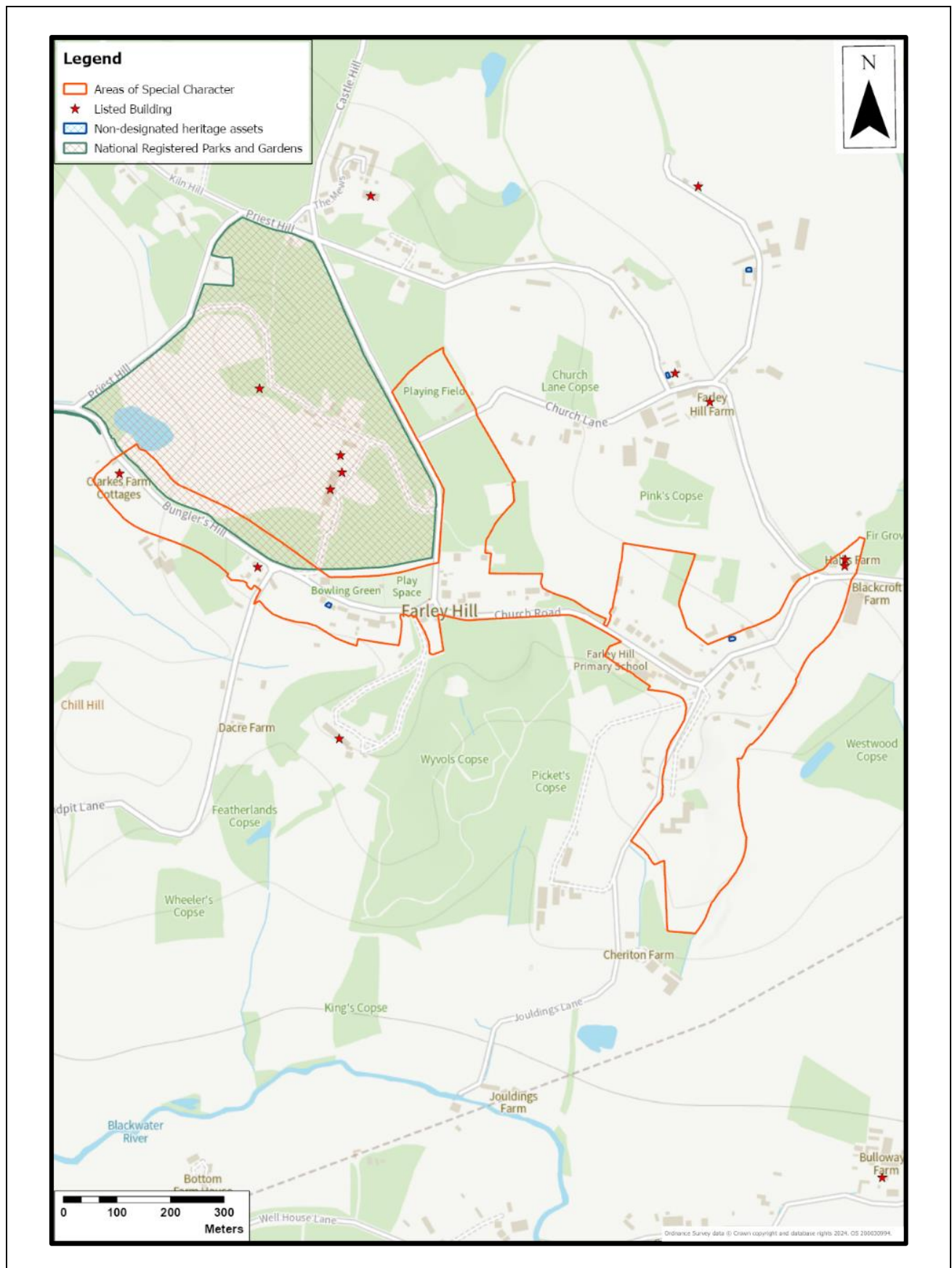
BRICK - PAINTED PINK.
CLAY TILES
LIMITED USE OF FLINT

OPEN SPACES **AGRICULTURAL**
CHARACTER **SPACES - INFORMAL.**

MAINTENANCE

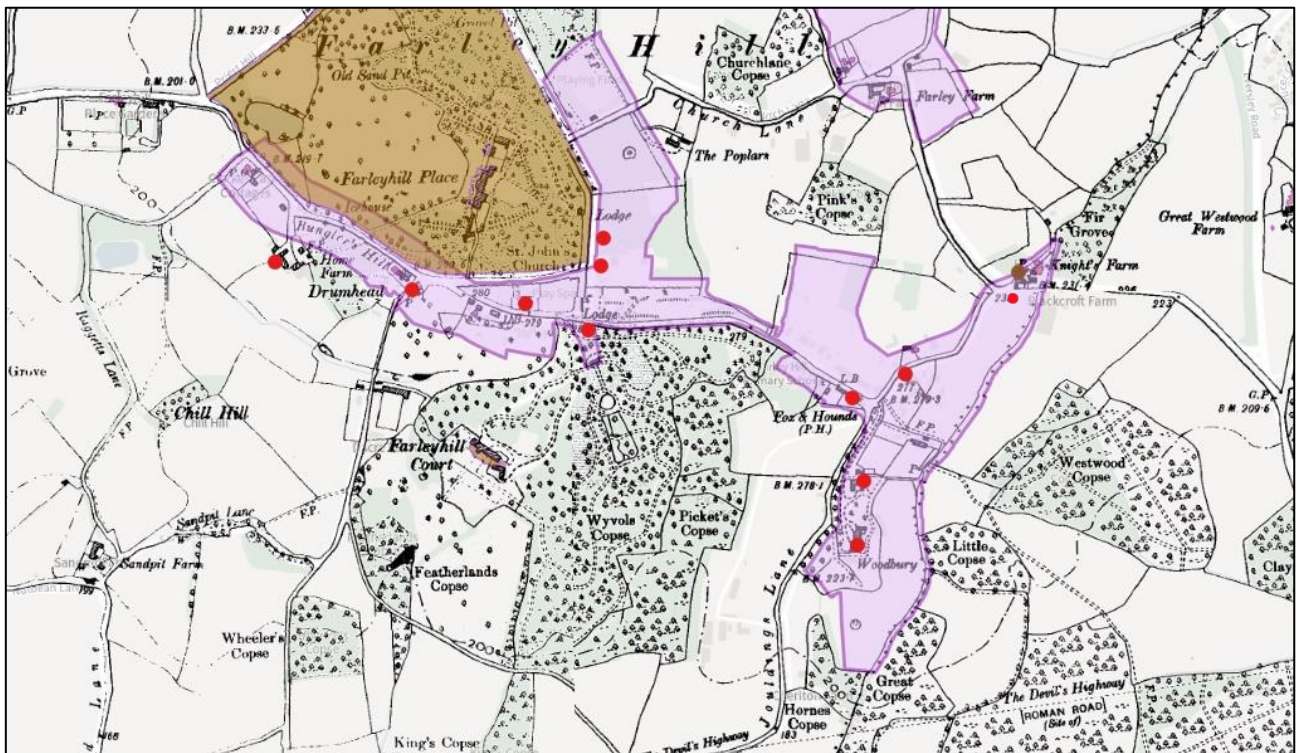
The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Farley Hill Area of Special Character



Area of Special Character	Farley Hill
Parish	Swallowfield
Ward	Swallowfield Ward
Description	This designated Area of Special Character is located within a rural landscape, comprising farm fields and areas of woodland. It lies approximately 6.9km southwest of Wokingham railway station and around 4.7km south of Reading. To the north of the Area of Special Character lies the Grade I Listed Farley Hall and its grounds, which is also a National Historic Park and Garden. Part of the grounds of Farley Hill and its associated designations extend into the Area of Special Character, along Bungler's Hill.
Heritage assets	<p>Listed Buildings</p> <p>Grade I Listed:</p> <ul style="list-style-type: none"> - Farley Hall <p>Grade II* Listed:</p> <ul style="list-style-type: none"> - Hall's Farm Kennels <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Barn at Hall's Farm Kennels (5m to north of Hall's Farm Kennels) - Drumhead Cottage & Thatch Cottage - The Old Cottage <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens</p> <ul style="list-style-type: none"> - Farley Hall <p>Scheduled Monuments N/A</p> <p>Buildings of Traditional Local Character:</p> <ul style="list-style-type: none"> - Yew Tree Cottage - Oak Cottage <p>Undesignated Heritage Assets that positively contribute to AoSC:</p> <ul style="list-style-type: none"> • Granary in field across from Hall's Farm • Upper Mosses • Fox And Hounds House • Pollards, East and West Lodges • Woodbury House • Gate Cottage • Church Terrace • St. John's Croft • Church Cottage

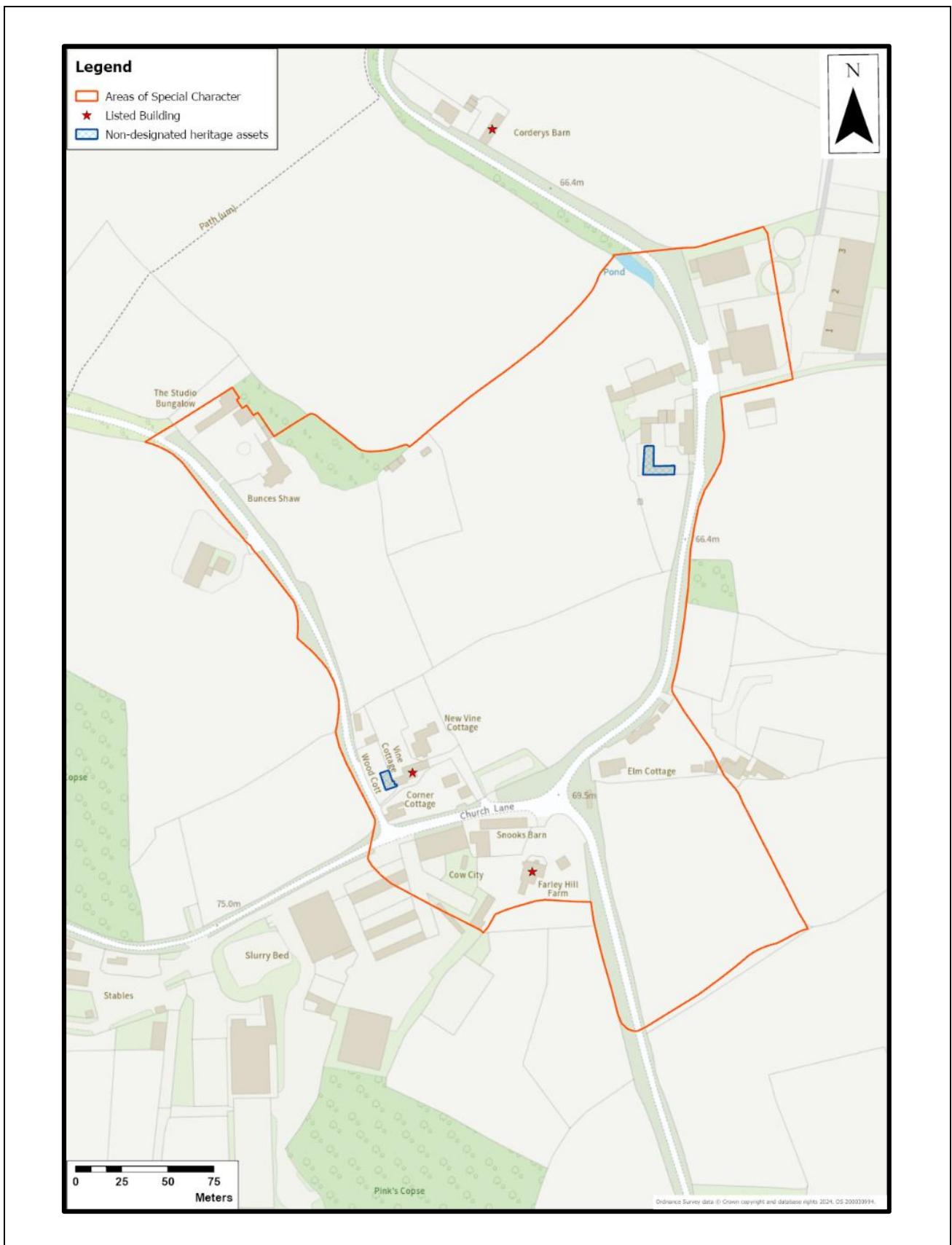
	<ul style="list-style-type: none"> • Virginia Cottage • St John's Church (converted to dwelling)
Other heritage assets in proximity to the site	<p>Designated heritage assets in within proximity to the area- include:</p> <ul style="list-style-type: none"> - Farley Hall (Grade I) immediately to the north - Stable Block to north of Farley Hall (Grade II) - Farley Castle (Grade II). - Farley Hill Farm Area of Special Character to the north-east. This area contains both statutorily listed buildings and locally listed buildings. - Farleyhill Court (Grade II) - Home Farm farm buildings
Summary	<p>The Farley Hill Area of Special Character is situated within the parish of Swallowfield. The AoSC has a linear layout, with buildings concentrated along Bungler's Hill and Church Road. The area can be characterised as being predominantly residential, comprising two-storey detached buildings with tile roofs and brick elevations of varying designs. The AoSC includes four Grade II Listed Buildings as well as one Grade II* Building and part of the parkland grounds of the Grade I Listed Farley Hall. The primary roads that serve the AoSC are bordered by mature trees and hedges, with buildings generally being well set back from the road, evoking a woodland character.</p>



1900 edition of OS

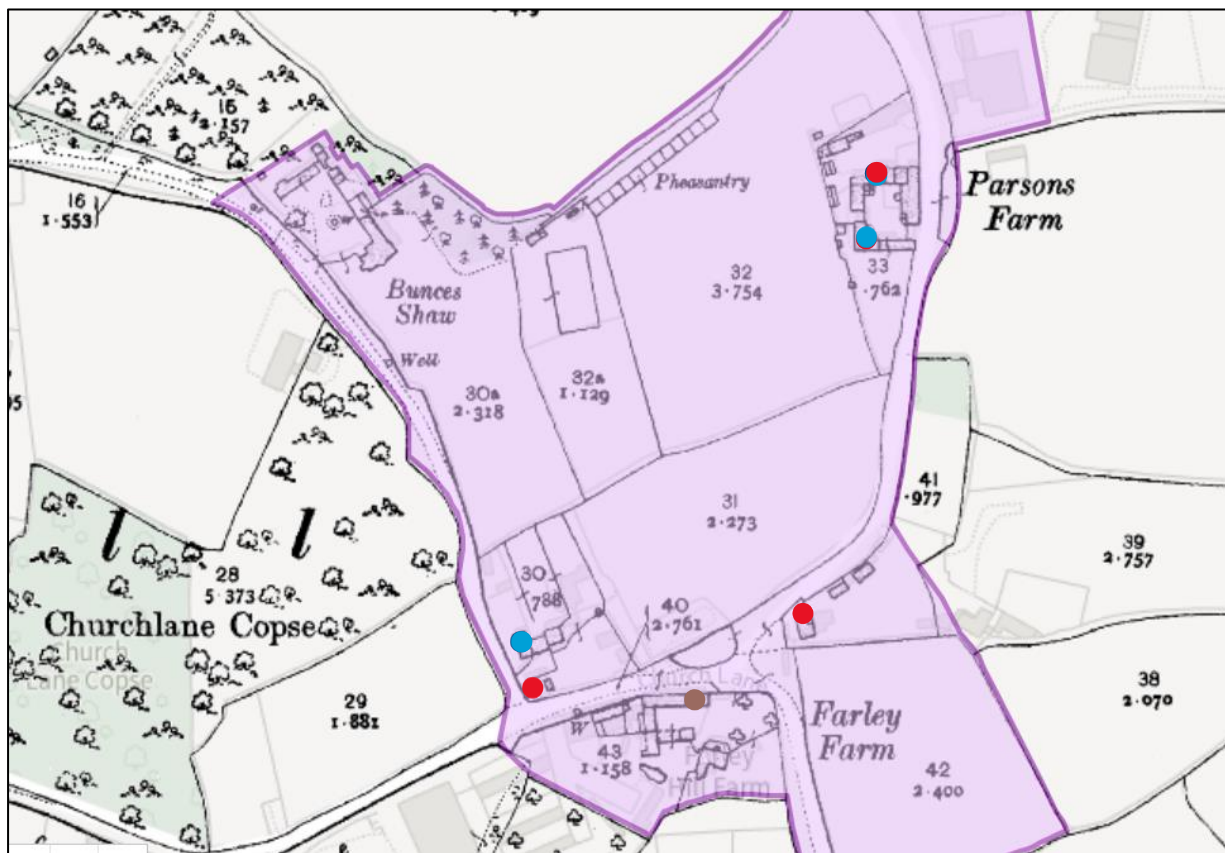
- Brown dot is designated heritage asset (curtilage listed building status).
- Red dots are the undesigned heritage assets that positively contribute to the AoSC

Farley Hill Farm Area of Special Character



Area of Special Character	Farley Hill Farm
Parish	Swallowfield
Ward	Swallowfield Ward
Description	This designated area of special character is located within a rural landscape, with farmland used for grazing livestock including horses. Church Lane is a single width, narrow lane bounded by hedges and mature trees. The area is defined by Farley Hill Farm to the south and Parsons Farm to the north-east, with a group of dwellings dating from the turn of the last century forming the north-west point. The AoSC lies approximately 250m north of the Farley Hill Area of Special Character and is situated 6.9km southwest of Wokingham railway station and around 4.8km south of Reading.
Heritage assets	<p>Listed Buildings and their settings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Farley Hill Farmhouse - Vine Cottage <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Buildings of Local Traditional Character</p> <ul style="list-style-type: none"> - Woodcot, Bunces Shaw Road, Swallowfield - Parsons Farm, Church Lane, Farley Hill <p>Undesignated heritage assets that make a positive contribution to the AoSC:</p> <ul style="list-style-type: none"> - Elm Cottage - Snooks Barn former agricultural building to Farley Hill Farmhouse, - Corner Cottage - Barn to the north of Parson's Farm
Other heritage assets in proximity to the site	<p>The following heritage assets are within proximity to the area:</p> <ul style="list-style-type: none"> • Cattle Shelter (Grade II Listed) adjacent to Old Parsons Cottage, 430 metres to the north-east. • South of the AoSC, is the Farley Hill area of special character, which contains both statutorily and locally listed buildings.

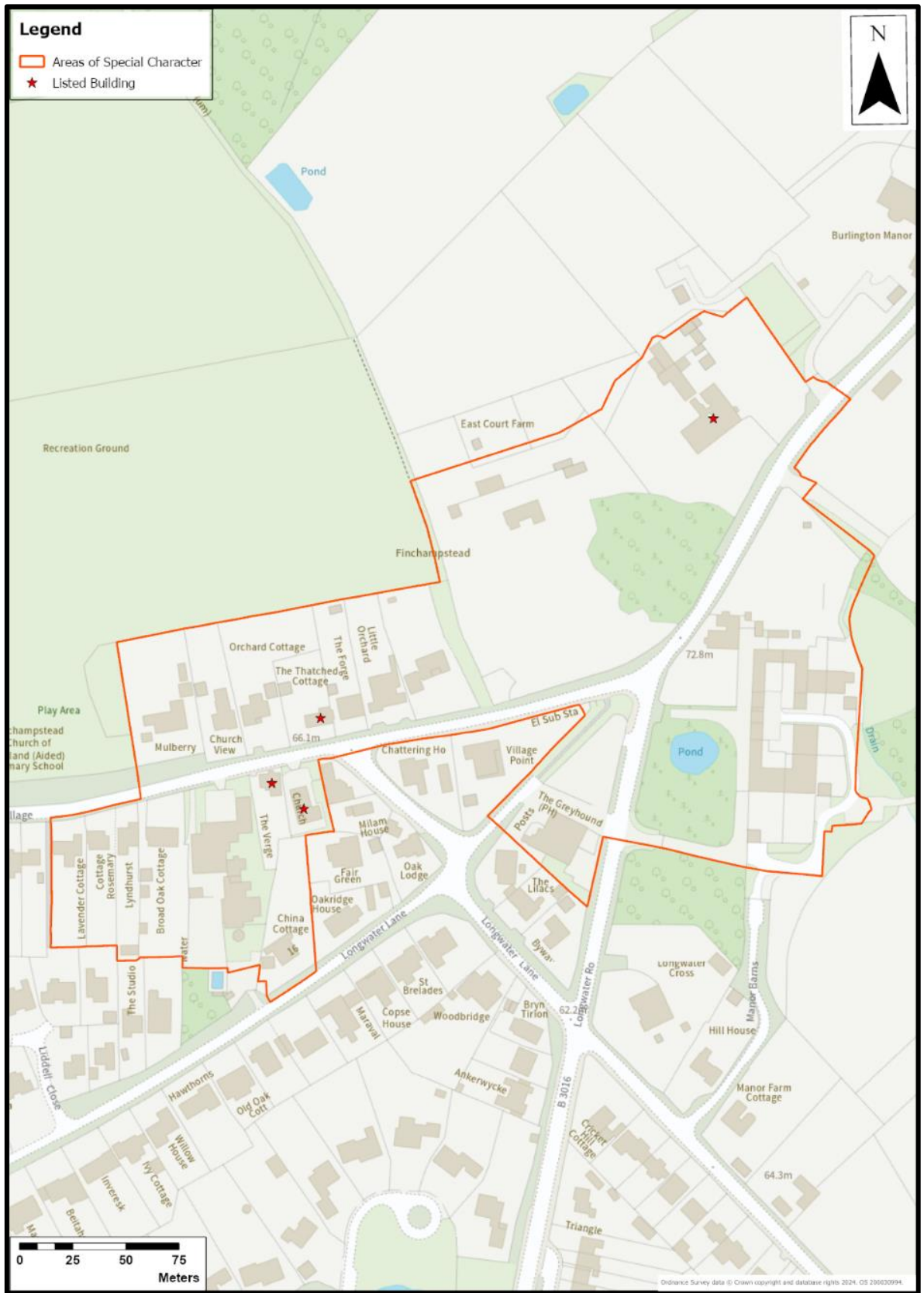
Summary	<p>The Farley Hill Farm Area of Special Character is situated within the parish of Swallowfield. The AoSC has a linear layout, with buildings concentrated along Church Lane, a single width country lane flanked by mature hedging and trees. There are a number of working farm buildings, fields used for the raising of livestock including horses as well as a number of older two storey brick buildings and cottages, some of which would have been used for agricultural purposes in the past and have since been converted into residential dwellings, including 2 Grade II Listed Buildings.</p>
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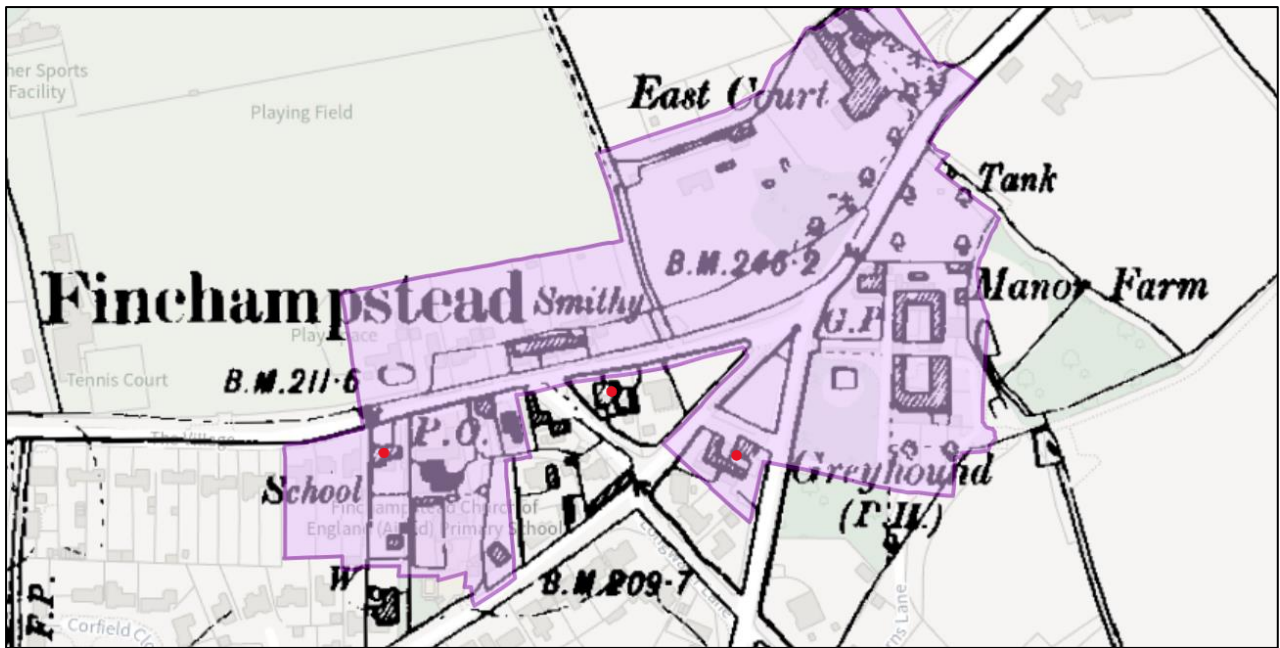
1933 OS Map

- (brown dot) Designated heritage asset as a building of curtilage listed building status.
- (red dot) Undesignated heritage asset.
- Building of Local Traditional Character

Finchampstead, the Village Area of Special Character



Area of Special Character	Finchampstead, The Village
Parish	Finchampstead
Ward	Finchampstead South
Description	This designated area of special character is situated within a largely farmland and woodland landscape and lies approximately 2.4km west of Crowthorne station and 5.2km south of Wokingham station. The area is served by Jubilee Road, Longwater Road and The Village.
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - The Verge - Finchampstead Baptist Church - The Thatched Cottage - East Court and Adjoining Wall <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that provide a positive contribution to the AoSC:</p> <p>Greyhound Public house, Longwater Road, Broad Oak Cottage, The Village, Chattering House, The Village</p>
Other designated heritage assets in proximity to the site	<ul style="list-style-type: none"> • The Finchampstead War Memorial (Grade II Listed) is sited approx. 18m to the west of the AoSC boundary, on the edge of the playing fields, on the northern side of The Village.
Summary	<p>This designated Area of Special Character is situated within the parish of Finchampstead with the majority of buildings addressing The Village (B3348) and Jubilee Road.</p> <p>The AoSC is characterised by two-storey residential properties with tile roofs and brick/render elevations. Buildings being set back from the road and bordered by boundary hedges and mature trees. Housing within the area is of varied designs and age, ranging from modern houses near the junction of The Village, Longwater Road and Jubilee Road, to older cottages to the west of the AoSC fronting The Village.</p>



Extract of 1913 OS map

- (red dot) Undesignated heritage assets.

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY

FINGHAMPSTEAD VILLAGE

MORPHOLOGY

CORE AREA OF VILLAGE WITH SMALL OPEN SPACE - LINEAR DEVELOPMENT ALONG ROADS WITH FILLING IN BEHIND AT A LATER DATE.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

(17 + 20) - EVIDENCE OF SETTLEMENT FROM LATE (17) AND A MAJOR DEVELOPMENT PHASE DURING (19) ALONG MAIN STREET - SOME DEVELOPMENT ALONG LONGWATER LANE. (20) - POST 1950'S FILLING IN ALONG BACK LANES.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

GROUPING OF OLDER BUILDINGS AROUND CHURCH / THE THATCHED COTTAGE - MOST DETAILS REMAIN - GROUPING SPOILED BY TRAFFIC LEVELS / SPEEDS ALONG THE MAIN STREET / CORE AREA - MOST OF VILLAGE DEVELOPED LATER IN LINEAR FASHION - NOTE FRONTAGE RAILINGS

LISTED BUILDINGS

NUMBER	4	GRADES	II
COMMENTS	CHAPEL IS INTERESTING - STRONG WINDOW DETAILING		

LOCAL INTEREST BUILDINGS

NUMBER
COMMENTS

MODERN BUILDINGS COMMENTS
MOST OF LITTLE MERIT - SOME V. UGLY + NOT RURAL / VILLAGE IN STYLE - SUBURBAN.

PREDOMINANT MATERIALS

BRICK - STUCCO / RENDER
PAINTED OLD TILE ROOF

OPEN SPACES CAR PARK IN FRONT
CHARACTER OF PUBS + GRASSED
VERGE

MAINTENANCE ADEQUATE.

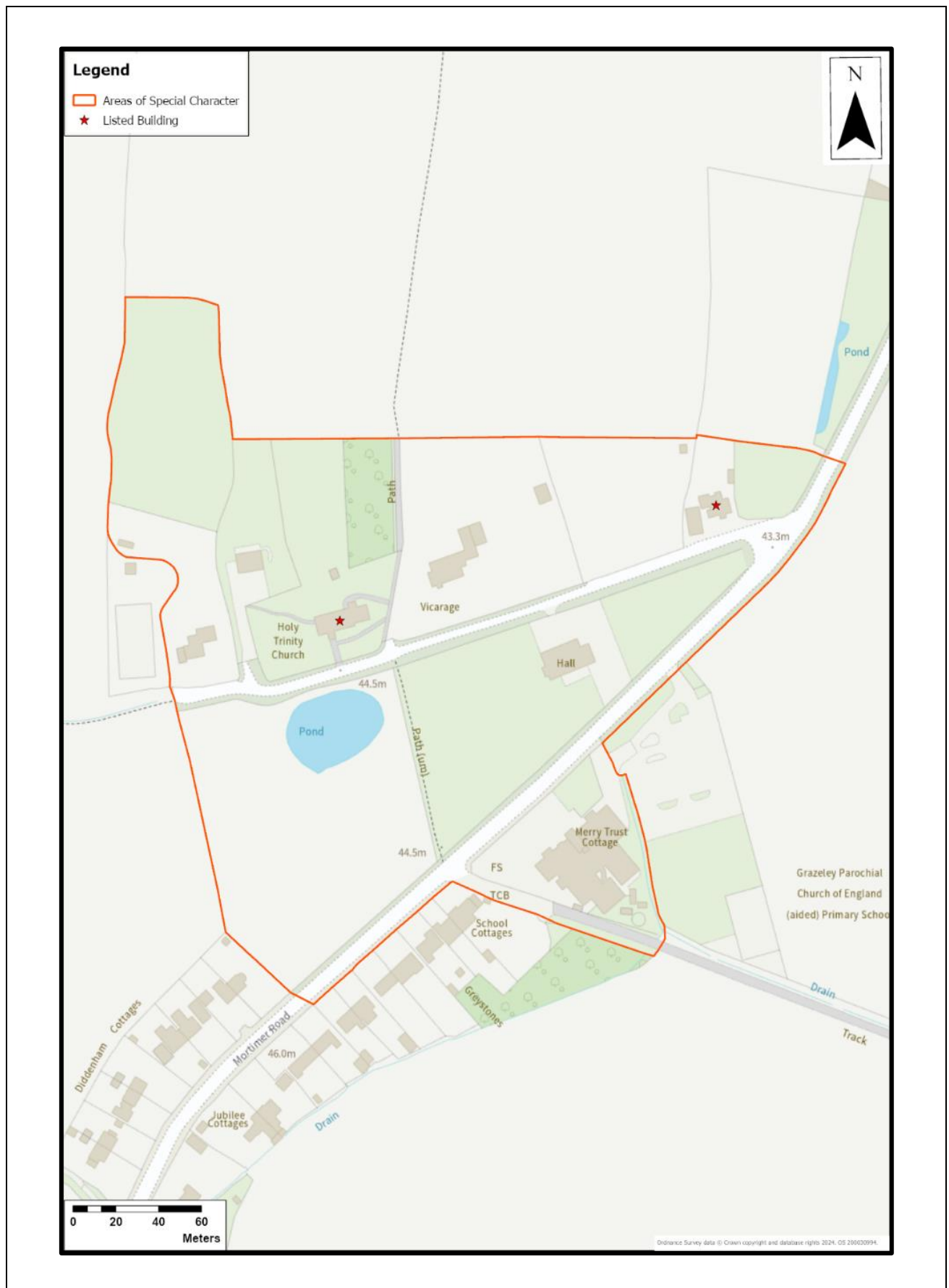
ARCHAEOLOGICAL FEATURES

NEGATIVE FEATURES

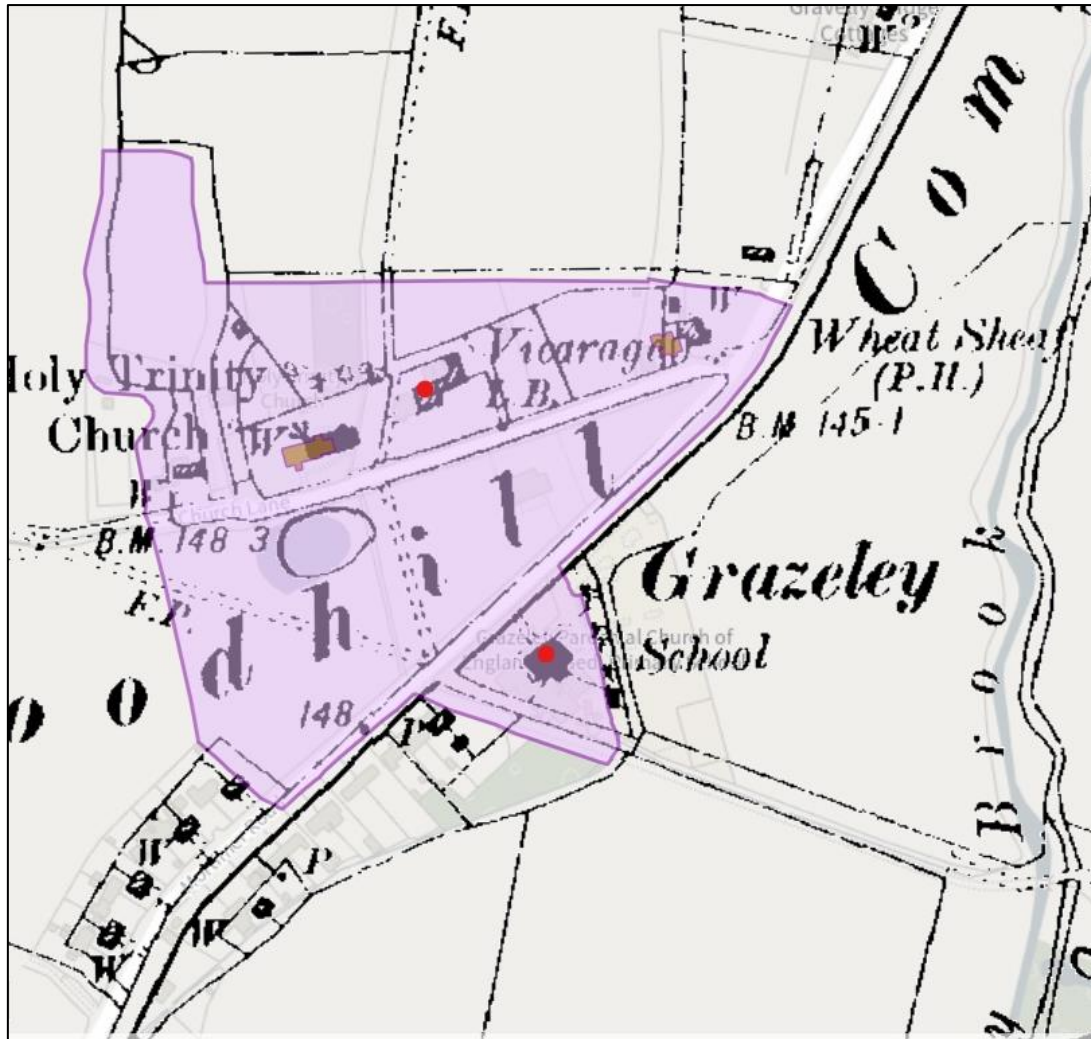
- INAPPROPRIATE DEVELOPMENT - MODERN BUILDINGS DO NOT RELATE WELL TO
- POOR REPAIR / MAINTENANCE OLDER STYLE BUILDINGS.
- USE OF UNSYMPATHETIC REPAIR / MATERIALS

The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Grazeley Area of Special Character



Area of Special Character	Grazeley
Parish	Shinfield
Ward	Shinfield South
Description	This designated Area of Special Character is located in a rural part of the Borough, approximately 2km south of Reading and around 9km west of Wokingham Town Centre. The AoSC is centred around Church Lane and Mere oak Lane and the most northerly part of Mortimer Road. The AoSC encompasses several large detached residential dwellings, Holy Trinity Church and Grazeley Parochial Church of England Primary School.
Heritage assets	<p>Listed Buildings and their settings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Holy Trinity Church - The Wheatsheaf Inn <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that make a positive contribution to the AoSC:</p> <ul style="list-style-type: none"> • The Old Vicarage • Grazeley Parochial C Of E Aided Primary School
Other heritage assets in proximity to the site	N/A
Summary	The Grazeley Area of special character is situated within the parish of Shinfield. The AoSC comprises low-density detached development, with significant space between buildings. A notable building is the Grade II Listed Holy Trinity Church which is constructed of flint and stone and features a stone bellcote. In recent years it has been converted into use as a private residential dwelling. Church Lane is a narrow country lane with largely enclosed by mature trees and hedging, evoking a strong rural character. The 17 th Century Wheatsheaf Inn (Grade II Listed) is located on the corner of Church Lane and Mere oak Lane. Formerly an Inn, this building too has more recently been converted into use as a private residential dwelling.



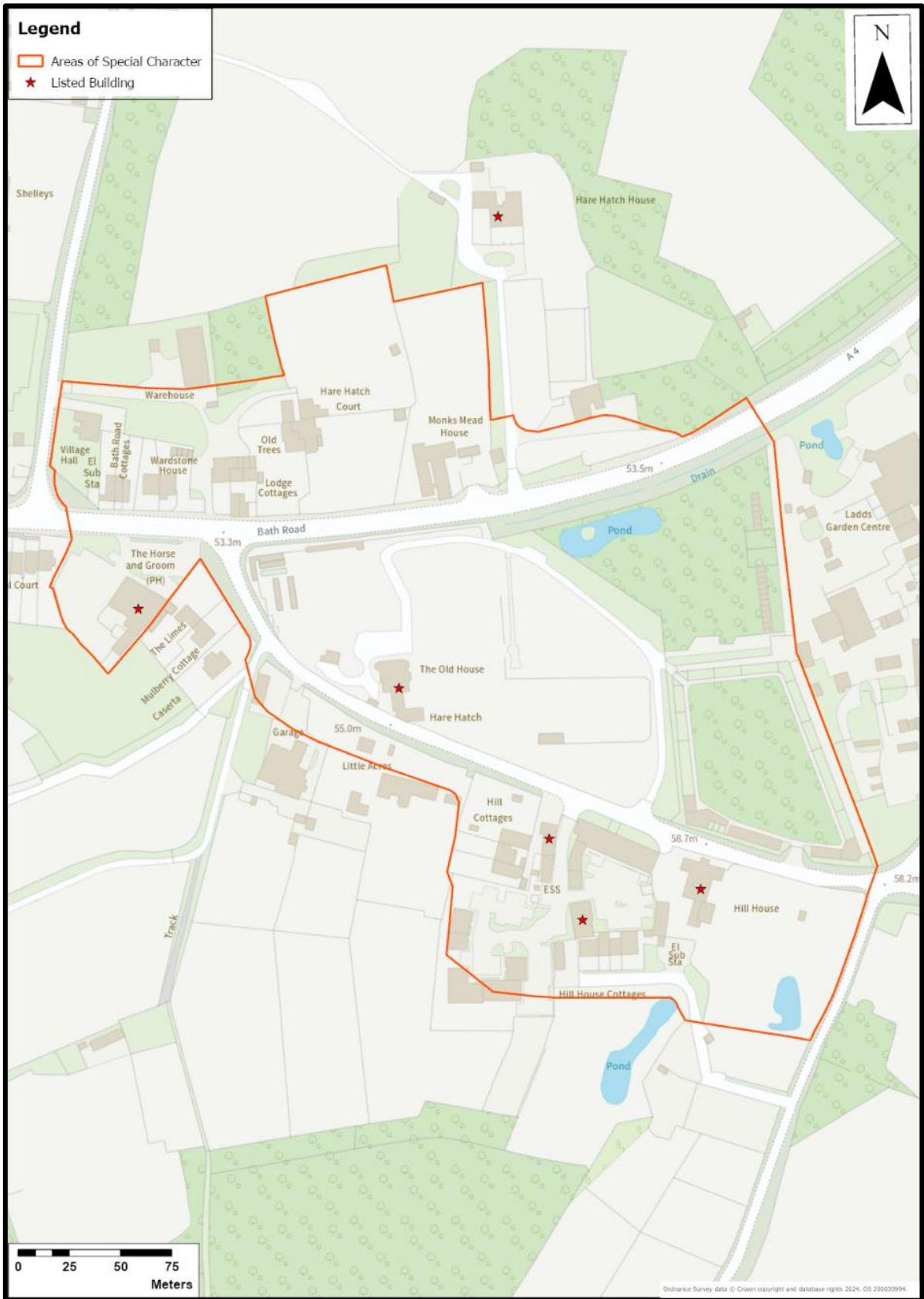
1900 OS map overlay

- (red dot) Undesignated heritage assets.

DETAILED SURVEY OF LOCAL CHARACTER		TRADITIONAL LOCAL CHARACTER AREAS													
NAME OF DISTRICT: <u>GRAZELEY</u>		ASSESSMENT of QUALITY <u>GRAZELEY</u>													
PREDOMINANT BUILDING PERIOD: <u>18TH/19TH C</u>		MORPHOLOGY <u>RURAL - TYPICAL VILLAGE</u>													
PREDOMINANT LAYOUT: LINEAR GRID - DEFORMED <input checked="" type="checkbox"/> GRID - GEOMETRIC TREE HIERARCHY FRONTAGE ACCESS		HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD <u>MIXED - PUB 17TH C.</u> <u>CHURCH 1850</u>													
ACTIVITIES: RESIDENTIAL <input checked="" type="checkbox"/> MIXED <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INSTITUTIONAL <input type="checkbox"/> <u>SCHOOL</u> RETAIL - PRIMARY <input type="checkbox"/> BAD NEIGHBOUR <input type="checkbox"/> RETAIL - SECONDARY <input type="checkbox"/> LEISURE <input type="checkbox"/> BLANK / STERILE FRONTAGE <input type="checkbox"/>		TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC) <u>RELATED VILLAGE ACTIVITIES - SCHOOL/</u> <u>CHURCH PUB.</u>													
URBAN OPEN SPACES: QUALITY OF OPEN SPACES: <u>POND - VERY RURAL - LOW KEY</u> EDGE USES / ACTIVITIES: ENCLOSURE: <u>HEDGES</u> LANDMARKS: <u>CHURCH</u> LANDSCAPE FEATURES: <u>MATURE TREES</u>		LISTED BUILDINGS <table border="1"> <thead> <tr> <th>NUMBER</th> <th>2</th> <th>GRADES</th> <th>II</th> </tr> </thead> <tbody> <tr> <td>COMMENTS</td> <td colspan="3"><u>CHURCH - 1850</u></td> </tr> <tr> <td></td> <td colspan="3"><u>PUB - 17TH C.</u></td> </tr> </tbody> </table>		NUMBER	2	GRADES	II	COMMENTS	<u>CHURCH - 1850</u>				<u>PUB - 17TH C.</u>		
NUMBER	2	GRADES	II												
COMMENTS	<u>CHURCH - 1850</u>														
	<u>PUB - 17TH C.</u>														
MATERIALS: ROOF COVERING <u>SLATE</u> STREET FURNITURE ELEVATIONS <u>COTTAGE</u> STREETScape <u>NO PAVEMENTS</u> FENESTRATION/DOORS ROADS <u>NARROW/RURAL</u> FENCES/ENCLOSURE OPEN SPACES <u>RURAL</u> PARKING AREAS <u>?</u>		LOCAL INTEREST BUILDINGS <input type="checkbox"/> NUMBER <u>SCHOOL</u> COMMENTS <u>INTERESTING</u> <u>VICTORIAN</u> MODERN BUILDINGS COMMENTS <u>VICARAGE - INTERESTING,</u> <u>GOthic STYLE</u>													
FORM / MASSING: HEIGHTS / NO. OF STOREYS <u>2</u> TERRACE / SEMIS / DETACHED <u>DETACHED</u> PURPOSE BUILT		PREDOMINANT MATERIALS <u>SLATE / RED BRICK</u>													
		OPEN SPACES - VERY RURAL CHARACTER <u>RURAL</u> MAINTENANCE <u>GOOD</u>													
		ARCHAEOLOGICAL FEATURES <u>NONE</u>													

The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

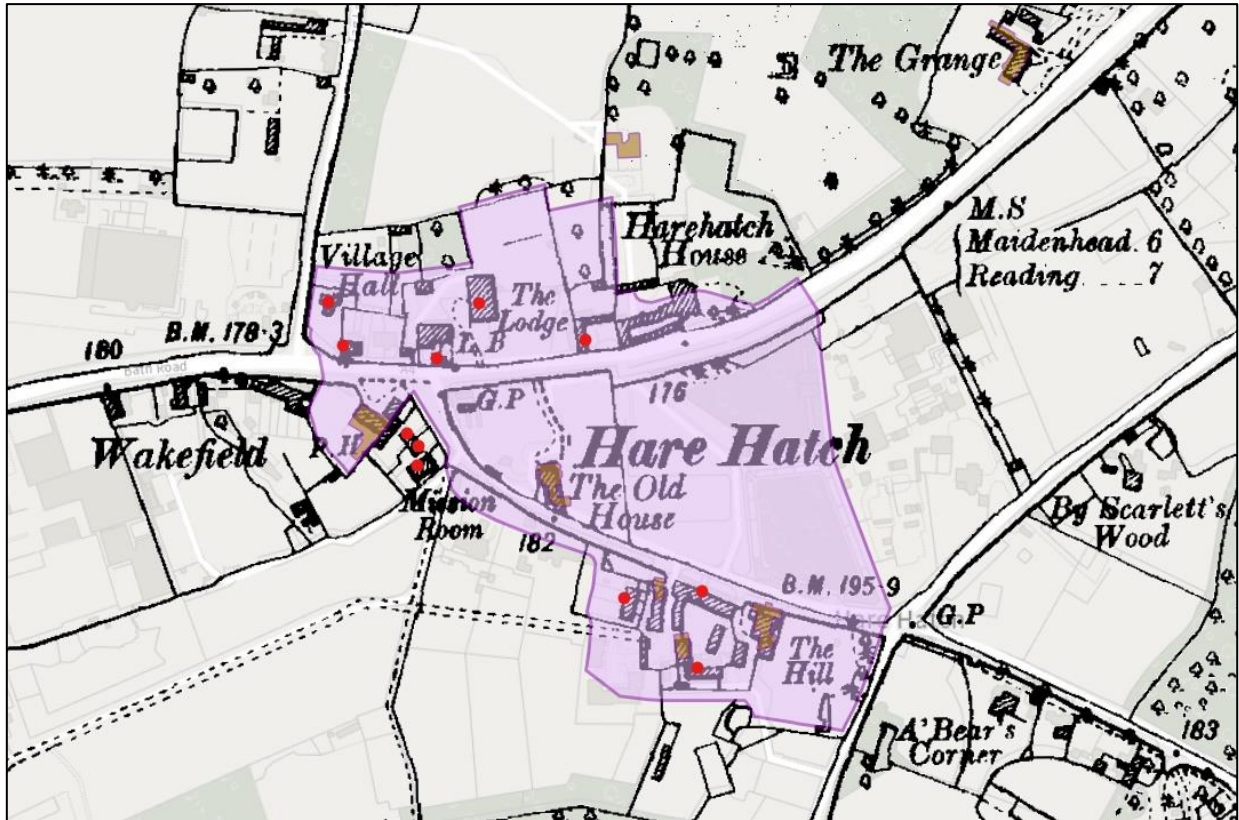
Hare Hatch Area of Special Character



Area of Special Character Hare Hatch

Parish	Wargrave
Ward	Remenham, Wargrave and Ruscombe
Description	This designated Area of Special Character is located within the Green Belt and lies approximately 1.2km south-east of Wargrave and approximately 1.4km north-east of Tywford. The AoSC includes parts of Bath Road (A4) and Milley Lane.
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - The Horse and Groom - The Old House - Implement shed and small barn 65 metres northwest of Hill House - Large Barn 50 metres southwest of Hill House - Hill House <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that make a positive contribution to the AoSC: 1 & 2 Lodge Cottages Bath Road Cottage Village Hall Hare Hatch Court Old Trees Monks Mead House 1-4 Hill House Cottages 1-3 Hill Cottages Waltham Court</p>
Other heritage assets in proximity to the site	Heritage assets within proximity to the area include the following: <ul style="list-style-type: none"> • Hare Hatch House (Grade II Listed) sited just to the north of the AoSC boundary. • The Limes, Mulberry Cottage & Caserta are undesignated heritage assets that lie adjacent to, but just outside of, the south-western boundary of the AoSC, on Milley Lane.
Summary	Hare Hatch Area of Special Character is situated within the parish of Wargrave with buildings concentrated along Bath Road and Milley Lane serving a mix of residential and commercial uses. At the corner of Bath Road and Milley Lane lies the 17 th Century Horse and Groom Inn (Grade II Listed) which is in use as a Public House and restaurant. There are several Grade II Listed Buildings sited along Milley Lane, a narrow country lane bounded by high hedges and mature trees. Bath Road (an A Road) is by

contrast much wider, though it too is bounded by dense trees and hedging.



1933 OS map overlay

- (red dot) Undesignated heritage assets.

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY

HAREHATCH

MORPHOLOGY

LINEAR + JUNCTION OF TWO ROADS - DEVELOPMENT ALONG ROAD LEADING TO JUNCTION - MOST ONE PLOT DEEP - SOME 2 OR 3 DEEP - BUT VERY LIMITED REAR ACCESS.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

COACHING INN AT JUNCTION - LARGE COUNTRY HOUSES OFF MAIN ROAD TO LONDON - DEVELOPMENT OF SMALLER PROPERTIES ON MAIN ROAD - SUPPORT SERVICES TO EARLIER DEVELOPMENT.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

BATH ROAD - TRAFFIC / ROAD DOMINATED ENVIRONMENT - HIGH SPEED - MILLEY LANE - MORE RURAL - ENCLOSED WITH WALLS / TREES + BUILDINGS - LITTLE IN WAY OF VERGES - SOME GOOD GROUPINGS - BUILDINGS MOSTLY RETAINED INTEGRITY.

LISTED BUILDINGS

NUMBER	5	GRADES	II
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COMMENTS

MOST INTACT - SOME (20 CHANGES - MOST WELL DONE - TO REMAIN INTEGRITY - SOME NOT HIGHLY VISIBLE (SCREENED)).

LOCAL INTEREST BUILDINGS

NUMBER

COMMENTS

MODERN BUILDINGS COMMENTS

PREDOMINANT MATERIALS

BRICK

CLAY TILES

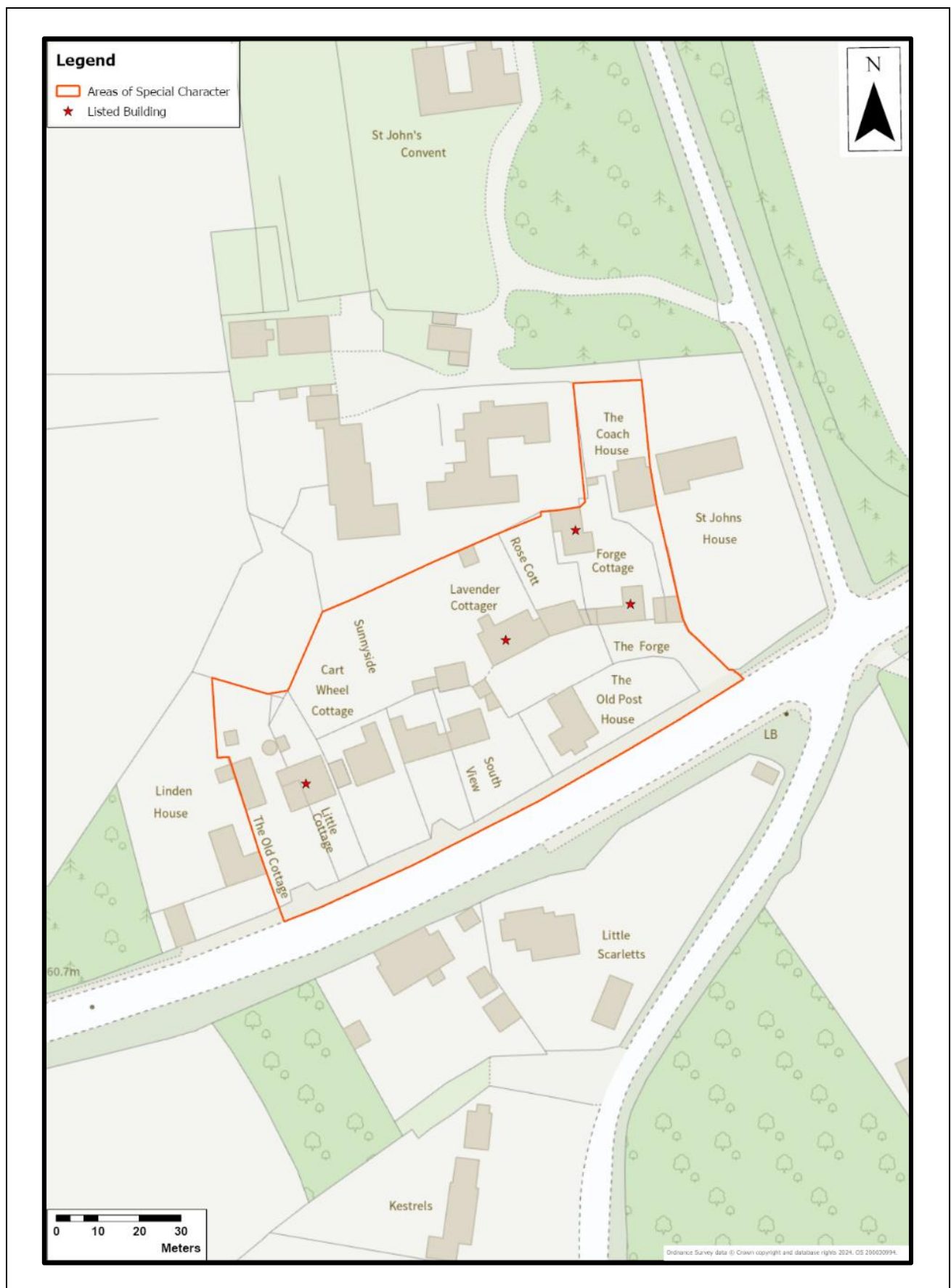
PUB - TIMBERED + PAINTED BRICK.

OPEN SPACES LITTLE APART FROM CHARACTER ROAD - TARMAC + CONCRETE - LIMITED VERGES.

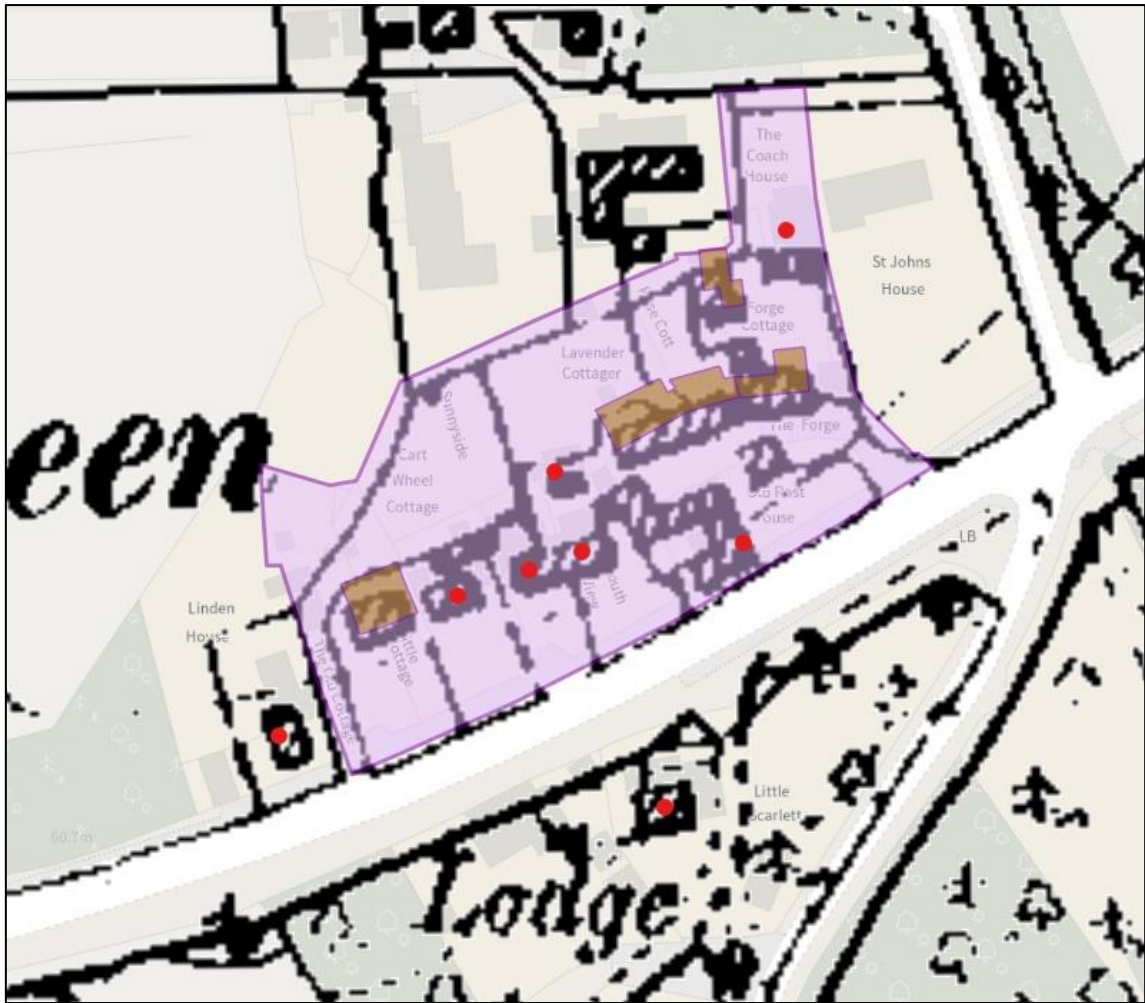
MAINTENANCE

The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Kiln Green Area of Special Character



Area of Special Character	Kiln Green
Parish	Wargrave
Ward	Remenham, Wargrave and Ruscombe
Description	This designated area of special character is situated within the Green Belt, adjacent and just to the north of Bath Road (the A4). The area lies approximately 2km east of Wargrave and approximately 2.5km north-east of Twyford.
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - The Old Cottage and the Little Cottage - Lavender Cottage - The Forge - The Forge Cottage (8m north of The Forge) <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that make a positive contribution to the AoSC: Cart Wheel Cottage Sunnyside South View The Old Post Office House</p>
Other heritage assets in proximity to the site	<p>Undesignated heritage assets just outside of the AoSC boundary:</p> <p>Linden House –adjacent to but outside of the western boundary of the AoSC</p> <p>Little Scarletts - situated just outside the AoSC on south side of the Bath Road, opposite.</p>
Summary	The Kiln Green Area of Special Character is situated within the parish of Wargrave. The AoSC is very compact, covering a relatively modest area of land, though it encompasses a relatively dense concentration of single and two storey dwellings, of varying design and age, several of which are Grade II Listed. The dwellings are sited relatively close to each other, in some cases directly adjacent, though they all benefit from sizeable garden space and are well set back from Bath Road. The streetscene is dominated by mature trees and dense hedging.



1933 OS overlaid

- (red dot) Undesignated heritage asset.

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY

KILN GREEN

MORPHOLOGY

AREA IN TWO SECTIONS : SMALL GROUP ON MAIN LONDON - BATH ROAD AND AREA AROUND SCARLETTS HOUSE, BARNs + FARM.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

GROUP ON A4 GREEN AROUND ROAD JUNCTION WITH A4 - POSSIBLY A FORGE IN THE GROUP AT SOME POINT IN PAST.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

A4 - LINEAR GROUP SET BACK FROM ROAD
 SCARLETTS AREA - GOOD GROUPING - BARNs UNDER CONVERSION + NEW BUILDING. VISUAL LINKAGES + OPEN VIEWS TO SOUTH.

LISTED BUILDINGS

NUMBER	5	GRADES	II
COMMENTS	MIX OF SMALL COTTAGES + BIGGER HOUSES + FARMS - ALL FROM DIFFERENT PERIODS, BUT TYPICAL OF AREA.		

LOCAL INTEREST BUILDINGS

NUMBER

COMMENTS

MODERN BUILDINGS COMMENTS

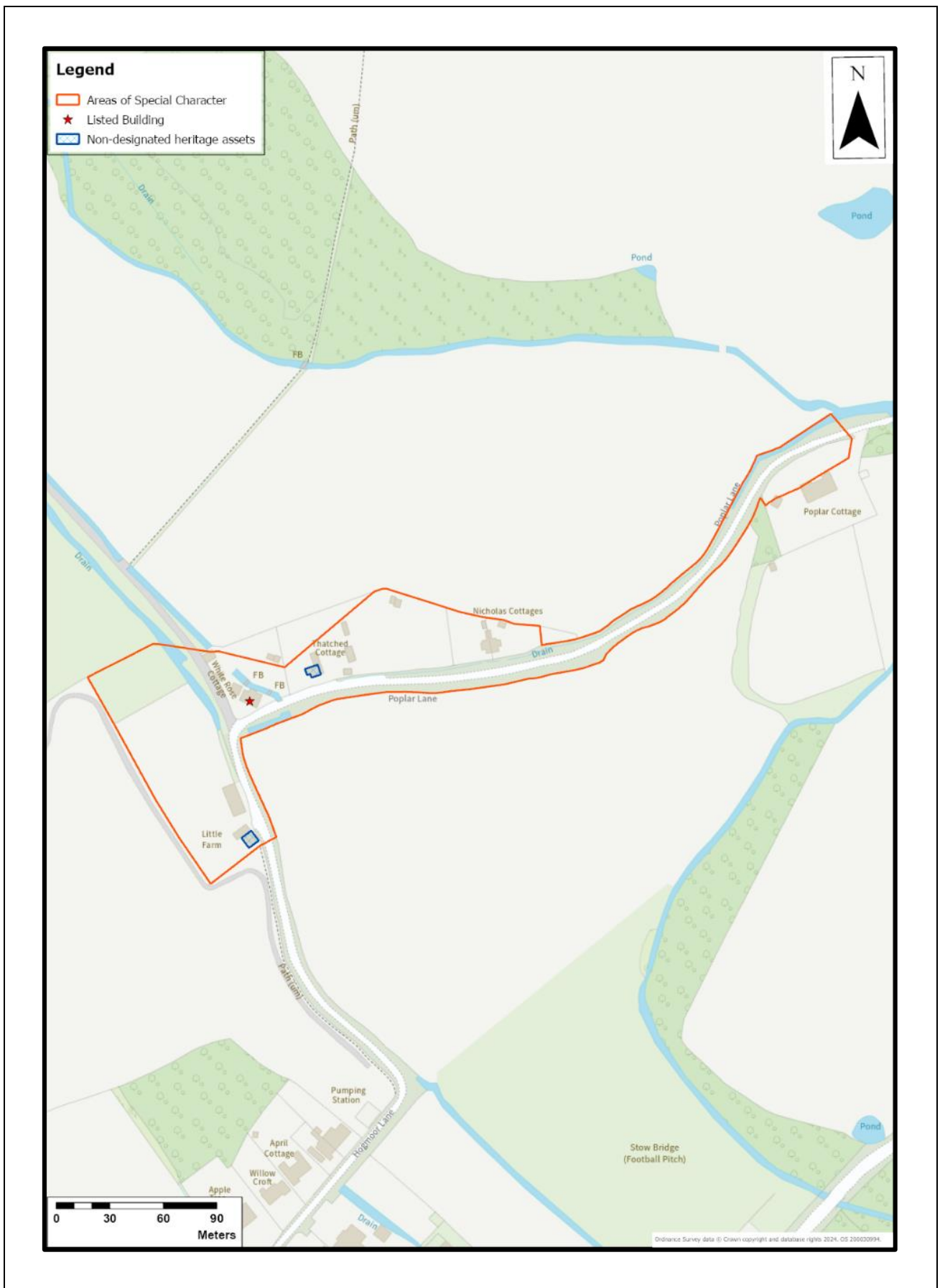
PREDOMINANT MATERIALS

BRICK - PAINTED IN SOME CASES
 CLAY TILES

OPEN SPACES SMALL GREEN BY CHARACTER
 SCARLETTS FARM COTTAGES WITH SOME VERGES
 MAINTENANCE ALL MOWN

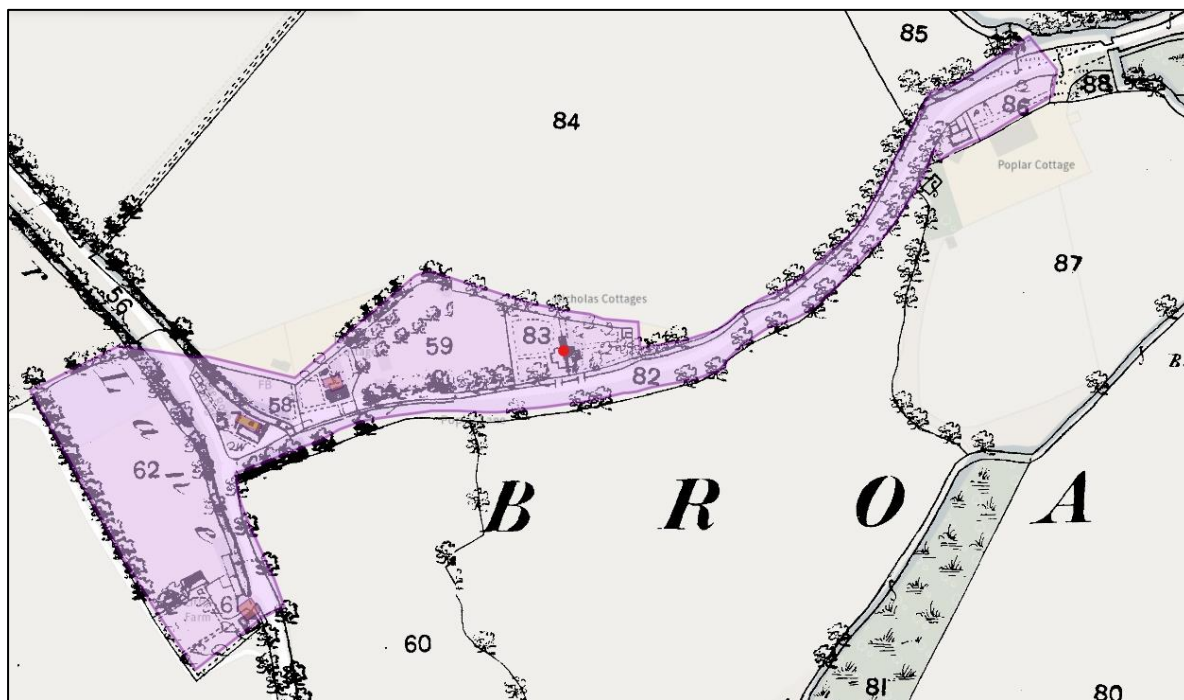
The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Poplar Lane Area of Special Character



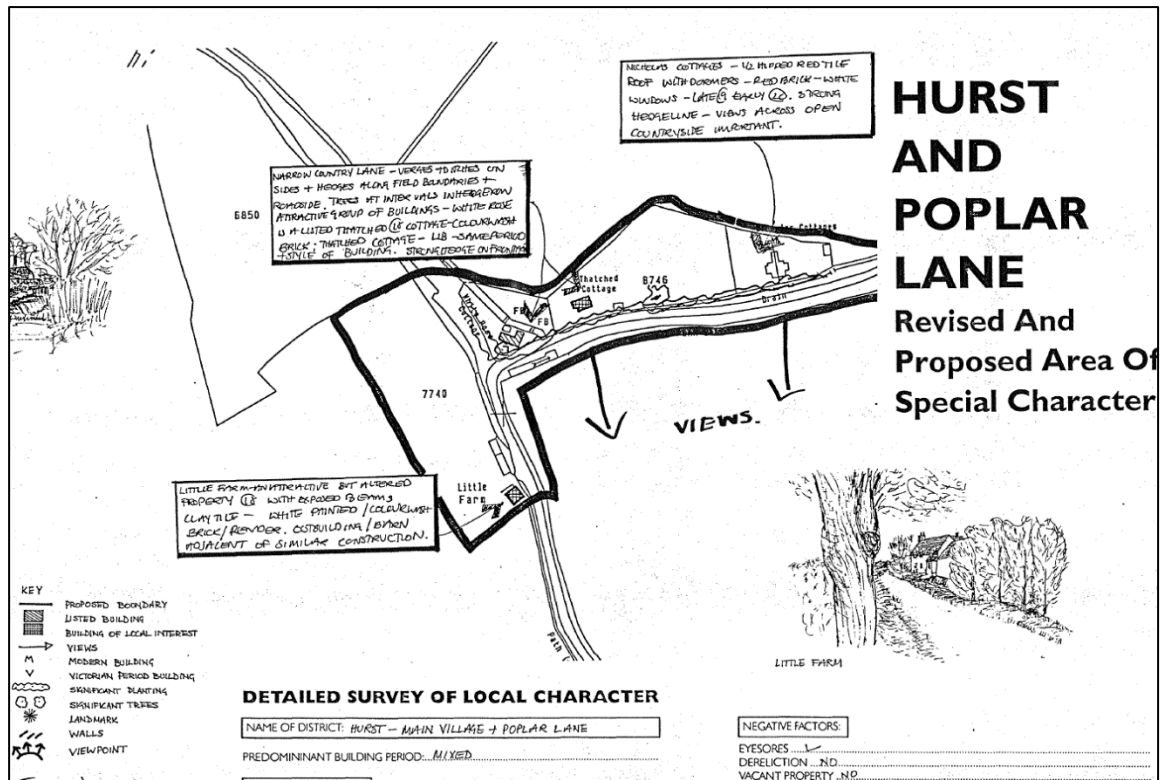
Area of Special Character	Poplar Lane
Parish	St. Nicholas, Hurst
Ward	Hurst Ward
Description	<p>This designated area of special character is located within a rural landscape and is bounded by large farm fields. The AoSC lies approximately 0.5km south-east of Twyford and approximately 6km to the east of Reading. The AoSC has an elongated, linear form that extends eastwards along a large section of Poplar Lane</p> <p>The eastern end of the AoSC had, up until 2013, been delineated by the 19th century Poplar Cottage, which has since been replaced by a new dwelling that sits just outside of the AoSC boundary.</p>
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - White Rose Cottage <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Buildings of Traditional Local Character:</p> <ul style="list-style-type: none"> - Little Farm, Poplar Lane - Thatch Cottage <p>Undesignated heritage assets that make a positive contribution to the AoSC:</p> <ul style="list-style-type: none"> • Nicholas Cottages
Other heritage assets in proximity to the site	<p>Designated heritage assets within proximity to the area include the following:</p> <ul style="list-style-type: none"> - Hurst Village Centre Area of Special Character, immediately to the south - To the east, along Hinton Road, lies Grade II Listed Sylvesters and the Grade II* Hinton House and its boundary wall (Grade II).

<p>Summary</p>	<p>This designated Area of Special Character is situated within the parish of St. Nicholas, Hurst. It has a linear form, with the AoSC following a large section of Poplar Lane and a smaller section of Hogmoor Lane. The AoSC includes several two storey residential properties, each benefiting from large gardens. Poplar Lane and Hogmoor Lane are both very narrow, quiet country lanes. Poplar Lane is densely vegetated with mature trees and hedging and is flanked by drainage ditches on both sides.</p> <p>On the corner of Poplar Lane and Hogmoor Lane lies a Grade II Listed Building known as White Rose Cottage, which dates from the late 18th Century and features a thatched roof. Views to the Cottage are largely obscured by dense vegetation. The eastern end of Poplar Lane was defined by the 19th century property Poplar Cottage, which has since been demolished and replaced sometime after 2013, by a larger dwelling that sits just outside the AoSC.</p>
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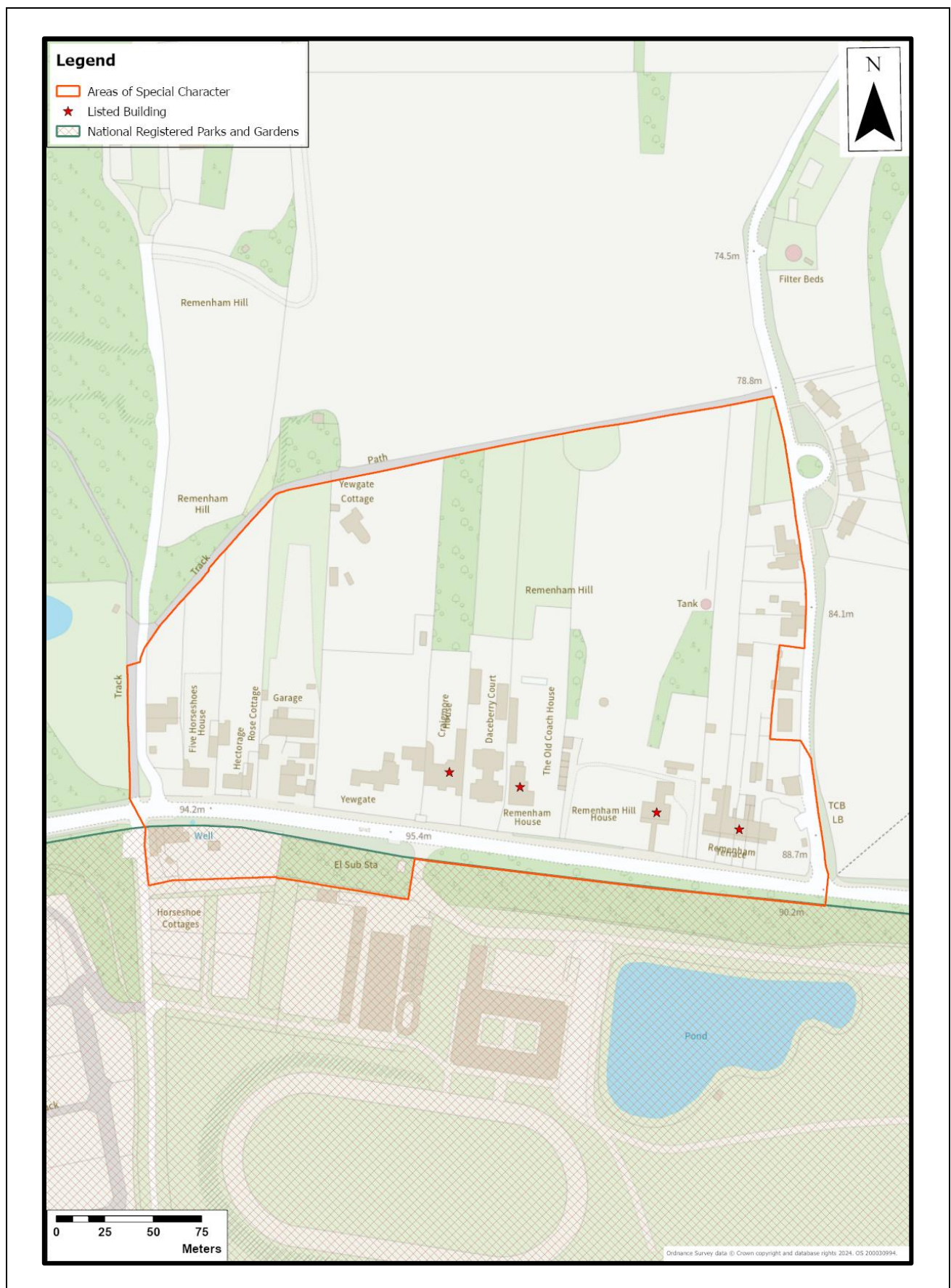
Overlaid with 1873 OS

- (red dot) Undesignated heritage asset.



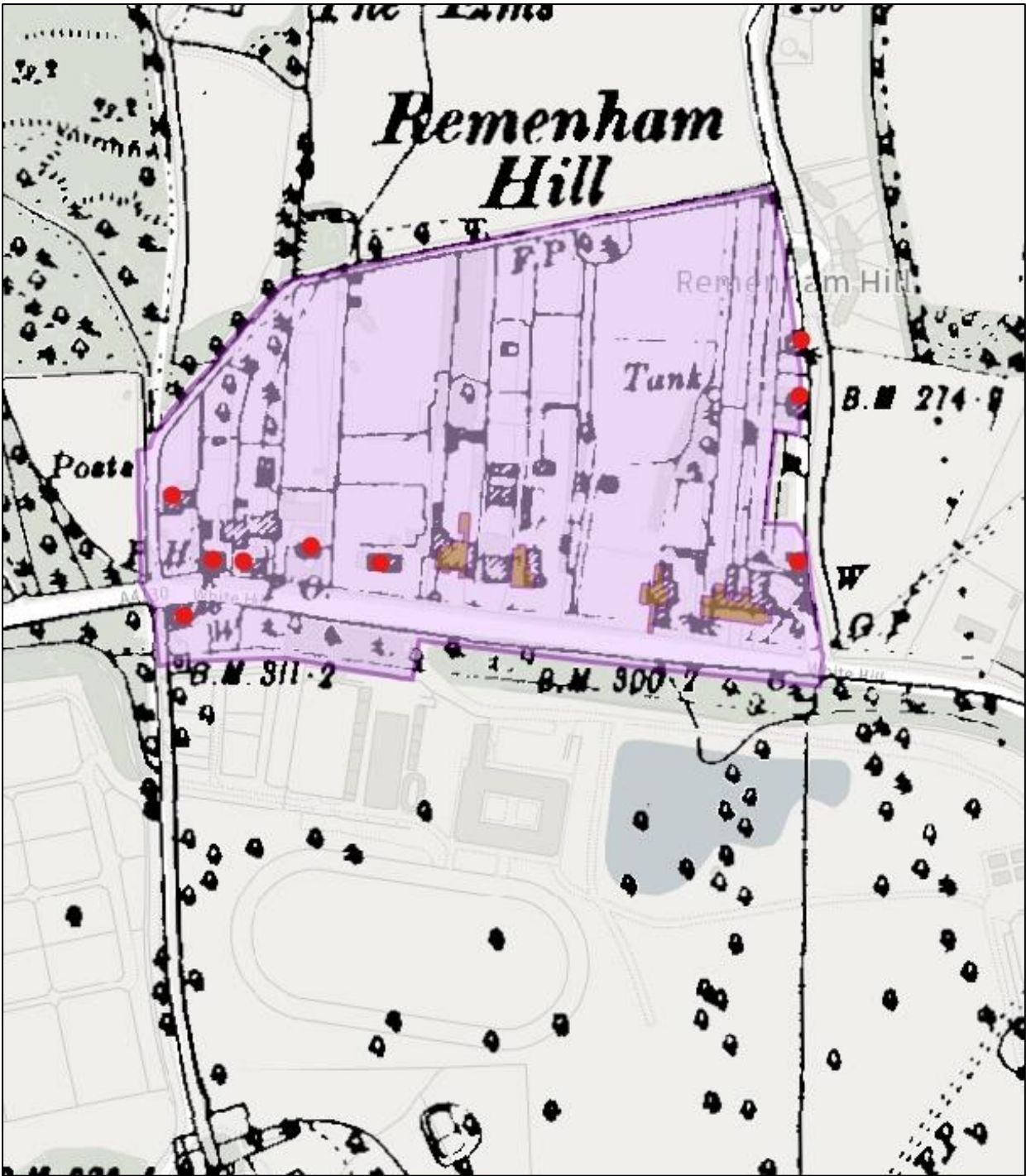
1994 AoSC assessment

Remenham Hill Area of Special Character



Area of Special Character	Remenham Hill
Parish	Remenham
Ward	Remenham, Wargrave and Ruscombe
Description	<p>This designated area of special character is located within a rural setting, surrounded by farm field and woodland. A large private equestrian centre lies to the south, sited within the Grade II* Listed Park Place and Temple Combe National Historic Park and Garden.</p> <p>The AoSC lies approximately 1.8km east of Henley-on-Thames and approximately 4km north of Wargrave Station. The primary road within the area is White Hill (A4130). The AoSC contains a number of residential properties addressing both White Hill and Aston Lane, as well as a petrol station and MOT testing centre. Buildings are of various architectural styles and ages, including four Grade II Listed Buildings. The AoSC lies on a plateau of higher ground though long views are limited by trees, buildings and vegetation.</p>
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Craigmere House - Remenham Cottage - Remenham Hill House - Remenham Hill Terrace <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens Park Place, and Temple Combe (Grade II*) lies on southside of White Hill/A4130, partially within and adjacent to the AoSC.</p> <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that make a positive contribution to the AoSC: 1 & 2 Common Barn Cottages Five Horseshoes House Hectorage/Rose Cottage Former dwelling at Shell Garage Yewgate 26, 27, 28 Aston Lane</p>
Other heritage assets in proximity to the site	<p>Heritage assets within close proximity to the site include the following:</p> <ul style="list-style-type: none"> • Grade II Listed Barn at Place Farm • Grade II Listed Obelisk in the Grounds of Park Place

Summary	<p>The Remenham Hill Area of Special Character is situated within the parish of Remenham. The AoSC is predominantly residential in character with a linear layout and buildings addressing White Hill (A4130) and Aston Lane. The majority of buildings are a mix of two and three storeys, set well back from the street on large plots. Most of the buildings are detached, though a row of terraced properties known as the Remenham Hill Terrace are Grade II Listed.</p> <p>As well as Remenham Hill Terrace, three other detached properties have been Grade II Listed. All of these buildings date for the early 19th Century, having slate tile roofs and white painted stucco elevations that provide uniformity in design and contribute greatly to the special character of the area.</p> <p>White Hill is characterised by a narrow pavement and grass verge on the northern side of the road, a wide green verge on the southern side of the road, as well as high hedging and mature trees.</p>
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Overlaid with 1933 OS map

- (red dot) Undesignated heritage assets.

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY

REMHAM HILL

MORPHOLOGY

LINEAR - MOVING TOWARDS A SINGLE GRID - DEVELOPMENT ON 3 SIDES
- SINGLE PLOT DEPTH.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

MAJOR PERIOD OF DEVELOPMENT EARLY 19th IN ASSOCIATION WITH
MAIN ROUTE TO HENLEY - MORE DEVELOPMENT AT END OF 19th.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

GOOD TERRACE AND TWO HOUSES EARLY 19th - WORK WELL TOGETHER
- TERRACE IN PARTICULAR. BUILDINGS BADLY AFFECTED BY
PROXIMITY TO MAIN ROAD

LISTED BUILDINGS

NUMBER	4	GRADES	II
COMMENTS	TERRACE COUNTED AS ONE UNIT - BUT 5 INDIVIDUAL PROPERTIES - GOOD DETAILING - WINDOWS + PORCHES - WROUGHT IRONWORK COVERED WAY TO ROAD FROM REMHAM HILL HOUSE.		

LOCAL INTEREST BUILDINGS

NUMBER
COMMENTS
MODERN BUILDINGS COMMENTS

PREDOMINANT MATERIALS

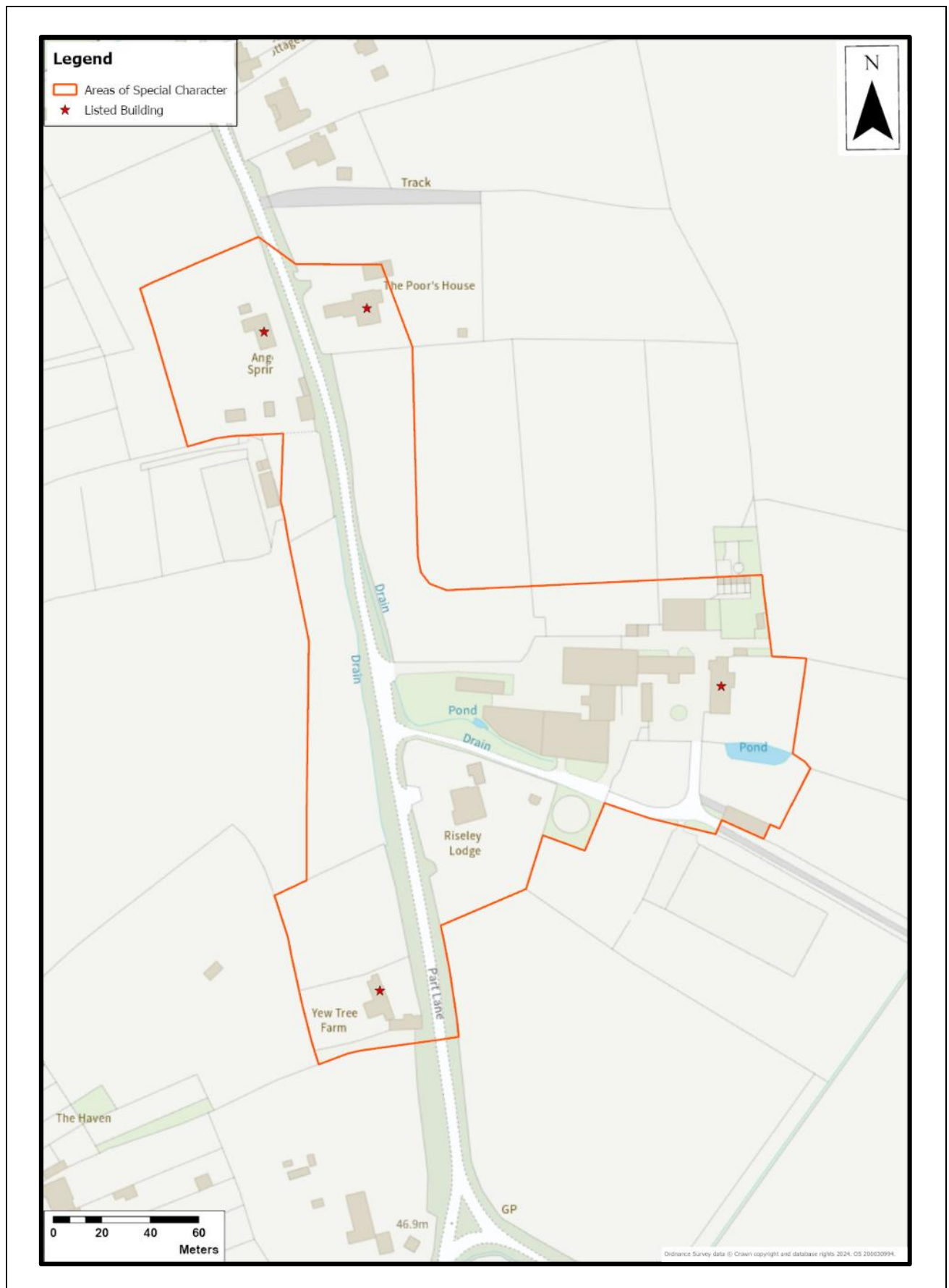
PAINTED BRICK / STUCCO
WROUGHT IRON DETAILING
SOME USE OF BRICK + FLINT
BLUE / GREY ROOF TILES

OPEN SPACES MAIN SPACE IS ROAD CHARACTER WHICH HAS V. POOR ENVIRONMENT.

MAINTENANCE FRONTS OF PRIVATE HOUSES LEFT TO GROW UP TO ACT AS BARRIER TO MAIN ROAD

The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Riseley Farm Area of Special Character



Area of Special Character	Riseley Farm
Parish	Swallowfield
Ward	Swallowfield
Description	This designated area of special character is situated within a rural landscape, surrounded by farm fields. The AoSC lies approximately 5.5km south of Reading and approximately 4km south of Shinfield. The primary road within the area is Part Lane, a narrow country lane bounded on both sides by thick mature hedgerows and trees.
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Yew Tree Cottage - Riseley Farmhouse - The Poor's House - Angel Sprints <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that make a positive contribution to the AoSC: Riseley Lodge</p>
Other heritage assets in proximity to the site	<p>Heritage assets in close proximity to the site include the following:</p> <ul style="list-style-type: none"> • Glasspool House (Grade II), situated along Part Lane and approximately 370m southwest of the area.
Summary	<p>The Riseley Farm Area of Special Character is located within the parish of Swallowfield. The AoSC has a linear layout, with buildings accessed from Part Lane.</p> <p>The area can be characterised as being predominantly agricultural with Riseley Farmhouse (Grade II Listed 16th Century farmhouse and byre) located at the core of the AoSC. This Listed Building shares a plot of land with several large working agricultural buildings as part of modern-day Riseley Farm with farm fields beyond. There are three other Grade II Listed Buildings in this AoSC all in use as residential properties. All buildings are well set back from Part Lane and, for the most part, well-screened by boundary hedging and mature trees.</p>



1933 OS Map

- (brown dot) Designated heritage asset as a building of curtilage listed building status.
- (red dot) Undesignated heritage asset.

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY

RISELEY FARM

MORPHOLOGY

FARMSTEADS AND COTTAGES

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

(16 WITH (17 + (18 CHANGES - EARLY FARM DEVELOPMENT WITH SUPPORTING COTTAGES.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

HISTORIC BASE - GROUPING OF COTTAGE + FARM. INTERESTING GROUPING OF BARNs AROUND RISELEY FARMHOUSE. GOOD RELATIONSHIP BETWEEN THATCHED BUILDINGS ON MAIN ROAD.

LISTED BUILDINGS

NUMBER	4	GRADES	II
COMMENTS			
RODS HOUSE - POSSIBLY REBUILT RECENTLY, DOES NOT MATCH THE LISTED DESCRIPTION.			

LOCAL INTEREST BUILDINGS

NUMBER
COMMENTS

MODERN BUILDINGS COMMENTS

PREDOMINANT MATERIALS

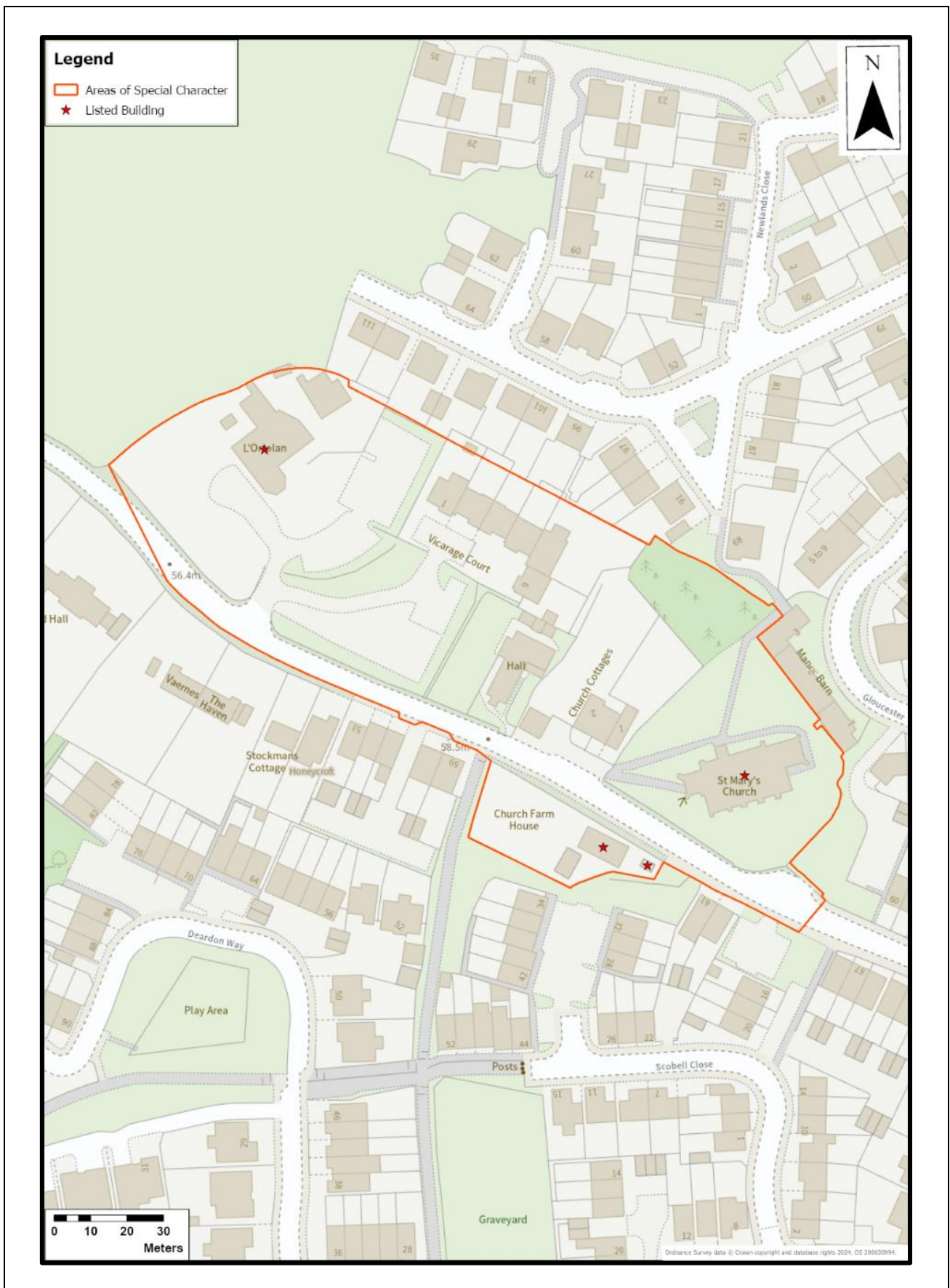
RENDER / PAINTED BRICKWORK
THATCH
WEATHERBOARD BARNs

OPEN SPACES WIDE VERGES
CHARACTER V. RURAL.

MAINTENANCE WELL MAINTAINED

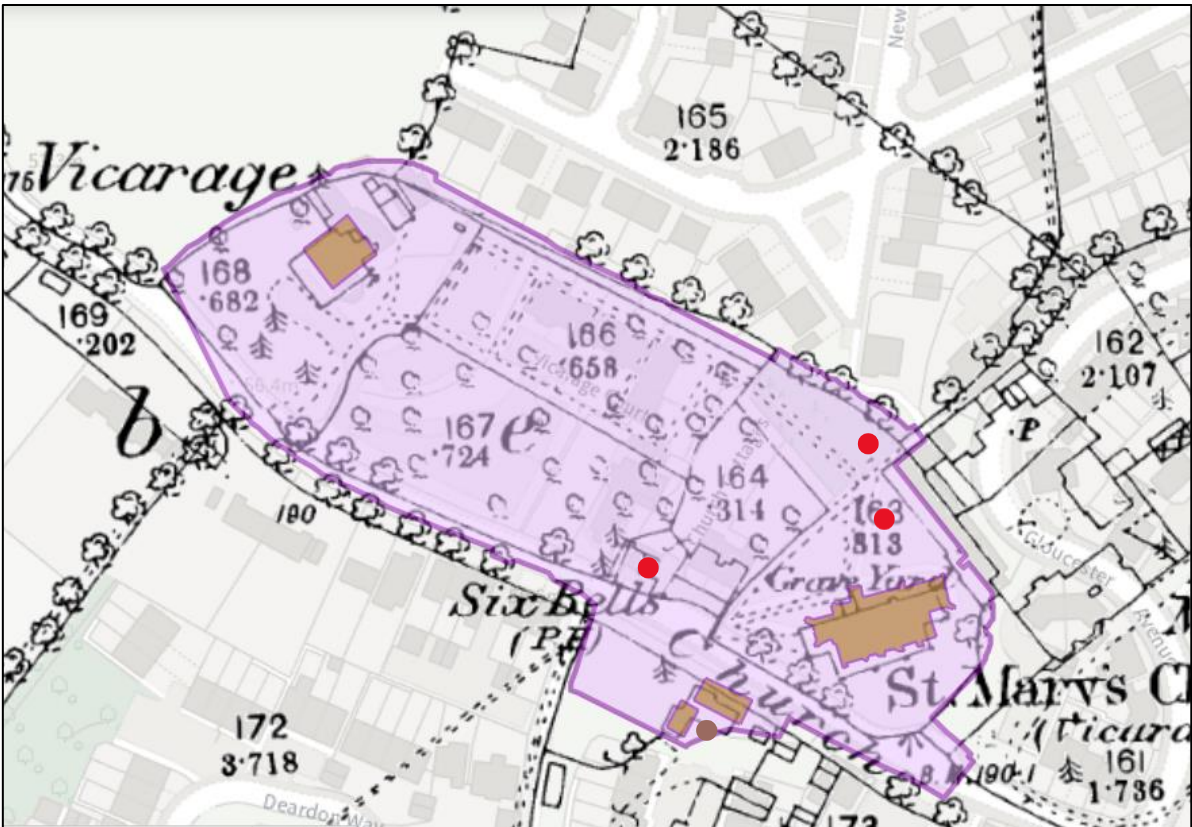
The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Shinfield Church Area of Special Character



Area of Special Character	Shinfield Church
Parish	Shinfield
Ward	Shinfield South
Description	This designated area of special character is situated within the settlement fringes of Shinfield and lies just to the south of the M4 and less than 1km south of Reading. The primary road within the area is Church Lane. To the south of the AoSC lies St Mary's Church (Grade I Listed) and Church Farmhouse and its Granary (both Grade II Listed). To the north of the AoSC is Milton Sandford Restaurant (Grade II Listed), now known as L'Ortolan.
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Milton Sandford Restaurant (now named L'Ortolan) - Church Farmhouse - Granary in garden of Church Farmhouse <p>Grade I Listed:</p> <ul style="list-style-type: none"> - Church of St Mary the Virgin <p>Curtilage Listed Building:</p> <ul style="list-style-type: none"> - Outbuilding situated approx. 5.5m NE (rear) of Milton Sandford Restaurant (now named L'Ortolan) <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that make a positive contribution to the AoSC</p> <p>Nos. 1-3 Manor Barn Nos. 1 & 2 Church Cottages</p>
Other heritage assets in proximity to the site	Approximately 500m southeast is the Shinfield Green Area of Special Character, which encompasses a Grade II Listed school.

<p>Summary</p>	<p>The Shinfield Church Area of Special Character is located in the parish of Shinfield. To the south of St Mary's Church, a Grade I Listed Building which is recorded as being of 12th Century origin. It was rebuilt, altered and extended in the 14th, 15th and 17th Centuries, with the whole church having been restored by Sir Gilbert Scott in 1857.</p> <p>Just to the west of the church lies the Grade II Listed Church Farmhouse which dates back to the 15th Century and a Granary in the garden of the Farmhouse, which was added in the 17th Century.</p> <p>To the north of the AoSC lies the Milton Sandford Restaurant (now known as L'Ortolan) which is a Grade II Listed Building, dating from the 1840s and of Gothic revival architecture.</p> <p>There are several other residential properties within the AoSC, all being two-storey and brick built. Church Lane is a two-way road, with grass verges and pavement running adjacent to the road in places.</p>
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1873 OS map overlaid

- (brown dot) Designated heritage asset as a building of curtilage listed building status.
- (red dot) Undesignated heritage assets

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY

SHINFIELD CHURCH

MORPHOLOGY

SMALL GROUPING OF TRADITIONAL DWELLINGS AROUND THE CHURCH

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

CHURCH ORIGINALLY 12 - OLD SETTLEMENT - NOT DEVELOPED.
CHURCH REFURBISHED + EXTENDED OVER THE CENTURIES AND LAST RESTORATION IN 1870. 19 + 20 BUILDINGS FOR RESEARCH ESTABLISHMENT.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

INTEGRITY HAS NOT BEEN AFFECTED BY MODERN DEVELOPMENT OF RESEARCH BUILDINGS - HISTORIC BUILDINGS HAVE A STRONG PRESENCE - INTEGRITY OF MATERIALS + SCALE, PROXIMITY OF HOUSE OPPOSITE CHURCH HELPS TIE GROUP TOGETHER

LISTED BUILDINGS

NUMBER	GRADES	CHURCH I	REST II
3			

COMMENTS

VERY GOOD RELATIONSHIP BETWEEN CHURCH + FARMHOUSE - AREA AFFECTED BY POOR QUALITY RESEARCH ESTABLISHMENT BUILDINGS - MAKE A POOR BACKDROP.

LOCAL INTEREST BUILDINGS

NUMBER

COMMENTS

MODERN BUILDINGS COMMENTS

PREDOMINANT MATERIALS

BRICK
FLINT
TILES
TIMBER FRAME.

OPEN SPACES VERGES CHARACTER

MAINTENANCE MOWN GRASS

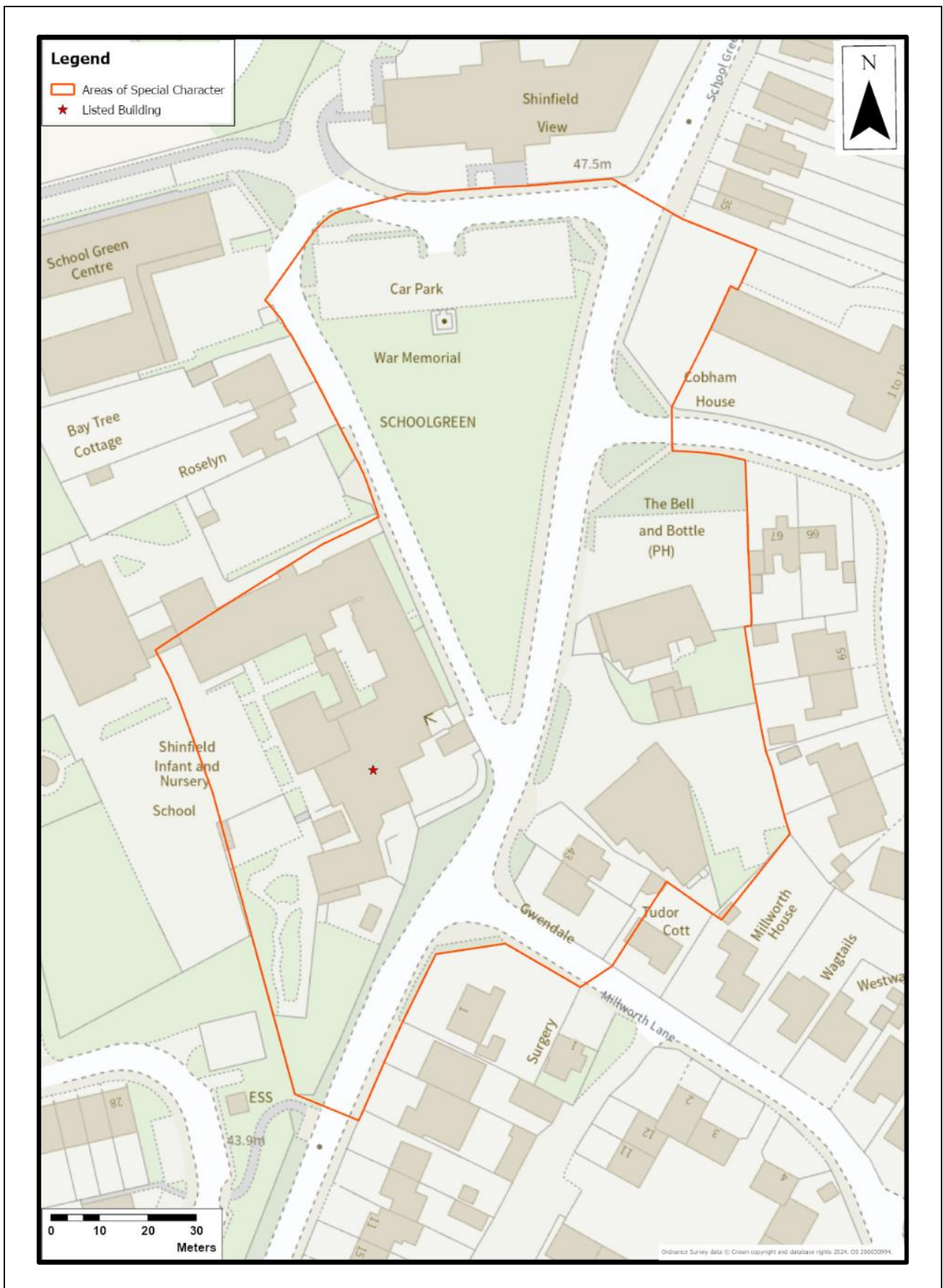
ARCHAEOLOGICAL FEATURES

NEGATIVE FEATURES

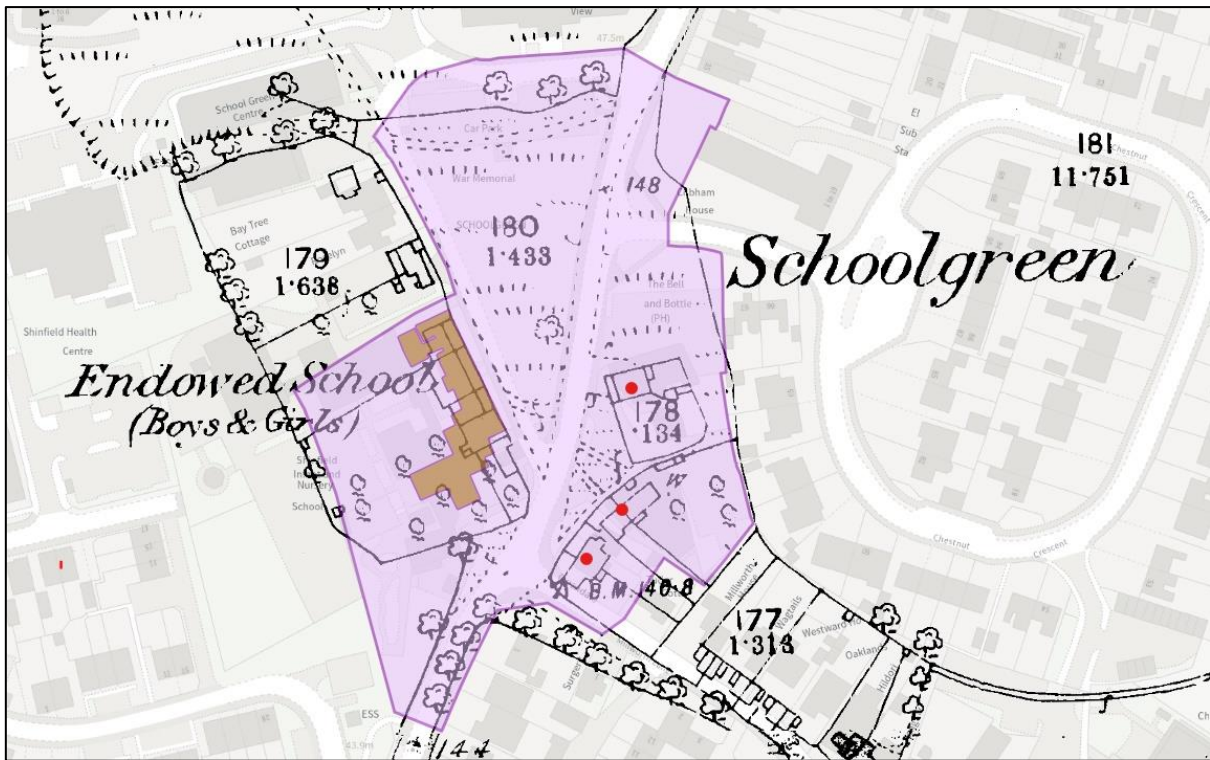
- INAPPROPRIATE DEVELOPMENT - RESEARCH ESTABLISHMENT AROUND AREA
- POOR REPAIR/MAINTENANCE - SOME POOR WINDOW REPLACEMENTS - BRK
- USE OF UNSYMPATHETIC REPAIR/MATERIALS WINDOWS INTRODUCED.

The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC. It is noted that whilst the Granary at Church Farmhouse was listed in 1987, this does not appear to have been included/referred to specifically in the 1994 survey document.

Shinfield Green Area of Special Character



Area of Special Character	Shinfield Green
Parish	Shinfield
Ward	Shinfield South
Description	This designated area of special character lies within the settlement of Shinfield, approximately 7km west of Wokingham and approximately 1.7km south of Reading. The area is primarily served by School Green (B3349). The AoSC contains Shinfield Infant and Nursery School, which is a Grade II Listed Building, as well as Schoolgreen, a triangular greenspace with a war memorial and car park. It also encompasses several two storey buildings, used as residential dwellings, the Co-op and The Bell and Bottle Public House.
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - The School (known as Shinfield Infant and Nursery School) <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Building of Traditional Local Character N/A</p> <p>Undesignated heritage assets that contribute positively to the AoSC: Bell And Bottle Public House, School Green 39 & 41 School Green 43 & 45 School Green</p>
Other heritage assets in proximity to the site	To the northwest of the special area, approximately 500m away is the Shinfield Church Area of Special Character. This contains three Grade II Listed buildings and one Grade I Listed church.
Summary	<p>The Shinfield Green Area of Special Character is situated within the parish of Shinfield. The area is focused on the old village green; a large triangular parcel of open space known as 'Schoolgreen', that features a war memorial and car park at its most northern extent. To the south-west of the green is Shinfield Infant and Nursery School, which includes a Grade II Listed Building 'The School' that dates back to the 18th Century and fronts Hyde End Road. The Infant School has been extended and modernised in more recent times with the Listed Building being preserved.</p> <p>The area is characterised by low-density, two-storey buildings, several of which are used as residential dwellings, as well as a Public House and Co-op. The streetscene is open in nature, with views across Schoolgreen to the School and other buildings and a several mature trees.</p>



1873 OS Map overlaid

- (red dot) Undesignated heritage asset.

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY SHINFIELD GREEN

MORPHOLOGY

VILLAGE GREEN + LINEAR DEVELOPMENT FROM GREEN.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

OLD CENTRAL VILLAGE GREEN. WITH TURN OF CENTURY GROUPING ALONG SIDES.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

GREEN AND SOME OF SURROUNDING OLDER BUILDINGS HAVE RETAINED INTEGRITY - LOCAL PUBS FRONT ONTO GREEN - MODERN DEVELOPMENT DETRACTS - BUT CHARACTER RETAINED.

LISTED BUILDINGS

NUMBER	1	GRADES	II
COMMENTS	ATTRACTIVE SCHOOL BUILDING - GOOD SETTING ON EDGE OF GREEN - BUT SOME INAPPROPRIATE MODERN DEVELOPMENT HAS AFFECTED CHARACTER.		

LOCAL INTEREST BUILDINGS

NUMBER
COMMENTS
MODERN BUILDINGS COMMENTS

PREDOMINANT MATERIALS

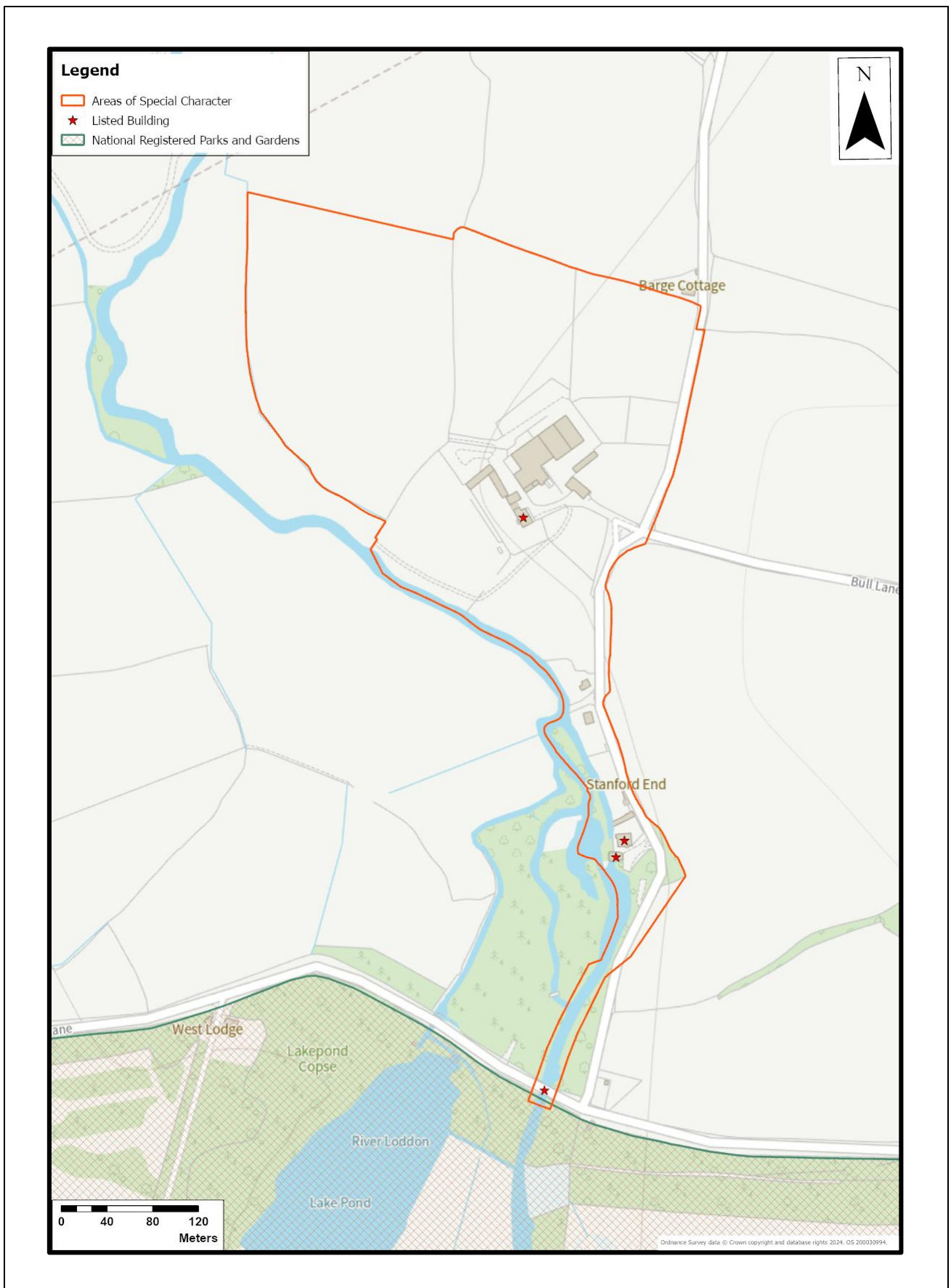
RED / ORANGE BRICK
SLATE ROOF
PALE CONTRAST BRICKWORK

OPEN SPACES GREEN.

CHARACTER OPEN CHARACTER - ONE SIGNIFICANT OAK AND A FEW YOUNG TREES SURROUNDED BY MAINTENANCE DEVELOPMENT.

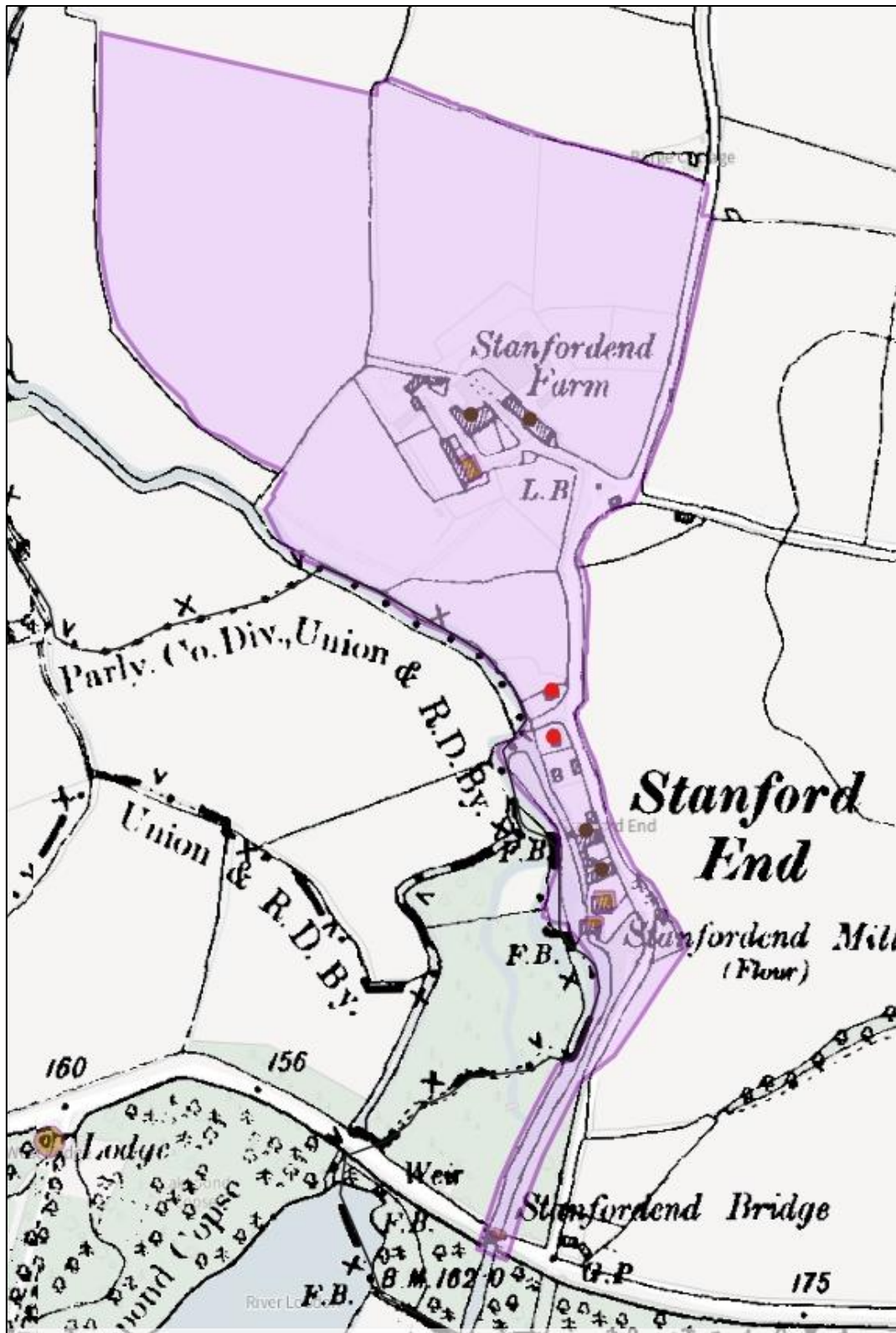
The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC

Stanford End, Riseley Area of Special Character



Area of Special Character	Stanford End, Riseley
Parish	Swallowfield
Ward	Swallowfield
Description	<p>This designated area of special character is situated within a rural landscape, featuring farm fields and wooded areas. The River Loddon runs along the western boundary of the AoSC and splits into several smaller channels to the south of the Area. The AoSC lies approximately 6.4km south of Reading and approximately 11km west of Crowthorne. The primary road within the area is Barge Lane, a narrow country lane that is closely bound by mature hedgerows and trees. The land rises gradually from the south of the AoSC up to the northern-most extent, with views across farmland to the east and west in places. At the most southerly point of the AoSC lies the Stanfordend Bridge (Grade II Listed). Within in the narrow southern portion of the AoSC, situated beside the River Loddon, approx. 210m NNE of Stanfordend Bridge lies The Mill and Mill House (both Grade II Listed Buildings). The broader, northern part of the AoSC incorporates the Grade II Listed Stanford End Farm(house) and adjacent curtilage listed barns. Just to the south of the AoSC lies Stratfield Saye Park, a Grade II Listed National Historic Park and Garden.</p>
Heritage assets	<p>Listed Buildings and their settings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Stanford End Farm - Mill House - The Mill - Stanford End Bridge <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens</p> <ul style="list-style-type: none"> - Stratfield Saye Park (Grade II) <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that positively contribute towards the AoSC:</p> <ul style="list-style-type: none"> • Mill Cottage • Riverside Cottage
Other heritage assets in proximity to the site	<p>Heritage assets within proximity to the area include the following:</p> <ul style="list-style-type: none"> • Directly to the south of the AoSC is Stratfield Saye Park, a Grade II Listed National Historic Park and Garden • To the west of the AoSC, approximately 280m away, lies the Grade II Listed Elm (North) Lodge

Summary	<p>The Stanford End, Riseley Area of Special Character is situated within the parish of Swallowfield. The area is rural in nature, being served by a narrow country lane (Barge Lane) and surrounded by farm fields and some wooded areas close to the River Loddon, which runs north-south along the western boundary of the AoSC. To the north of the AoSC lies Stanford End Farm, a working farm that includes a Grade II Listed Building of the same name.</p> <p>There are several other residential buildings within the AoSC, along Barge Lane, including Mill House and The Mill (both of which are Grade II Listed). Whilst some buildings are set back from Barge Lane, others run adjacent to it. Barge Lane is a narrow, country lane bordered closely by mature hedgerows. In some places Barge Lane is screened by mature trees, though in other parts of the AoSC it is afforded with views to and from surrounding farm fields, evoking a strongly rural character.</p>
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1913 OS Map overlay.

- Brown dots are curtilage listed buildings.
- Red dots - undesignated heritage assets

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY

STANFORD END MILL

MORPHOLOGY

RURAL NARROW LANES - SMALL GROUP OF BUILDINGS BUT RELATE WELL TO ONE ANOTHER - FARMHOUSE ON HIGHER LAND IS VISIBLE FROM WIDE AREA.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

AGRICULTURAL - MILL IS PART OF STRATFIELD SAYE / WELLINGTON ESTATE.

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

GROUP VALUE GOOD - SOME MODERN ADDITIONS - RAILINGS, SATELLITE DISH + EXTENSION - GENERALLY LITTLE ALTERATION. MILL + COTTAGE NEED REPAIR - FARM BUILDINGS - GROUPING O.K. - OUT - BUILDINGS NOT GOOD QUALITY.

LISTED BUILDINGS 4

NUMBER	GRADE	COMMENTS
1	II	MILL + COTTAGE IN POOR REPAIR - NOT DANGEROUS BUT NEED GOOD UPKEEP.

LOCAL INTEREST BUILDINGS

NUMBER
COMMENTS
MODERN BUILDINGS COMMENTS

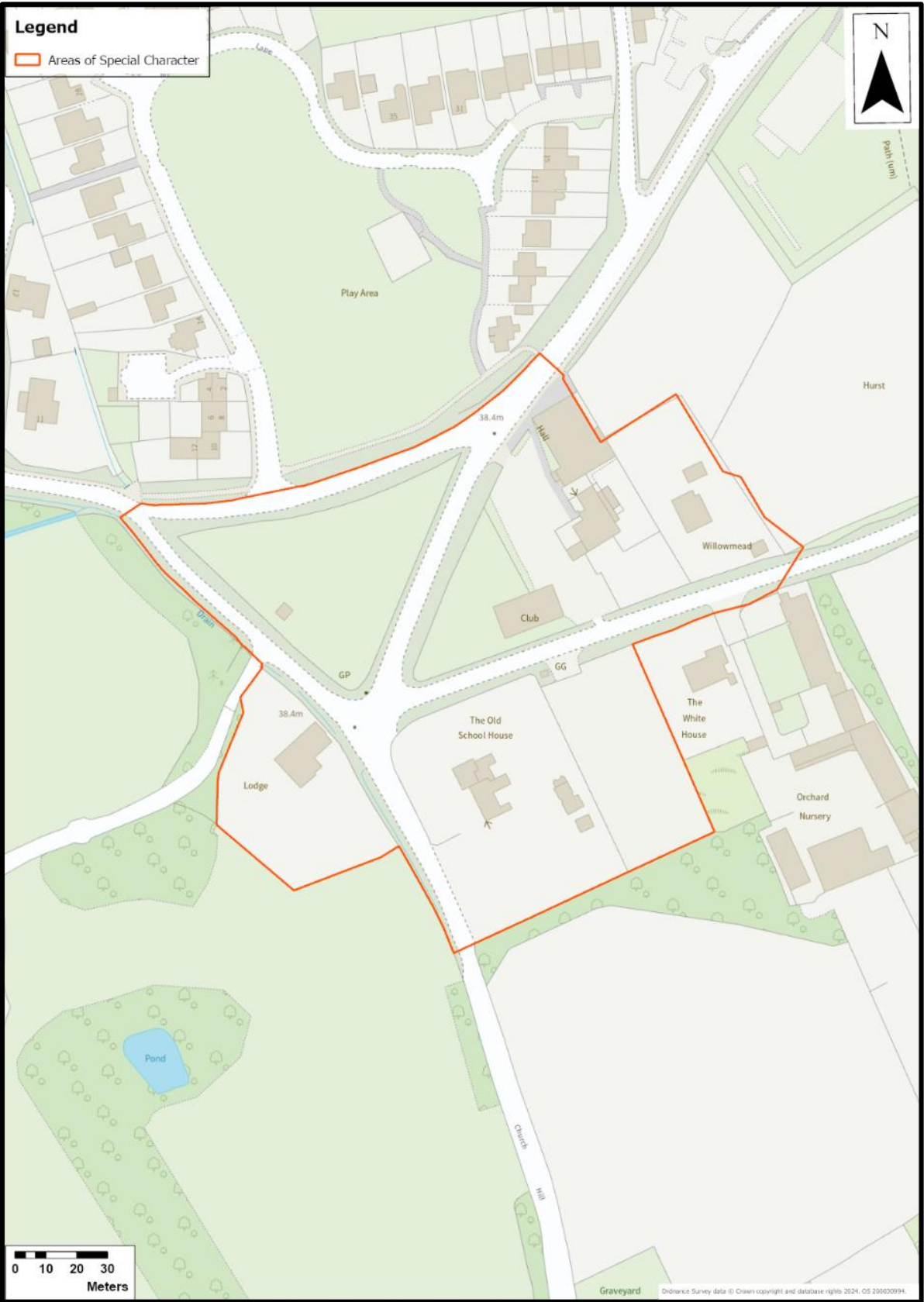
PREDOMINANT MATERIALS

BRICK + CLAY TILE
WOOD SASH WINDOWS.
WEATHERBOARDING ON MILL

OPEN SPACES VERGE + DITCH ON CHARACTER SIDE OF RURAL LANES - OPEN COUNTRY - SIDE.
MAINTENANCE
POOR IN PLACES.

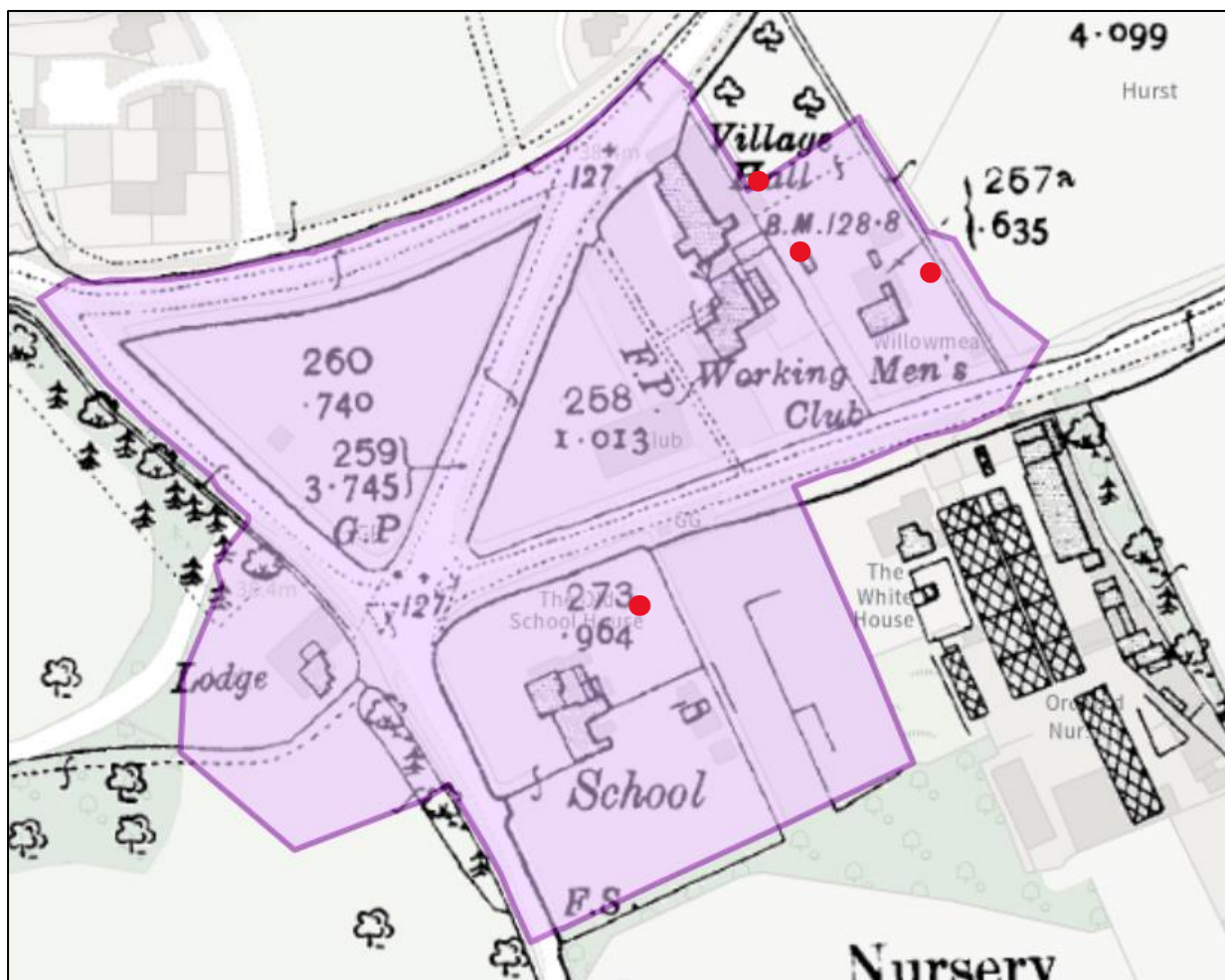
The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC

The Old School House Area of Special Character



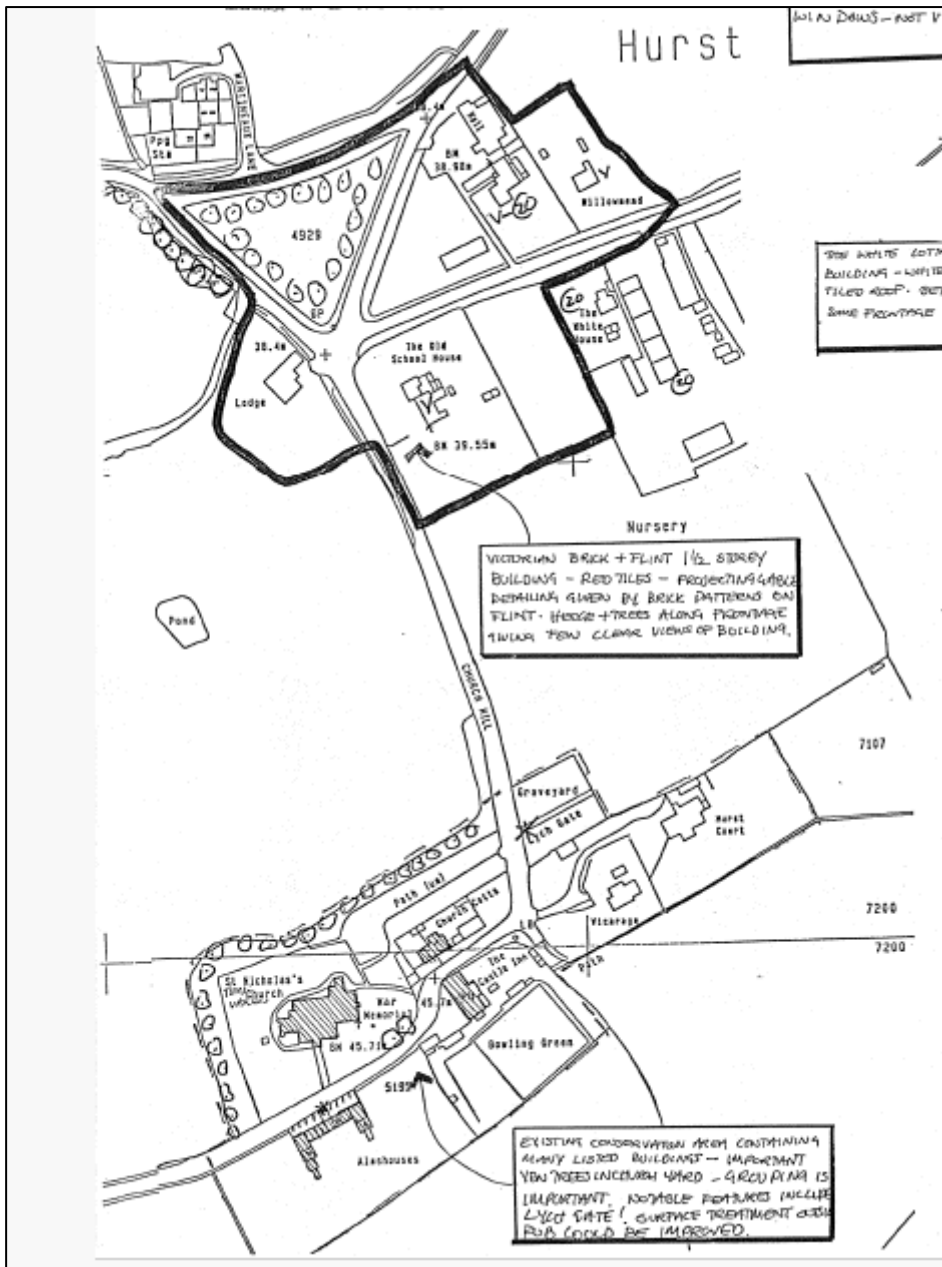
Area of Special Character	The Old School House
Parish	St. Nicholas, Hurst CP
Ward	Hurst Ward
Description	<p>This designated area of special character lies approximately 5.8km east of Reading and around 2.6km south of Twyford. The AoSC comprises three roads: Sawpit Road, School Road and Church Hill that form a triangle around an area of land where the construction of four dwellings is occurring (permission was awarded at appeal).</p> <p>The AoSC encompasses Hurst Village Halls and Parish Council, the St Nicholas Pre-School, and the 1st Hurst Air Scouts hut, all of which share the same access off School Road. The AoSC also includes two residential properties accessed from Church Hill and a residential property on Orchard Road, as well as a machinery/equipment depot for a groundwork and roofing company on the site of the Old Rose Gardens on Orchard Road.</p>
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed: N/A</p> <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Buildings of Traditional Local Character N/A</p> <p>Undesignated heritage assets The Old School House Hall Cottage/Hurst Village Halls Willowmead</p>
Other heritage assets in proximity to the site	<p>Designated heritage assets in proximity to the area include:</p> <ul style="list-style-type: none"> - Approximately 200m east lies Grade II Listed Vine Cottage - Approximately 200m to 250m west lies Grade II Listed Hurst House and Grade II Listed Chestnut Cottage, Garden Cottage, Pidgeon Cottage and Stable Cottage. - Approximately 150m south lies the Hurst Conservation Area, which encompasses the Grade II Listed Church Hill Cottages, The Castle Inn and Barkers Almhouses and the Grade I Listed Church of St Nicholas.

<p>Summary</p>	<p>This designated Area of Special Character is situated within the parish of St. Nicholas, Hurst. The AoSC comprises a cluster of buildings centred around the junction of Orchard Road, Sawpit Road, Church Hill and School Road. The area encompasses several different land uses, including residential dwellings, a pre-school, air scout hut, village halls and a machinery/equipment depot for a groundwork and roofing company on the site of the Old Rose Gardens on Orchard Road.</p> <p>Buildings are two storeys, finished with red brick elevations and grey roof tiles, though the Air Scout hut is by contrast a single storey prefabricated hut. Sawpit Road and School Road offer two lane traffic, where Church Hill is a narrow country lane. Orchard Road features small grass verges which help facilitate two-way traffic. All of the roads in the AoSC are heavily vegetated with mature trees and hedging.</p>
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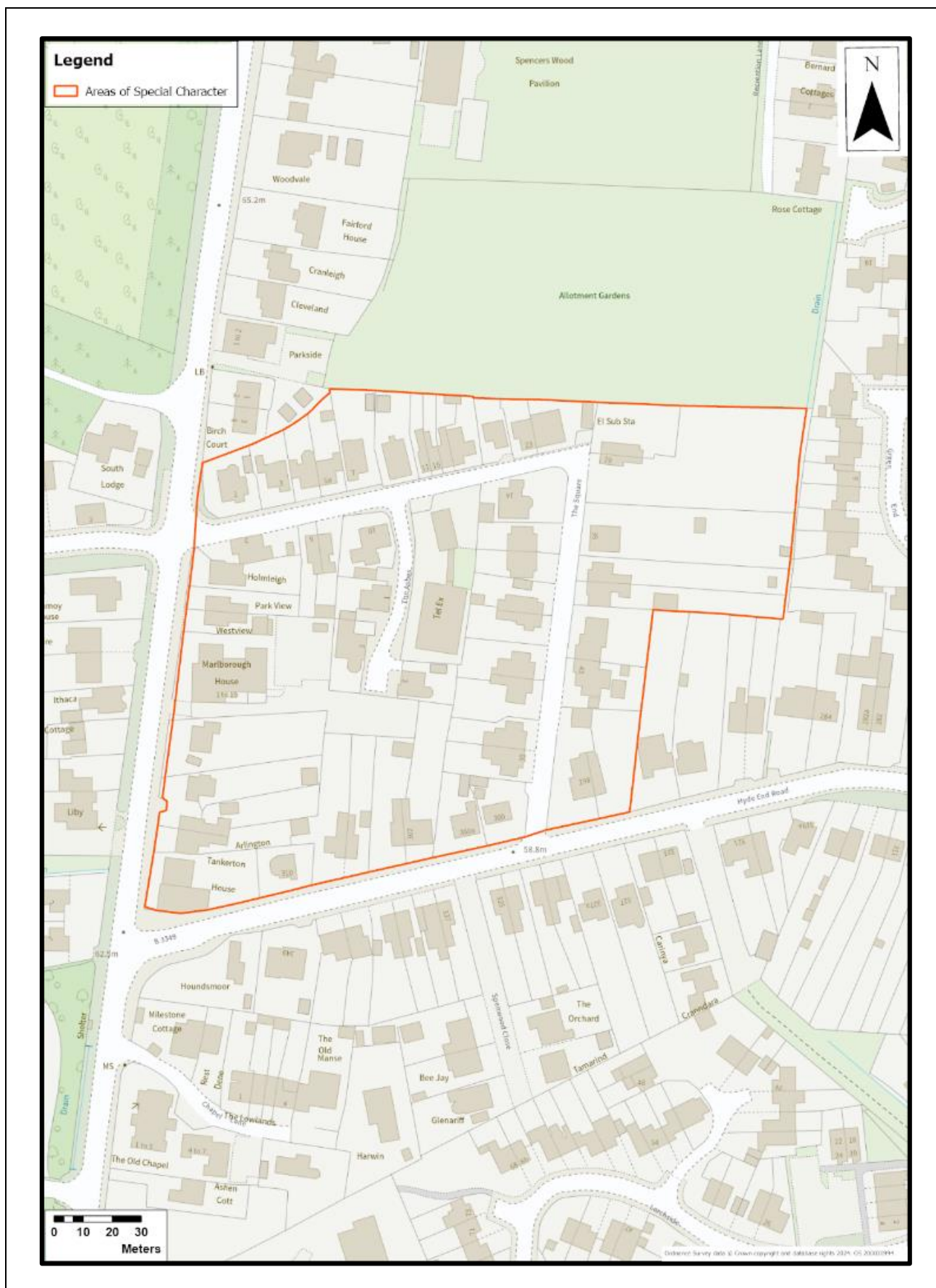
1933 OS map

- Red dots are undesignated Heritage assets



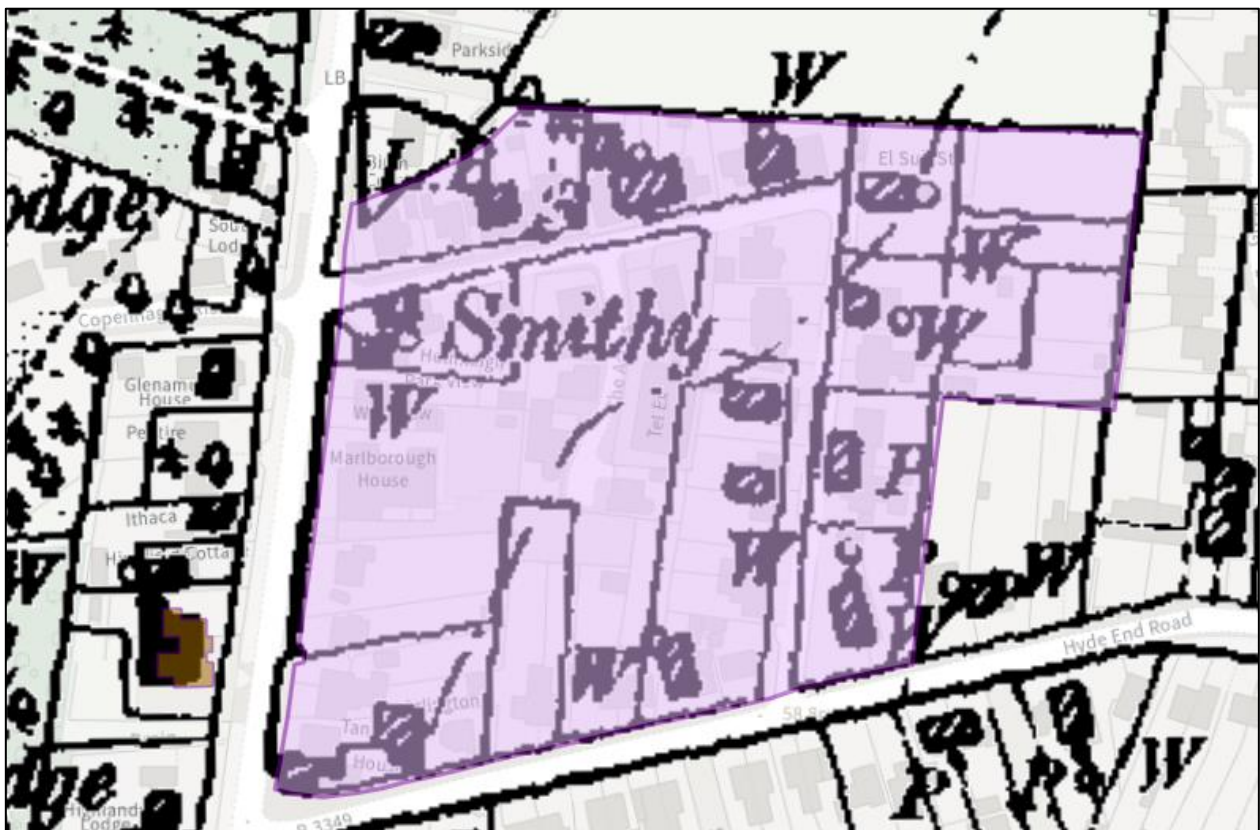
1994 Survey map for 'Hurst & Environs.'

The Square, Spencers Wood Area of Special Character



Area of Special Character	The Square, Spencers Wood
Parish	Shinfield
Ward	Shinfield South Ward
Description	This designated area of special character is situated just off the main road between Reading and Basingstoke (the B3349), in the settlement of Spencers Wood. It lies approximately 1.8km south of Reading and approximately 7.2km west of Wokingham. The AoSC encompasses The Square, Hyde End Road and Basingstoke Road, as well as The Ashes – a small cul-de-sac in the middle of the Area. The AoSC comprises predominantly two-storey detached and semi-detached dwellings, two of which that have been converted to commercial use as an estate agent and restaurant on the corner of Hyde End Road and Basingstoke Road.
Heritage assets	<p>Listed Buildings N/A</p> <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Building of Traditional Local Character N/A</p> <p>Undesignated heritage assets that make a positive contribution to the AoSC: Arlington, Basingstoke Road Tidewell, Basingstoke Road Charthurst, Basingstoke Road Sunnyside, Basingstoke Road Westview, Basingstoke Road Park View, Basingstoke Road Homeleigh, Basingstoke Road Even Nos. 6&8,10,14, 20&22, 24&26 The Square Odd Nos. 11,15,17,19 23, 25, 27,29 35, 3, 39, 41, 43 The Square Even Nos. 300A, 302,304,306,308 Hyde End Road.</p>
Other heritage assets in proximity to the site	<p>Heritage assets within proximity to the area include the following:</p> <ul style="list-style-type: none"> • Immediately south of the AoSC is the Grade II Listed Milestone at Spencers Wood on the eastern side of Basingstoke Road. • To the west of the AoSC, on the western side of Basingstoke Road is the Grade II Listed Library, The School House.

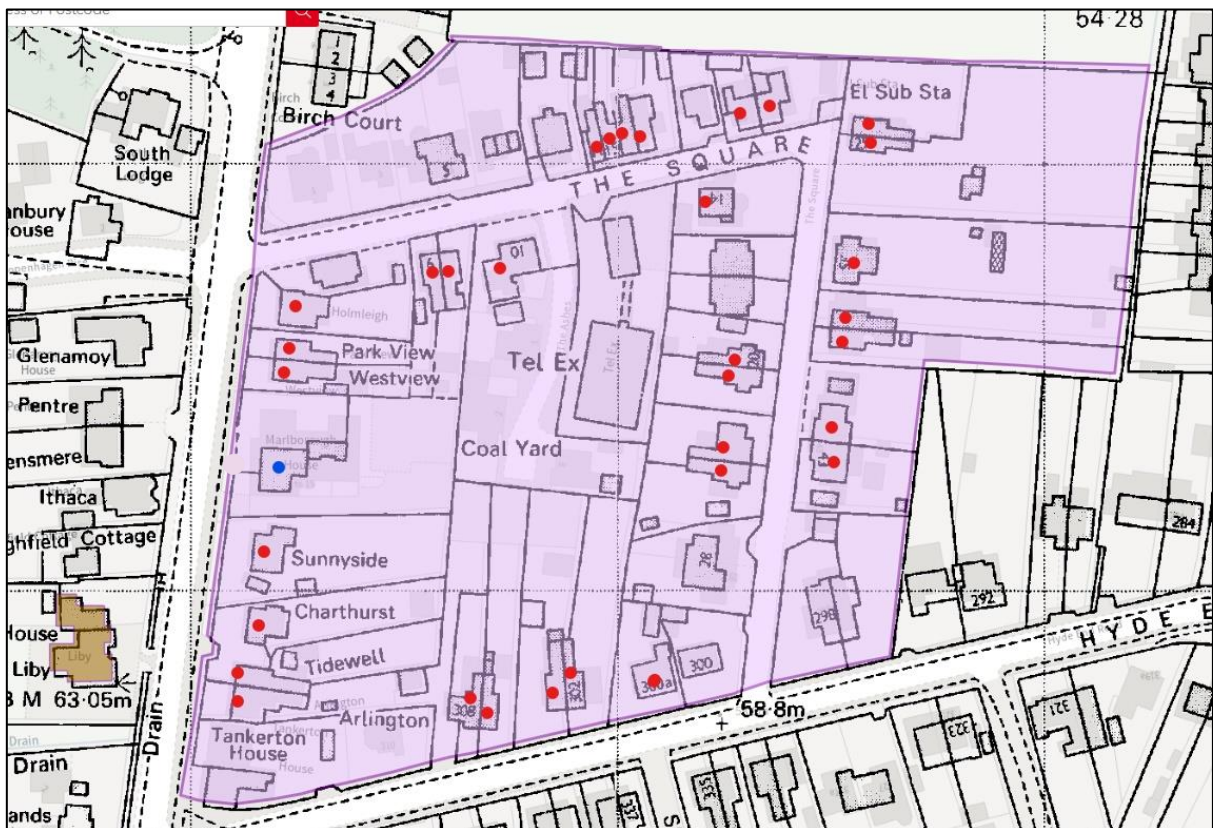
<p>Summary</p>	<p>The Square, Spencers Wood Area of Special Character is located within the parish of Shinfield. The area is laid out in an irregularly shaped grid and can be characterised as being predominantly residential, comprising two-storey semi-detached and detached buildings with tile roofs and decoratively patterned brickwork on the front and side elevations dating from the late Victorian/early Edwardian eras.</p> <p>A mix of red, yellow and grey bricks have been used to create repeating patterns around the windows and doorways, and in some cases, a decorative horizontal line of bricks that visually separates the ground and first floors. The design of the dwellings varies, but all are based on the same three brick colour patterns. It is noted that there has been more recent housing development along The Square at various points, but in each case, buildings have been carefully designed so as to blend in with the original housing, using the same-coloured bricks and featuring similar brickwork patterns.</p>
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1900 OS Map



1913 OS Map



1988 OS overlaid on present

- Red dots - undesignated heritage assets (Late Victorian/Early Edwardian properties that positively contribute to AoSC)

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY THE SQUARE - SPENCERS
WOOD

MORPHOLOGY
 PLANNED VICTORIAN DEVELOPMENT ON A STRICT GRID SQUARE.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD
 EARLY VICTORIAN.
 'DOMESTIC' FEEL TO THE SCALE OF DEVELOPMENT.

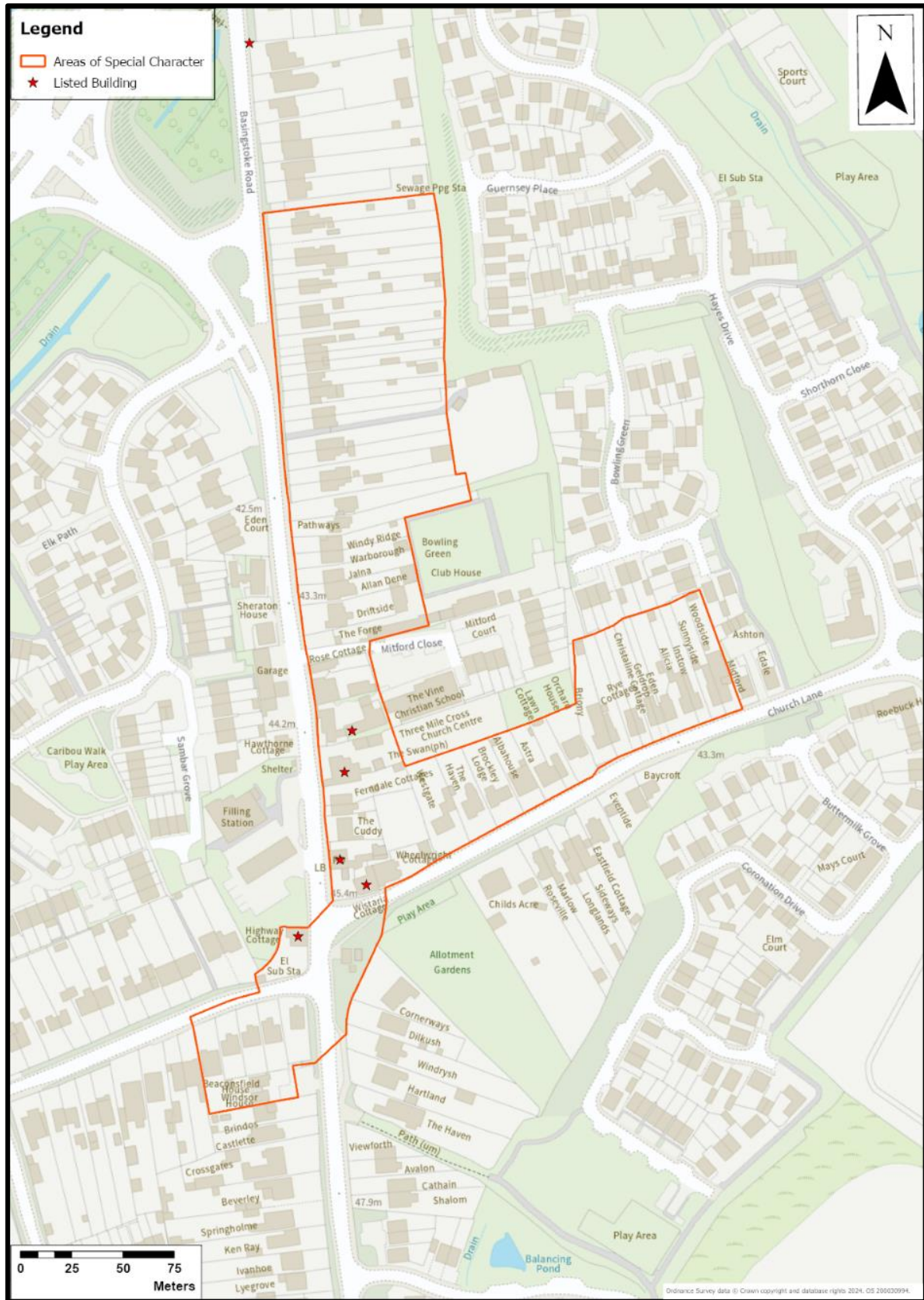
TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)
 CONSISTENT THEME THROUGHOUT SQUARE, SCALE + DECORATION
 + RELATIONSHIP TO ROAD.

<p>LISTED BUILDINGS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">NUMBER</th> <th style="width: 20%;"></th> <th style="width: 20%;">GRADES</th> <th style="width: 40%;"></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>COMMENTS</p>	NUMBER		GRADES						<p>LOCAL INTEREST BUILDINGS</p> <p><input type="checkbox"/> NUMBER</p> <p>COMMENTS</p> <p>MODERN BUILDINGS COMMENTS SOME INTRUSIVE DEVELOPMENT.</p>
NUMBER		GRADES							

<p>PREDOMINANT MATERIALS RED BRICK WITH BLUE BRICK PATTERNING - CHEQUERBOARD CONTRASTING DETAIL IN PALE YELLOW / CREAM BRICK.</p>	<p>OPEN SPACES NONE.</p> <p>CHARACTER</p> <p>MAINTENANCE</p>
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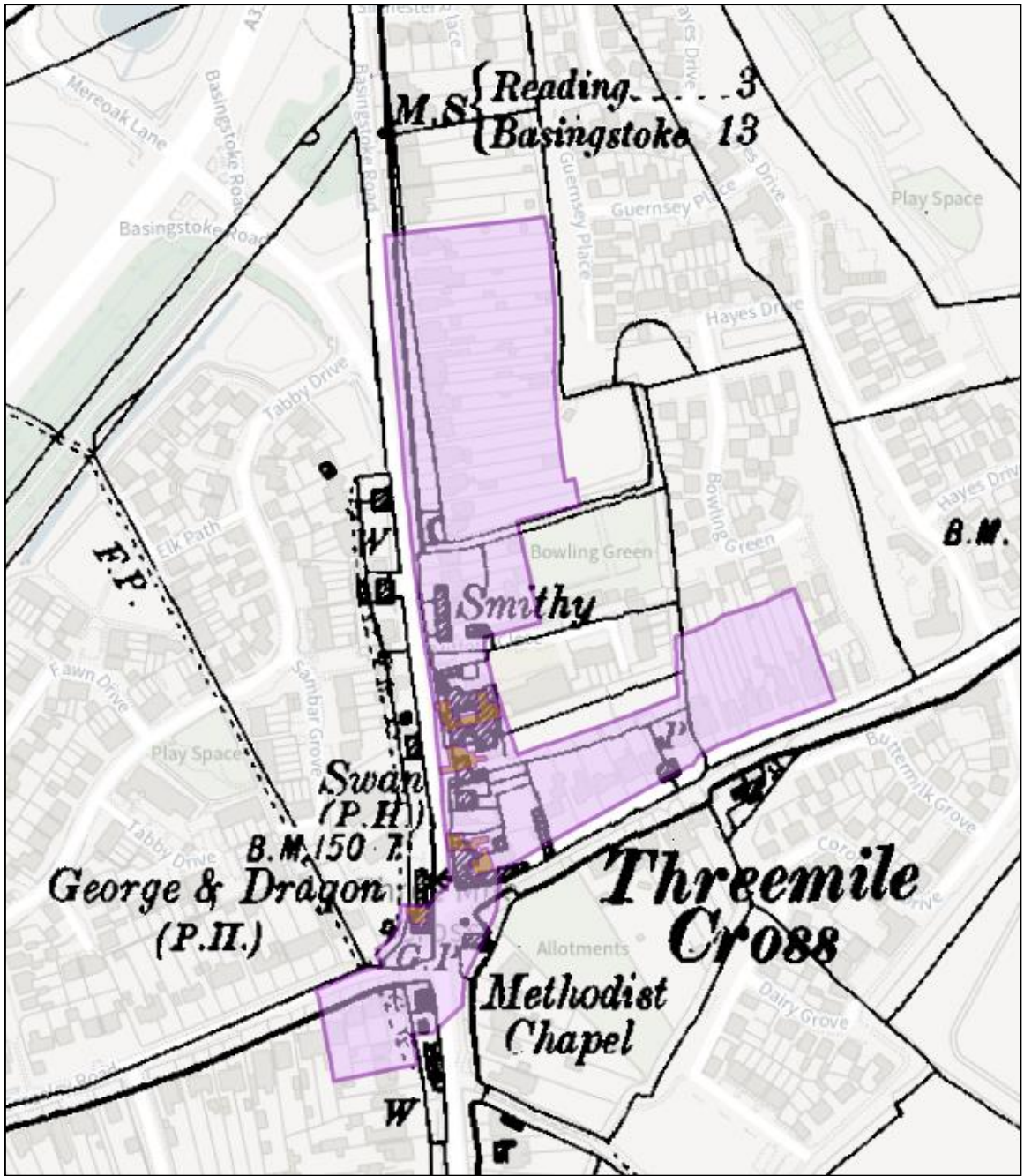
The above extract from the 1994 assessment, setting out the form of development and importance of this AoSC.

Three Mile Cross Area of Special Character

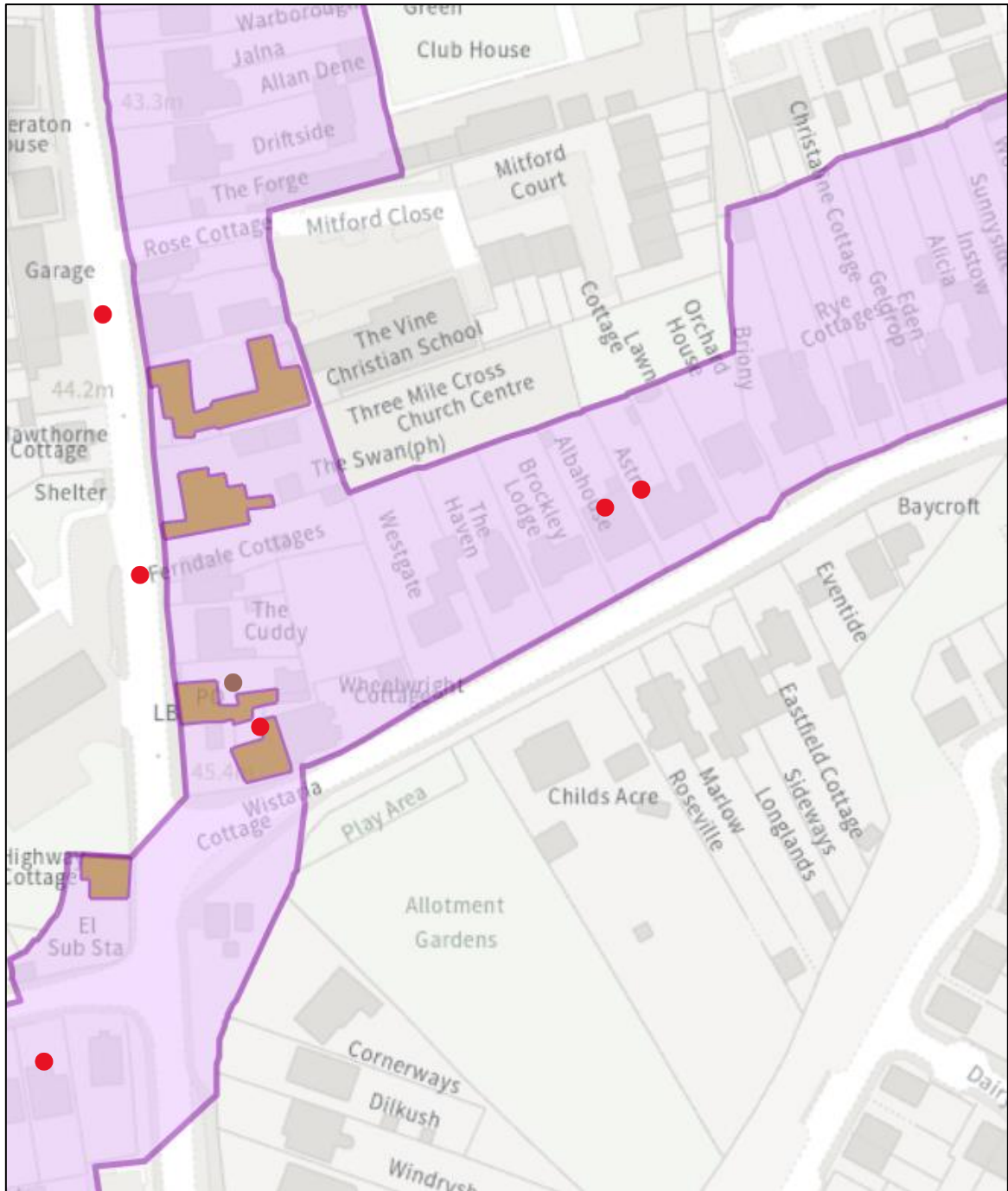


Area of Special Character	Three Mile Cross
Parish	Shinfield
Ward	Shinfield South Ward
Description	The Three Mile Cross designated Area of Special Character lies just to the south of the M4, approximately 7.2km west of Wokingham. The AoSC comprises a number of properties on the eastern side of Basingstoke Road north of the Church Lane/Grazeley Road/Basingstoke Road crossroads. The AoSC includes a number of properties on the northern side of Church Lane, closest to the crossroads and several properties fronting Grazeley Road, closest to the junction with Basingstoke Road. A total of five Listed Buildings are located in close proximity of the crossroads.
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - The Mitford - The Swan Inn - Post Office and Newsagent - Wistaria Cottage - Highway Cottage <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Undesignated Heritage Assets that positively contribute to AoSC:</p> <ul style="list-style-type: none"> • 1 & 2 Ferndale Cottages, Basingstoke Road • 'Special occasions Florist' property between The Mitford and Rose Cottage • Wheelwrights Cottage, Church Lane • Astra & Lawn Cottages, Church Lane • 4 Grazeley Road (former Methodist Church)
Other heritage assets in proximity to the site	<p>The following heritage assets are located in proximity to the area:</p> <ul style="list-style-type: none"> - The Thatch (Grade II) to the east of the AoSC on Church Lane - The Lieutenant's Cottage (Grade II) to the south of the AoSC on Basingstoke Road.

Summary	<p>This designated Area of Special Character is situated within the parish of Shinfield. The AoSC has a linear layout, with the majority of buildings concentrated along Basingstoke Road and Church Lane.</p> <p>The AoSC can be characterised as being predominantly residential along the majority of its extent along Basingstoke Road and Church Road, however there are several commercial properties sited within the AoSC on the eastern side of Basingstoke Road near the crossroads, including an MOT service centre and several Grade II Listed Buildings including The Swan Inn Public House (dating from the 16th Century) and The Post Office and Newsagents (a convenience store and post office) and The Mitford (in use as an office). Wistaria Cottage and Highway Cottage are both Grade II Listed Buildings that date back to the 18th Century and are in residential use.</p> <p>Buildings are predominantly two-storey detached and semi-detached dwellings with tile roofs and a mix of brick and render elevations, of various designs and ages.</p>
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1900 OS map



- Red dots – undesigned heritage assets that positively contribute to AoSC
- Small Curtilage Listed Barn



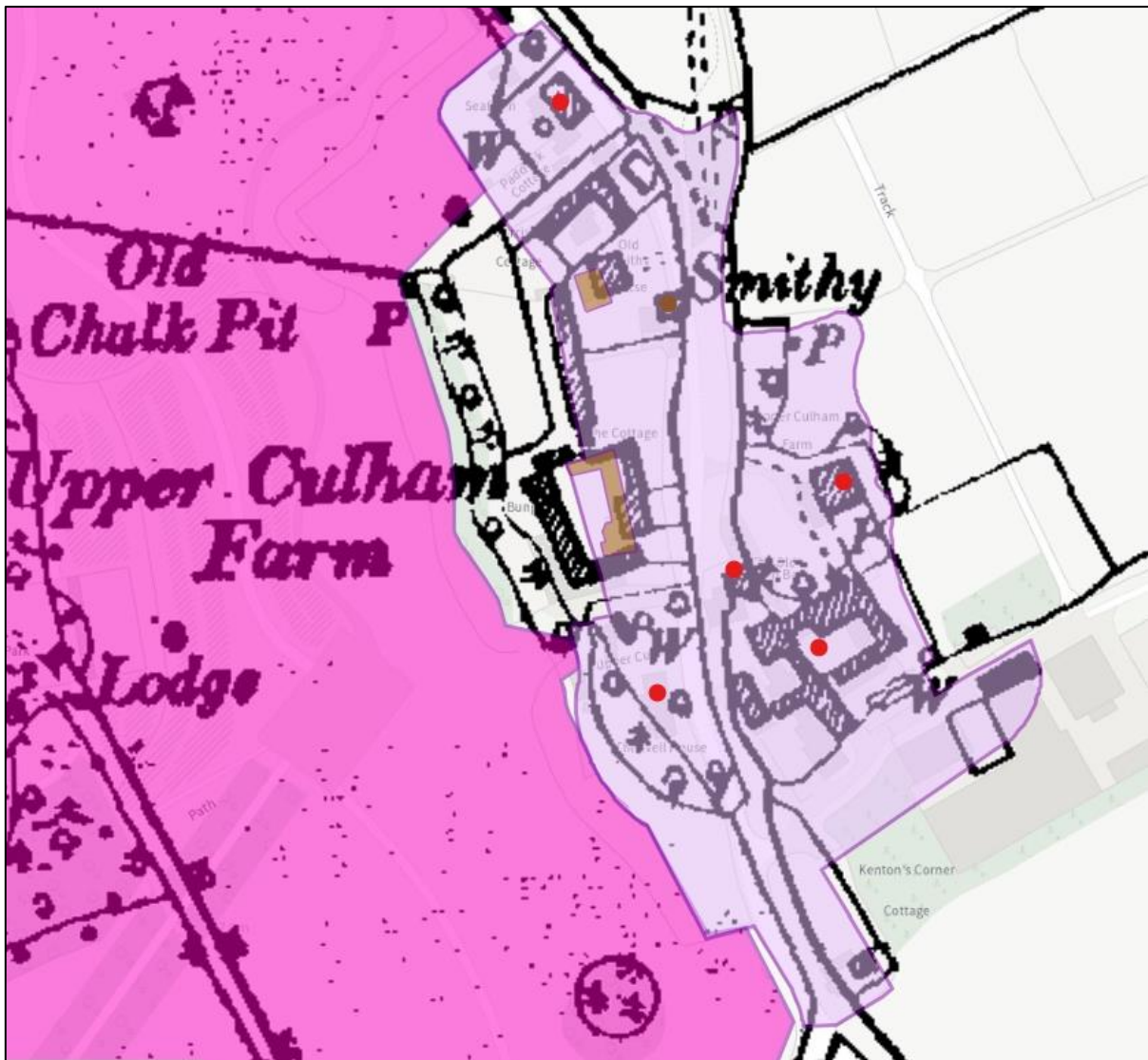
<p>THREE MILE CROSS</p> <p>Settlement Development</p> <p>Early development of the village centred at the crossroads, the junction of Church Lane and Basingstoke Road. Development at the crossroads would have pre-dated the development of Spencers Wood to the south.</p> <p>The centre of the village is marked by the proximity of the older buildings to the road, at the crossroads, reinforcing the importance of this junction.</p> <p>Unlike Spencers Wood to the south, Three Mile Cross has had no backland development. The form of the village retains its single plot depth linear pattern.</p> <p>The main expansion of the village was in Victorian times with the development of the Church Lane and Basingstoke Road frontages with elegant villas.</p> <p>Later development occurred south and west of the crossroads, again in a linear fashion. Development to the west is now cut off by the A33 Swallowfield Bypass.</p> <p>Legibility</p> <p>Although the village has little in the way of notable landmarks, the tight grouping of dwellings around the crossroads, and the distinct 'visual stop' created by the house opposite the end of Church Lane, indicate clearly the centre of the village.</p> <p>There is no central open space, due to the linear nature of the development. As development has not occurred in the backland areas, the routes through the village and the road hierarchy are quite clear.</p>	<p>Special Character</p> <p>The intimate relationship of the dwellings, some of them Listed Buildings, around the crossroads, is perhaps the key characteristic of the village. However, this is diluted by the presence of a mini-roundabout serving a busy through-route. The Victorian development is attractive with interesting decoration and detailing.</p> <p>Negative Features</p> <p>The volume and speed of traffic through the village is the main concern. A lack of crossing points is a hazard to pedestrians who may wish to use services on both sides of the road.</p> <p>The appearance of the centre of the village is marred by the unsympathetic petrol stations in close proximity to one another, with large illuminated signs and open forecourts.</p> <p>The haulage yard on the western extreme of the village is a 'bad neighbour' to the dwellings adjacent, especially with regard to traffic use, large trucks having to effectively travel along the length of a residential cul-de-sac.</p> <p>The junction of the A33, although not immediately in the village centre, has a very urbanising effect on the approach to the village.</p> <p>Uses</p> <p>The village has quite a good variety of uses, some serving local needs, other probably locate due to the proximity of the motorway junction.</p> <ul style="list-style-type: none"> ❖ Post Office/General Stores. ❖ Church ❖ Florist 	<ul style="list-style-type: none"> ❖ Specialist Engineering Shop ❖ 2 Petrol Stations ❖ Builders Yard ❖ Public House ❖ BI Offices ❖ Body Repair Workshop <p>Potential Improvements</p> <ul style="list-style-type: none"> ❖ Traffic calming through use of 'French style' gateway ❖ Removal of mini-roundabout paved surface/raised table. ❖ Raised table crossing at Basingstoke Road. ❖ Environmental improvement station forecourts. ❖ Planting in front gardens routes. ❖ Planting around A33 junction
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The above extracts are from the 1994 AoSC assessment.

Upper Culham Area of Special Character



Area of Special Character	Upper Culham
Parish	Wargrave
Ward	Remenham, Wargrave and Ruscombe
Description	The Upper Culham designated Area of Special Character is situated within a rural landscape and lies approximately 1.5km east of Henley-on-Thames and approximately 3.1km north of Wargrave. The AoSC is served by Culham Lane, a small country road bordered by well-manicured, high hedges and mature trees. To the west of the AoSC lies Park Place and Temple Combe – a Grade II* National Historic Park and Garden.
Heritage assets	<p>Listed Buildings and their settings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - The Old Smithy - The Cottage <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens</p> <ul style="list-style-type: none"> - Park Place, and Temple Combe (Grade II*) <p>Scheduled Monuments N/A</p> <p>Undesignated heritage assets that positively contribute to AoSC:</p> <ul style="list-style-type: none"> • The Well House, west of Upper Culham Lane • Upper Culham Farm, east of Upper Culham Lane • The Old Corn Barn, east of Upper Culham Lane • Upper Culham Farm(house), east of Upper Culham Lane • Paddock Cottage/Seafoth Cottage, west of Upper Culham Lane
Other heritage assets in proximity to the site	Immediately adjacent and to the west of the AoSC lies the Grade II* Listed National Historic Park and Garden Park Place and Temple Combe.
Summary	<p>The Upper Culham Area of Special Character is located within the parish of Wargrave. The AoSC has a linear layout, with buildings addressing Culham Lane, a small country road bordered by well-manicured high hedges and mature trees. The AoSC comprises several large detached residential dwellings sited within large plots of land, including two Grade II Listed Buildings: The Old Smithy (17th Century) and The Cottage (16th Century with 17th Century additions).</p> <p>The AoSC also comprises several commercial uses, including small businesses (at Upper Culham Farm) and a livery. Fields and wooded areas surround the AoSC, and the Grade II* Listed National Historic Park and Garden Park Place and Temple Combe lies directly to the west.</p>



1900 OS edition map overlay and Registered Historic Parks & Gardens layer.

- Brown dot – (the Smithy) curtilage listed to The Old Smithy property
- Red dots - undesignated heritage assets that positively contribute to the AoSC

TRADITIONAL LOCAL CHARACTER AREAS

ASSESSMENT of QUALITY

UPPER CULHAM

MORPHOLOGY

LINEAR DEVELOPMENT - CONCENTRATED AROUND LARGE FARM NEAR A ROAD JUNCTION.

DEVELOPMENT IS SET BACK AND WELL SPACED - WIDE VERGES.

HISTORICAL DEVELOPMENT / HISTORIC USES / PERIOD

16 + 17 AND LATE 19 & Early 20th century

TOWNSCAPE CHARACTER & INTEGRITY - GROUP VALUE - (AESTHETIC)

VERY RURAL - VERGES ARE VERY DOMINANT FEATURE - STRONG FRONTAGE ENCLOSURE MARKED BY BRICK / FLINT WALLS. BARNs ADJOINING FARM HAVE A GOOD GROUP ARRANGEMENT + RELATES TO 'THE COTTAGE' IN TERMS OF STYLE + MATERIALS.

LISTED BUILDINGS

NUMBER	Z	GRADES	II
	2		II
COMMENTS			
BOTH HAVE BEEN ALTERED IN 20 - DATE BACK TO 16 + 17 - GOOD QUALITY OUTBUILDINGS WITHIN COURTYARD			

LOCAL INTEREST BUILDINGS

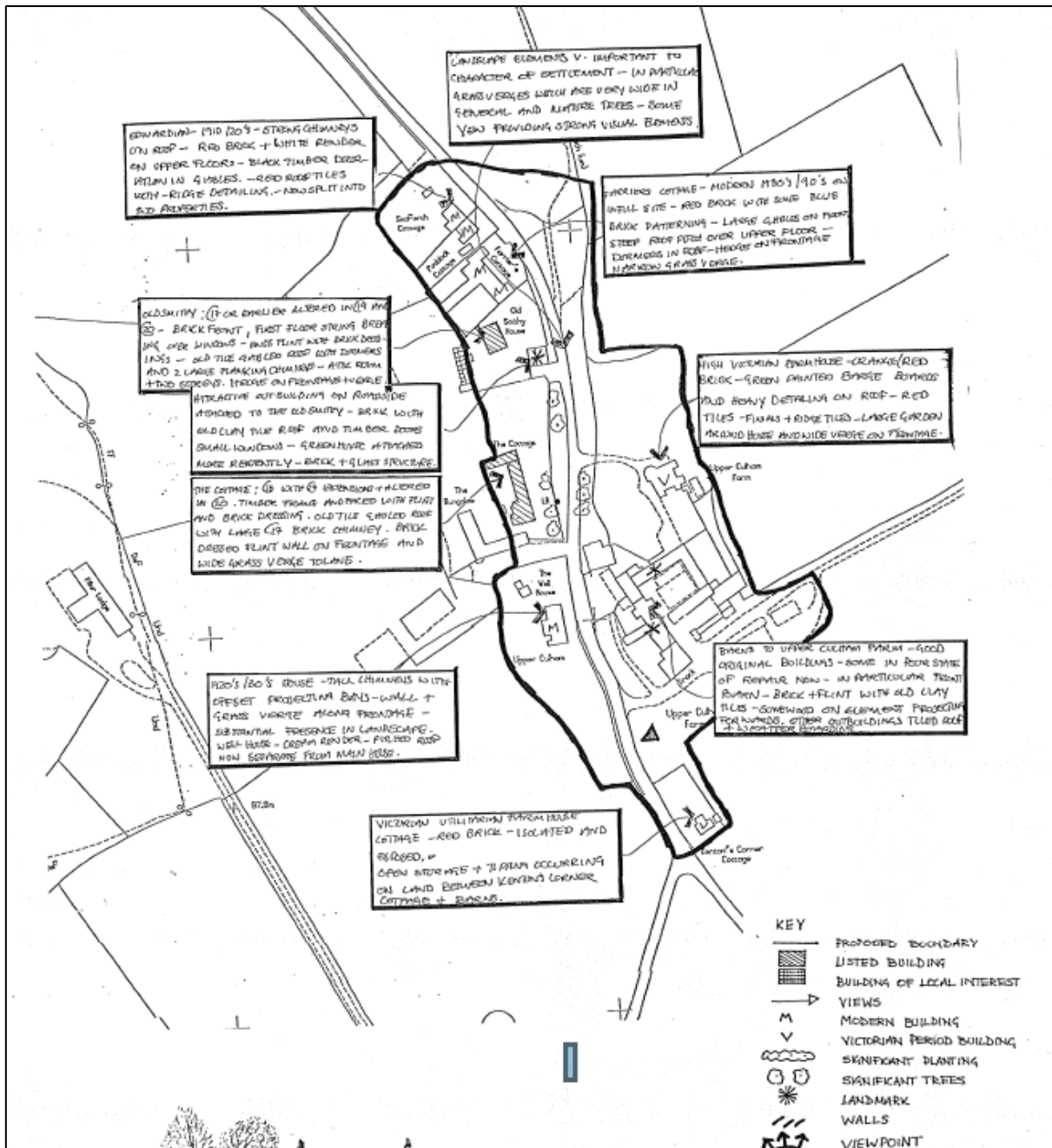
NUMBER
COMMENTS
CONSIDER BARNs AT UPPER CULHAM FOR INCLUSION - BUT IN MODERN BUILDINGS COMMENTS POOR STATE OF REPAIR.

PREDOMINANT MATERIALS

FLINT
BRICK
CLAY TILES
LIMITED WEATHERBOARDING ON BARNs + OUTBUILDINGS.

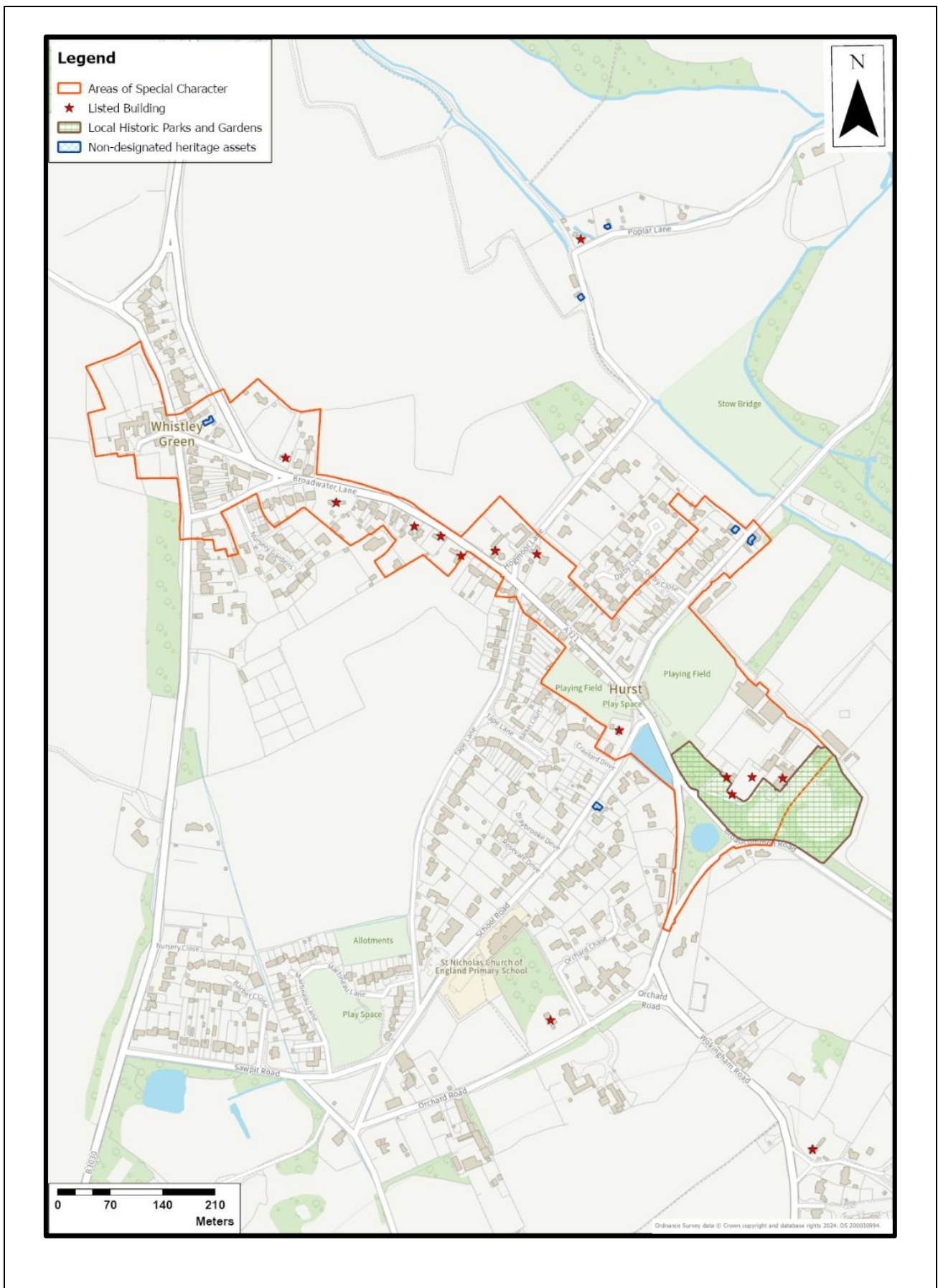
OPEN SPACES VERGES ARE VERY CHARACTER IMPORTANT - MATURE TREES PROVIDE ENCLOSURE / BACKDROP FOR OTHERWISE EXPOSED MAINTENANCE LOCATION.

MOWN GRASS.



The above extract is from the 1994 AoSC assessment.

Village Centre (Hurst) Area of Special Character

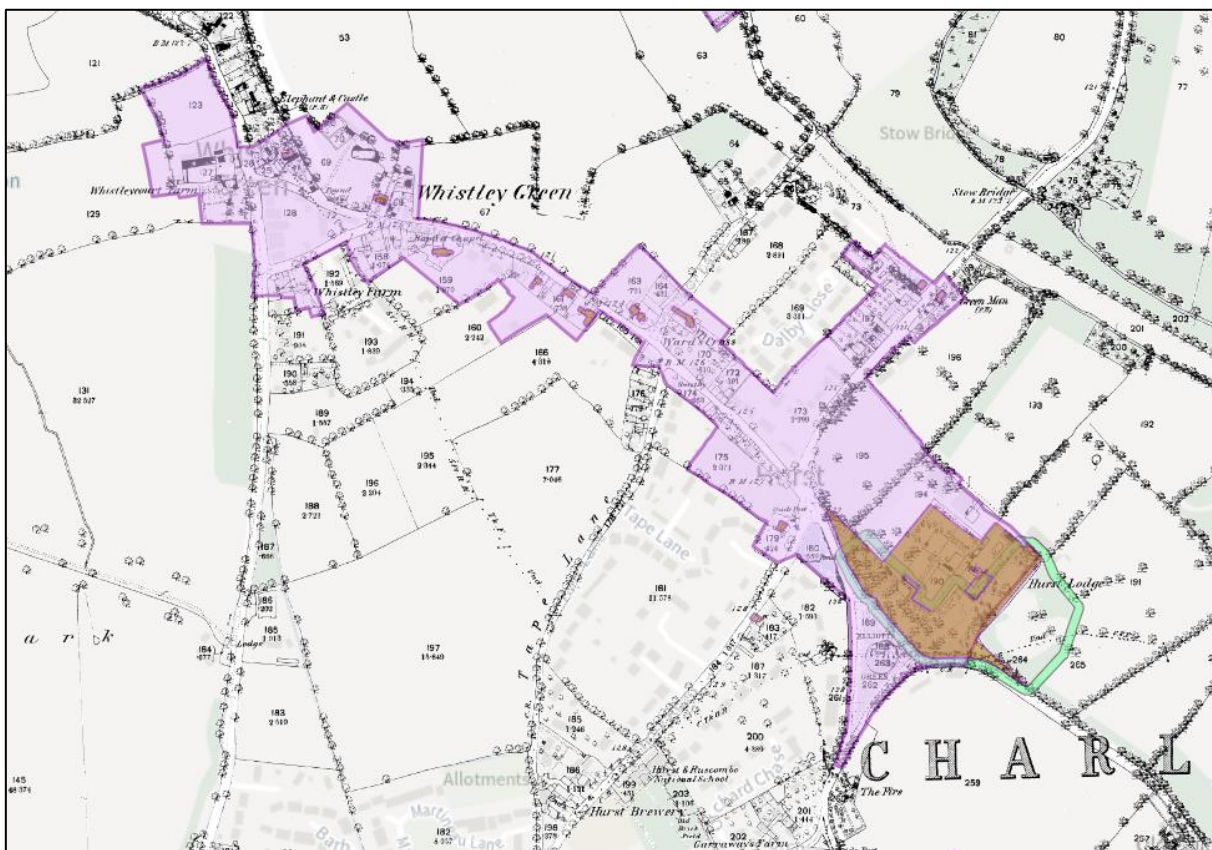


Area of Special Character	Village Centre (Hurst)
Parish	St. Nicholas Hurst
Ward	Hurst
Description	The Village Area of Special Character encompasses part of the settlement of Whistley Green and part of the settlement of Hurst, with Broadwater Lane being the primary road serving the AoSC and linking the two settlements. The AoSC lies approximately 1.7km south of Twyford and approximately 3km north-east of Winnersh. It incorporates part of Hinton Road, Hogmoor Lane and School Road in Hurst, as well as Whistley Green and Lodge Road to the north.
Heritage assets	<p>Listed Buildings</p> <p>Grade II* Listed:</p> <ul style="list-style-type: none"> - Hurst Lodge <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Huntsman's Cottage - Buttercups - Bower Cottage - Parkers Cottage - Elder Cottage - Hunters Lodge - Old Posting House - Peacocks - Gardeners Cottage, Broadcommon Road - Wall at Hurst Lodge 80 Metres to Southeast. <p>Local Historic Parks and Gardens</p> <ul style="list-style-type: none"> - Hurst Lodge, Hurst <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Non-designated heritage assets Building of Local Traditional Character (Locally listed)</p> <ul style="list-style-type: none"> - Challenge Cottage, Broadwater Lane - St Swithins, Hinton Road - The Green Man Public House, Hinton Road <p>Undesignated heritage assets that positively contribute to the AoSC:</p> <p>On Hinton Road</p> <ul style="list-style-type: none"> - Little Hinton - Ivy Cottages

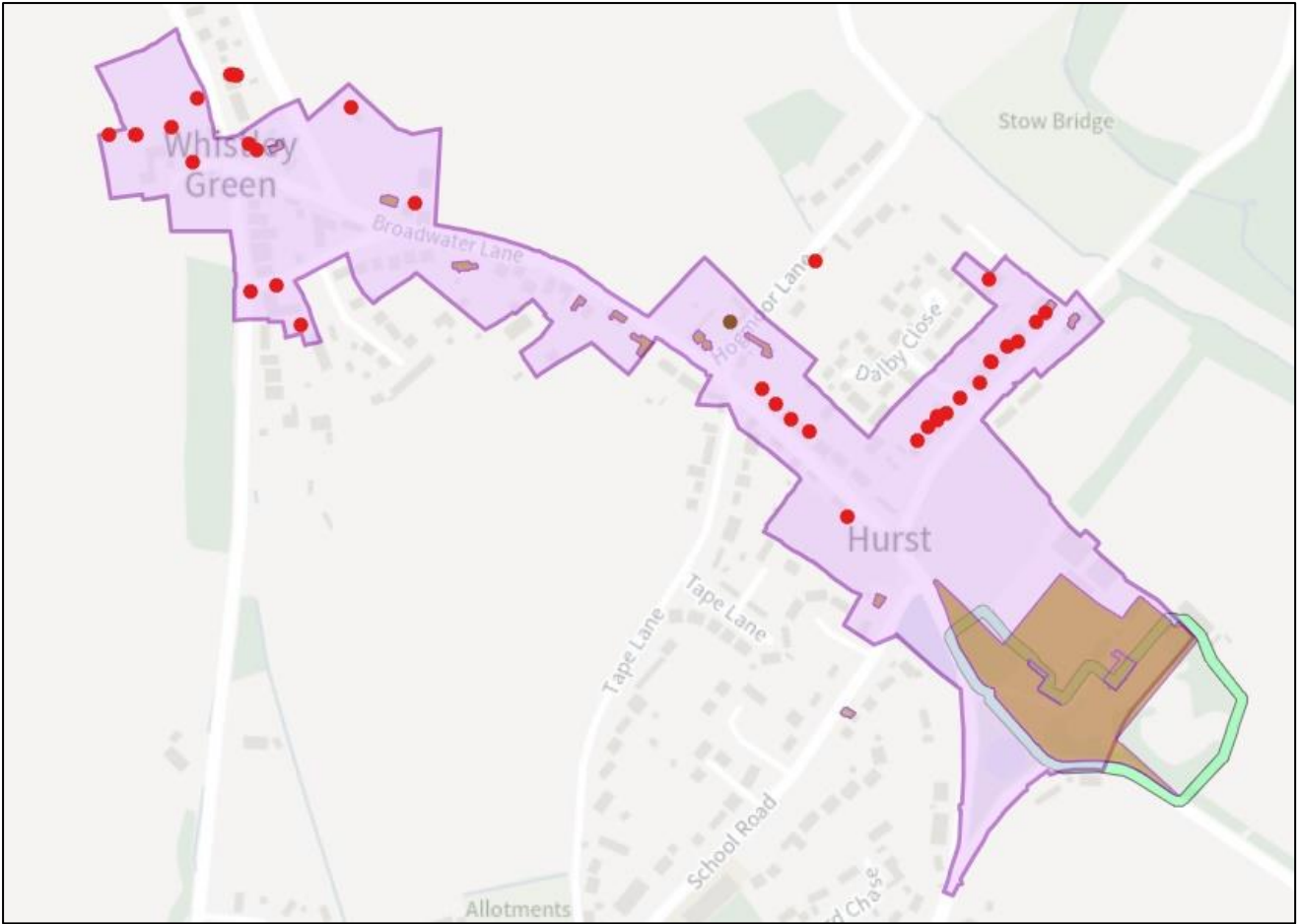
	<ul style="list-style-type: none"> - Myrtle Cottages - Little Grange - Hurstlea Cottages - The Little House - Montrose Villas - Quest Cottage - St. Swithins Cottage - <p>On Hogmoor Lane</p> <ul style="list-style-type: none"> - Long Barn <p>On Whistley Green</p> <ul style="list-style-type: none"> - Mayflower Barn - Whistley Green Farmhouse - Clear View Cottage - <p>On Lodge Road</p> <ul style="list-style-type: none"> - Oakley Cottage, - 1-7 (not 8) Whistly Court Farm/ Gower Close <p>On Broadcommon Lane</p> <ul style="list-style-type: none"> - Pantile Cottage - Whistley Green Cottage - 1 & 2 Gloster Cottage - The Cricketers - Post Office/Cobweb Cottage - 1-5 Diamond Villas - Caversham Villas - Bakery Cottage - Cornwall Villas
	<p>The following heritage assets are within proximity to the area:</p> <ul style="list-style-type: none"> - To the south of the AoSC lies the Wokingham Road Area of Special Character, containing five Grade II Listed Buildings and one Locally Listed Building. - To the north of the AoSC lies the Poplar Lane Area of Special Character, containing one Grade II Listed Building and two Locally Listed Buildings - Approximately 180m south-west of the area, lies the Grade II Listed Vine Cottage on Orchard Road. - The Elephant & Castle, Lodge Road, non-designated heritage asset - Grappenhall House, Hogmoor Lane – non-designated heritage asset
Summary	<p>The Village Centre Area of Special Character is situated within the parish of Hurst. The area has a largely linear layout, with the majority of built form concentrated on Broadwater Lane which links the settlements of Whistley Green and Hurst. The area is predominately residential, comprising two-storey semi-detached</p>

and detached buildings of a variety of ages and designs, featuring a mix of brick and white render elevations.

Broadwater Lane is heavily vegetated on the stretch of road between Hurst Village and Whistley Green, with many mature trees and open fields on the northern side of the street. The AoSC encompasses the Hurst Cricket Club to the south, as well as Hurst Lodge, a Grade II* Listed Building and it's adjacent Locally Listed Historic Park and Garden. There are also a number of Grade II Listed Buildings within the area, dating from the 16th to late 18th Century.

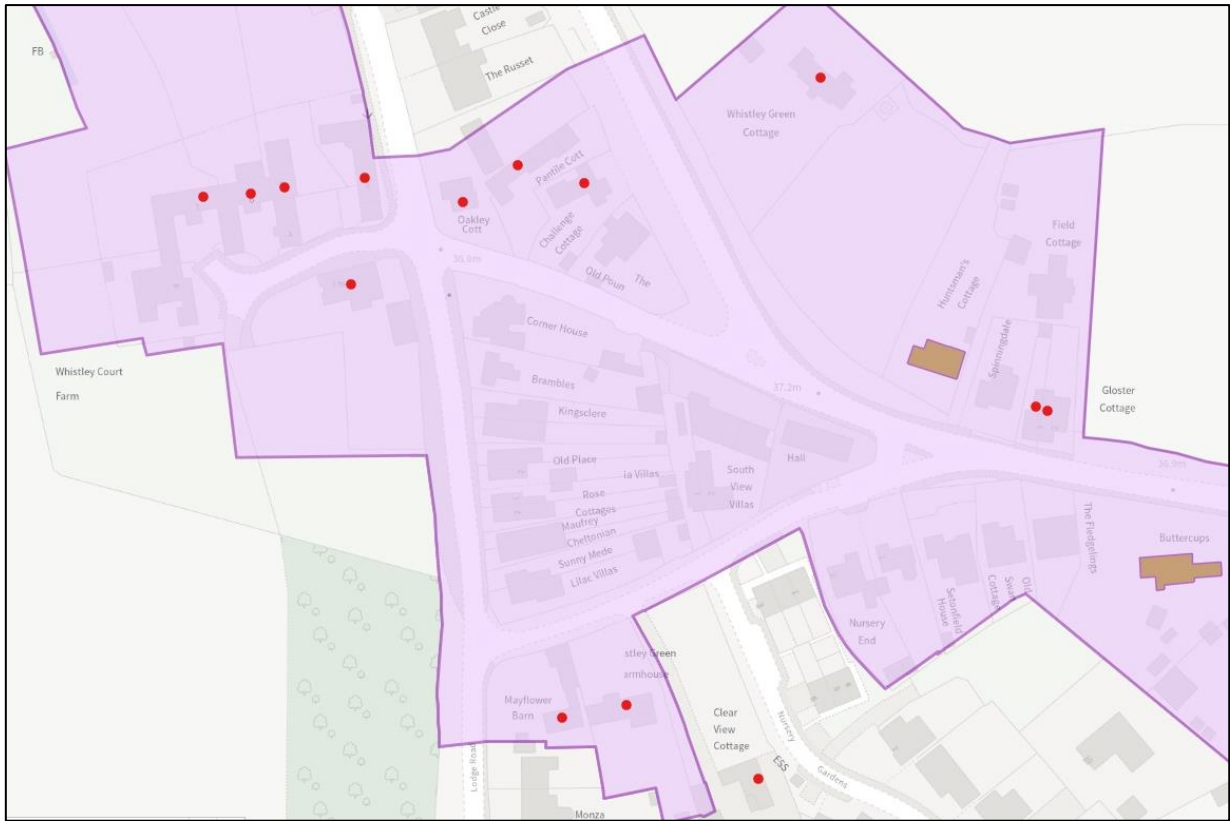


1873 Edition of OS map

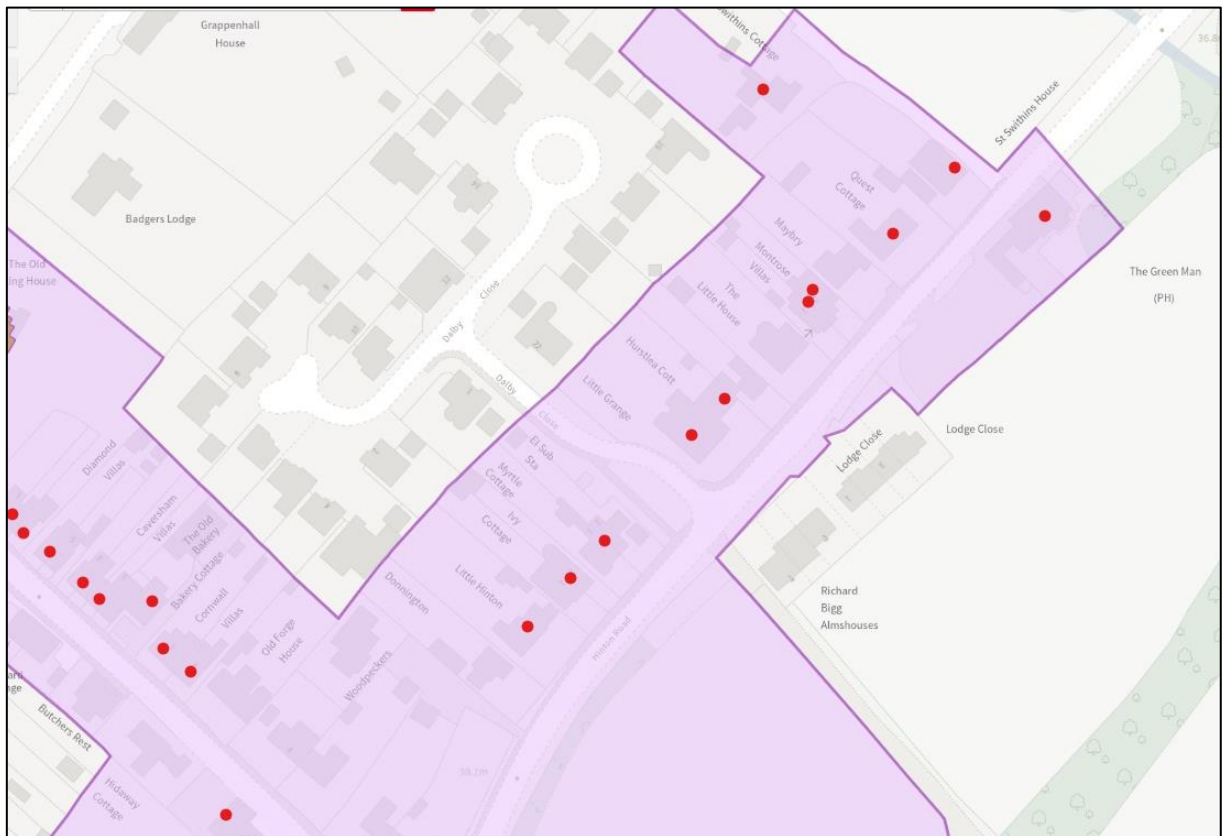


● Brown dot – curtilage listed building Long Barn - Heritage assets that positively contribute to AoSC

● Red dots - Undesignated heritage assets that positively contribute to AoSC



Lodge Road – Whistley Green Area



Hinton Road Area

Settlement Development

The main village of Hurst was developed away from the historic core of the settlement which now forms the Conservation Area. This is believed to have occurred because following the Black Death in 1348, the surviving villagers built new dwellings away from the church and graveyard to avoid contamination. This unusual situation has survived in this form to the present day, in which the church, built on a wooded hill, is located at some distance from the population centre of the village.

Development of the village centre is linear in fashion concentrating on the north-south route, here we find the distinct Townsend Pond, the village cricket ground and the main village facilities. The village contains some fine 16th Century timber framed buildings; the pressure for development coming later than centres like Wokingham meant a number of these have survived. In addition the village is an attractive residential area in a countryside location, making dwellings of any kind highly desirable.

The concentration of Listed Buildings around

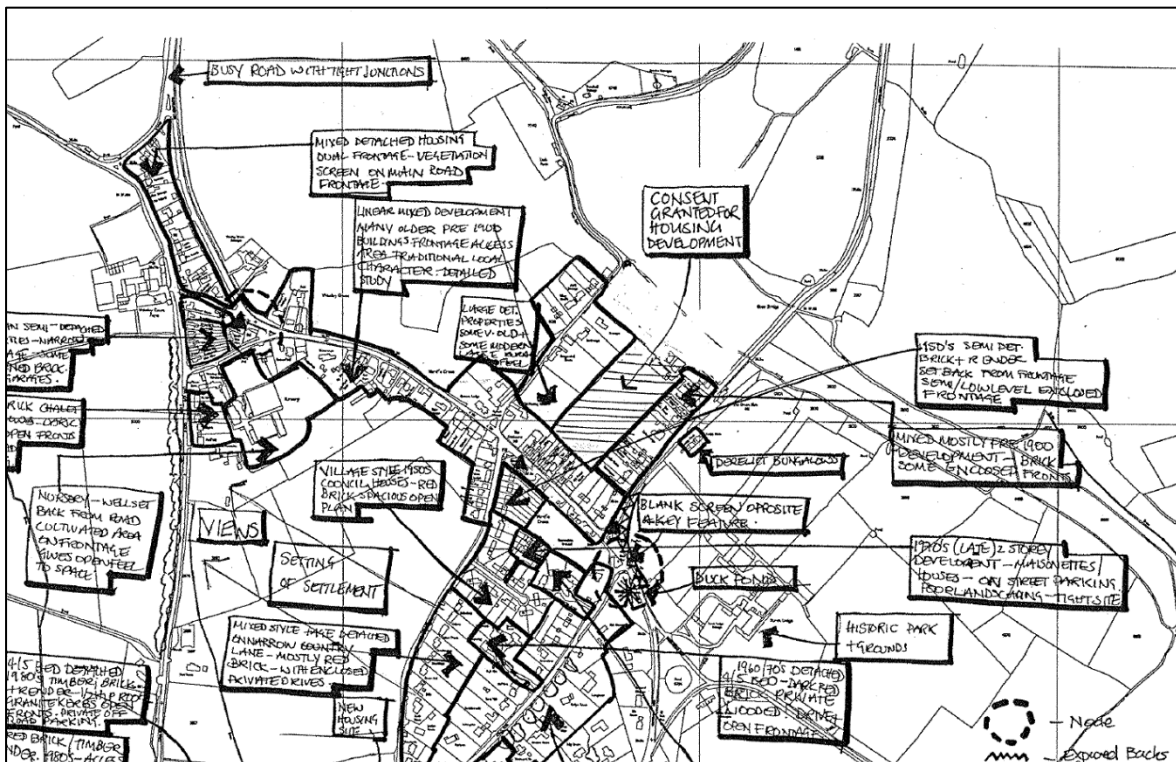
The surprise of the church with its own collection of buildings around it adds to the delight of Hurst. It is also visible from some distance above the trees. Much of the village is served by wooded rural lanes which lend a distinct rural feel to the character.

Special Character

The vast majority of the village could be said to display 'special character', as an attractive village. It has kept a good relationship to the surrounding countryside and suffered only minor infill and modern development. The linear part of the village is linked by a series of ponds and ditches, which adds another dimension to the built environment. The backdrop to the village, especially the approach from the south, is well wooded.

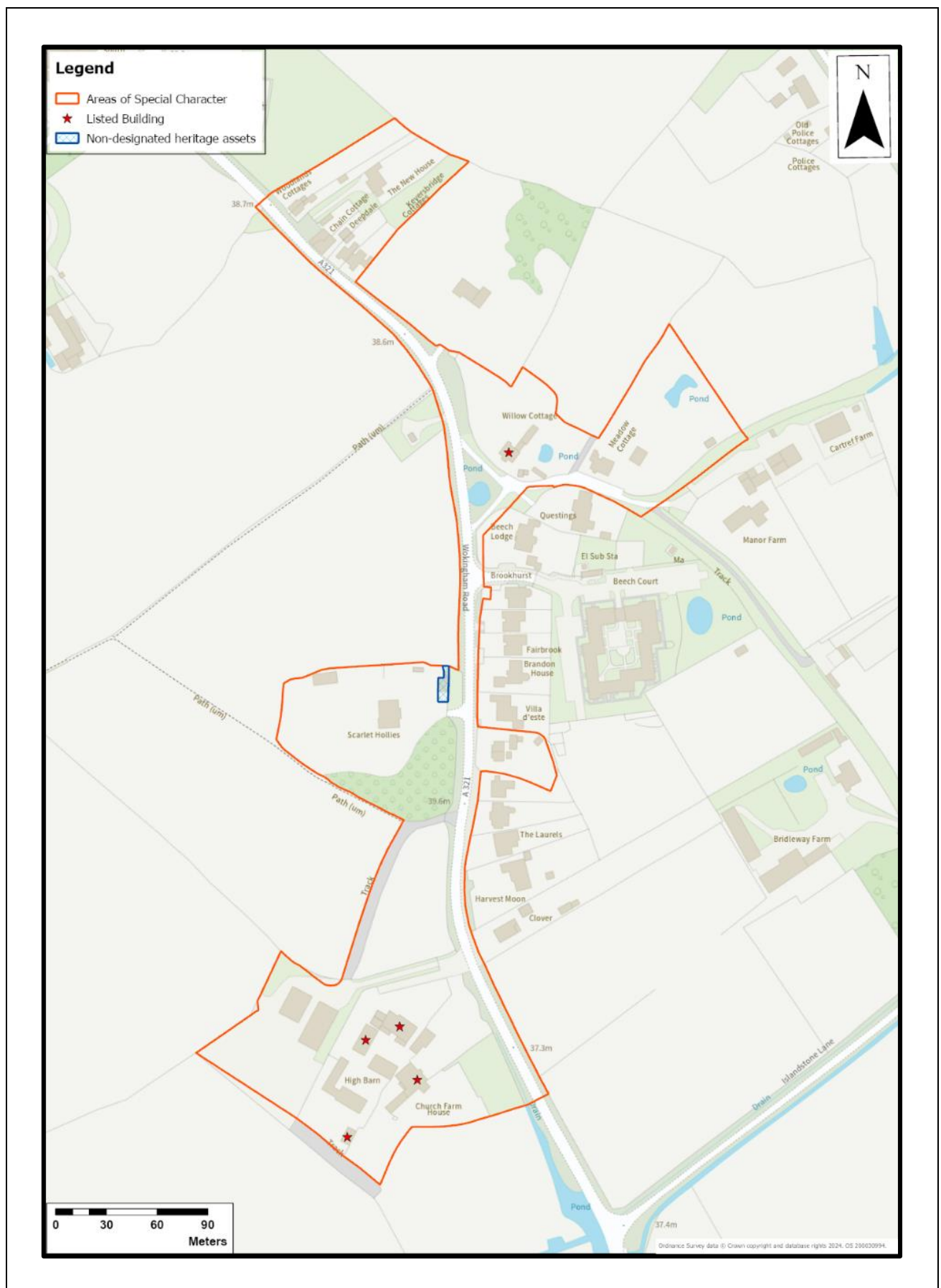
The special features include:

- ❖ Good range of attractive historic buildings.
- ❖ Feature village pond.
- ❖ Distinct Conservation Area.
- ❖ Wooded and rural setting.
- ❖ Limited unsympathetic modern development.



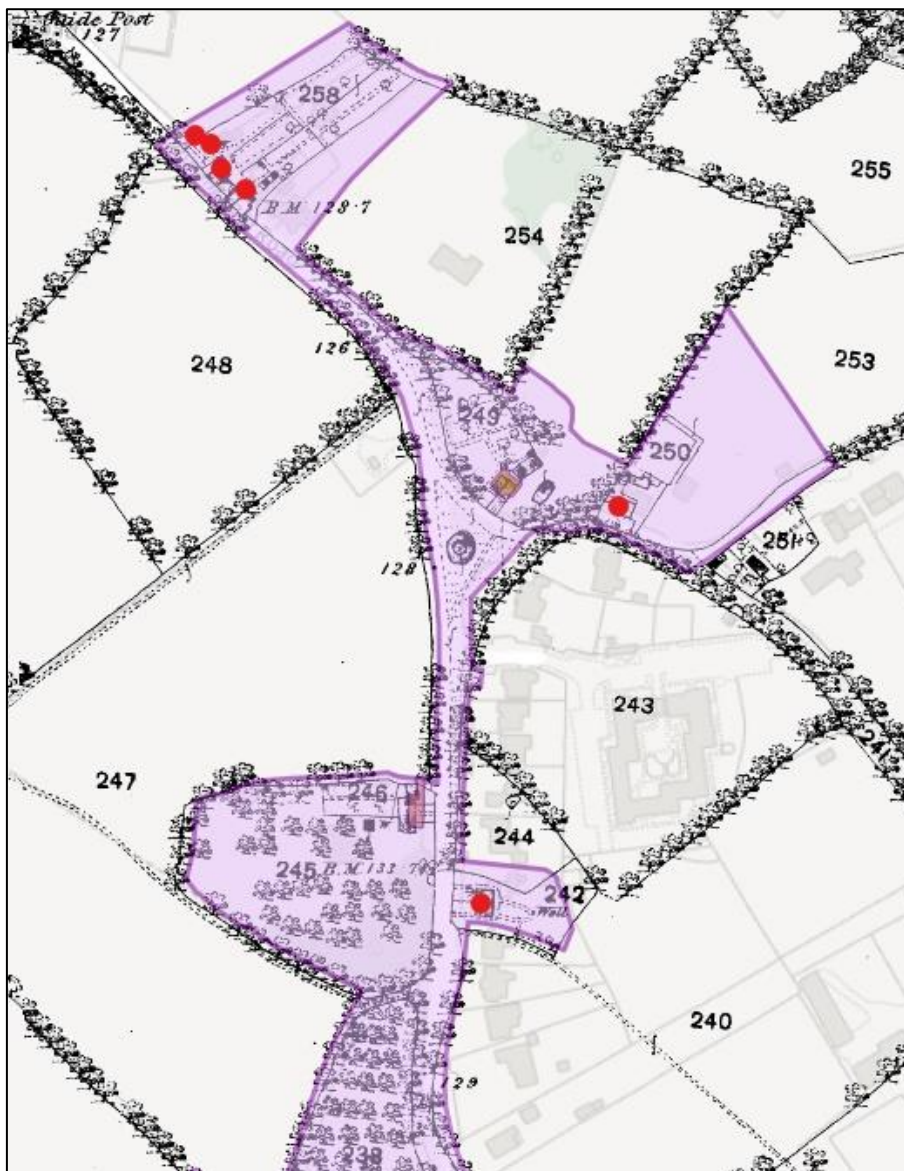
1994 extracts of the Village Centre (Hurst) Area of Special Character

Wokingham Road, Hurst Area of Special Character



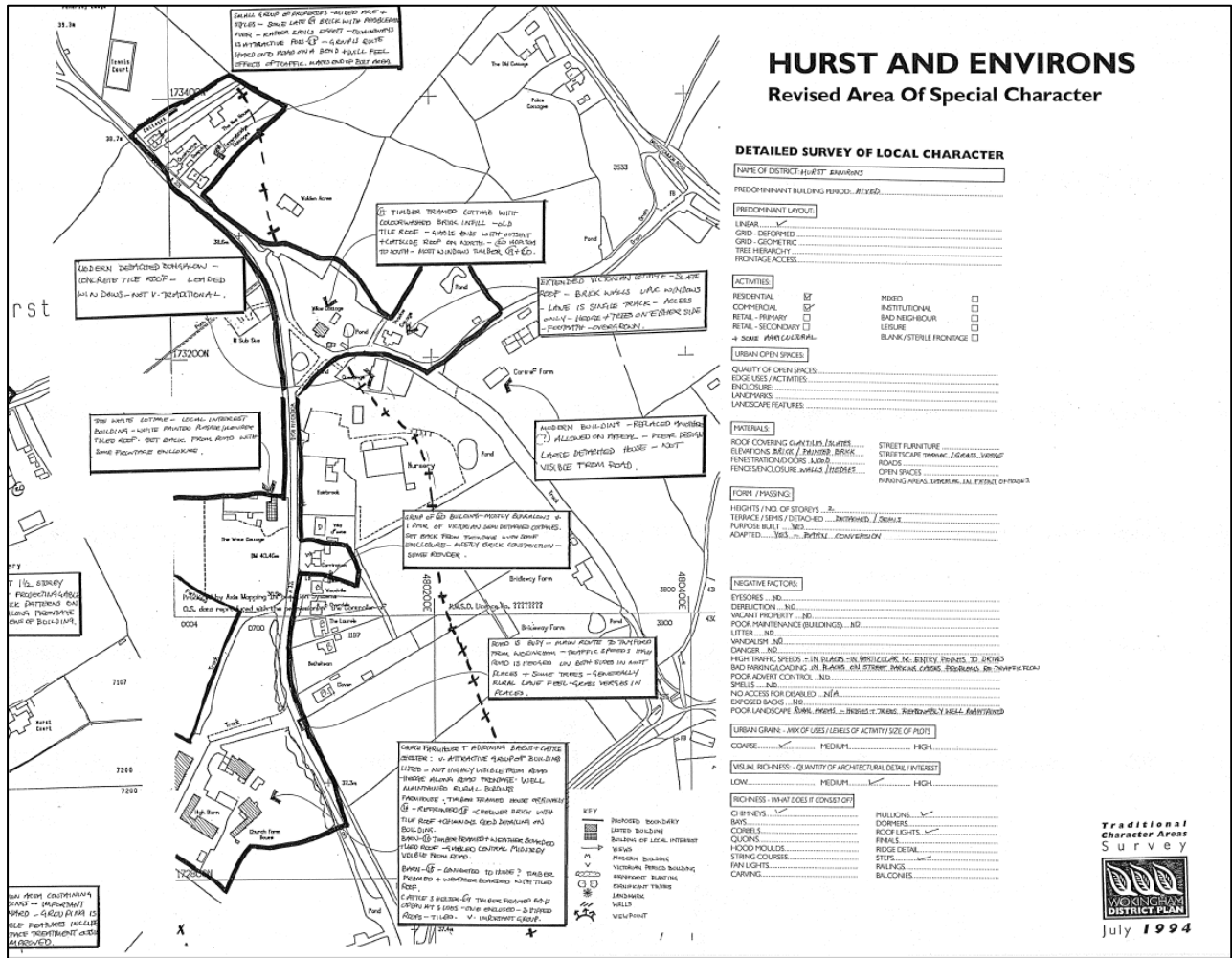
Area of Special Character	Wokingham Road, Hurst
Parish	St. Nicholas, Hurst
Ward	Hurst Ward
Description	The Wokingham Road designated Area of Special Character is situated just to the south of the settlement of Hurst, approximately 2.7km south of Twyford and around 4.7km north-east of Earley. The AoSC includes several residential dwellings, including Grade II Listed Buildings and a Locally Listed Building. The area has a strongly rural character, with views across farm fields from Wokingham Road and mature trees and hedging bordering the road in a number of places.
Heritage assets	<p>Listed Buildings</p> <p>Grade II Listed:</p> <ul style="list-style-type: none"> - Willow Cottage - Cattle Shelter 75 metres northwest of Church Farmhouse - Barn 50 metres to northwest of Church Farmhouse - Church Farmhouse - Barn 60 metres to southwest of Church Farmhouse <p>Local Historic Parks and Gardens N/A</p> <p>National Historic Parks and Gardens N/A</p> <p>Scheduled Monuments N/A</p> <p>Non-designated heritage assets</p> <p>Locally Listed Building: Roadside Barn at Scarlet Hollies, Wokingham Road</p> <p>Undesignated heritage assets that positively contribute to AoSC: Carrington Cottage, Wokingham Road Meadow Cottage, Wokingham Road Woodlands Cottages, Wokingham Road Church Cottage, Wokingham Road 1&2 Keyersbridge Cottages, Wokingham Road</p>
Other heritage assets in proximity to the site	<p>Heritage assets in proximity to the site include the following:</p> <ul style="list-style-type: none"> • Vine Cottage (Grade II), situated on Orchard Road. • The Village (Hurst) Area of Special Character lies just to the north of this AoSC and encompasses many Grade II Listed Buildings and the Grade II* Listed Hurst Lodge.

<p>Summary</p>	<p>The Wokingham Road Area of Special Character is situated within the parish of St. Nicholas, Hurst. The AoSC has a linear form, containing predominantly two-storey detached dwellings. In the northern part of the AoSCs, dwellings are smaller, semi-detached and sited close or even to adjacent to the road. To the south of the AoSC are a group of four Grade II Listed Buildings centred around Church Farmhouse. These buildings are timber framed, dating from the 16th to 19th Century. Buildings to the south of the AoSC are larger, detached, set-back from the road and benefit from larger plot sizes.</p> <p>This part of Wokingham Road is dominated by hedges and mature trees, with views across to farmfields beyond the AoSC, evoking a strong rural character.</p>
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1873 OS map

● Red Dots – undesignated heritage assets that positively contribute to AoSC



1994 AoSC assessment sheet