

HALL PLACE FARM, LITTLE HEATH ROAD, TILEHURST, READING

Heritage Impact Assessment
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1.0 Introduction

1.1 Summary

This Heritage Impact Assessment has gathered data, undertaken a site visit and synthesized the information to present a baseline understanding of the historic environment within and around the proposed site. It has also assessed the heritage significance of the designated heritage assets and non-designated assets, and how the setting contributes to that heritage significance. This approach has enabled valuable input to the iterative design process, resulting in a concept for development which has incorporated the principle of conserving and enhancing the heritage assets at Hall Place Farm. Based on this approach there is no apparent reason why heritage issues would prevent allocation of the site for future residential development.

1.2 Planning background

The proposed residential development at Hall Place Farm, Tilehurst, is being promoted in response to West Berkshire Council's (WBC) Local Plan Review to 2036 Regulation 18 Consultation, November 2018. This follows an original "Call for Sites" process in March 2017 which required several reports to be prepared including a Heritage Impact Assessment (HIA) to help inform the decision-making process¹. The preliminary requirement is for information to identify and support representations for allocation of land which would not be at risk due to significant heritage issues. This exercise is designed to input into submission for allocations, and to help with future master-planning, so is restricted to a baseline survey to identify known and potential heritage assets within close proximity to the site, and preliminary impact assessment based on the concept sketch plan outlined in the Vision document.

The land lies within Tilehurst parish, and the boundary between this and the neighbouring Sulham parish, lies beyond the ancient woodland which forms the western boundary to the land included in the proposed site allocation. This land is all within the WBC local authority area.

1.3 Site location

The Sulham Estate's land at Hall Place Farm, Tilehurst (post code RG31 5TZ) includes a block of land defined by Little Heath Road to the south-east, Sulham Lane to the north-east with woodland bordering the north-western end, and a right of way along the south-western boundary (Figure 1 and Drawing 1). To the east lies the urban area of Tilehurst, while to the west the land is predominantly rural.

1.4 Geology, topography and land-use

The general location that the land occupies includes London Clay Formation comprising clay, silt and sand, overlain by superficial river terrace deposits (Gerrards Cross Gravel)². Relief is formed by natural drainage northwards towards the Thames, initially to the west through Sulham, but also north-eastwards of the site from Cornwall Copse, and eastwards through the urban landscape of Reading. The land is located on a ridge at c.100m

¹ EUA036 site reference in Call for Sites

² <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

AOD, and beyond the site boundary the landform falls away to the west. Currently the land-use is equestrian use comprising paddocks, a ménage and stable buildings, with wire fences and some hedged boundaries.

Figure 1
Site location



2.0 Baseline survey results

2.1 Methodology

Data for designated heritage assets have been downloaded from the National Heritage List for England (NHLE), and the results are presented on separate drawings from non-designated heritage assets to aid with understanding the spatial distribution of those assets with the highest significance. The data have been sorted and layered into a GIS and are tabulated into two gazetteers, one for designated heritage assets which have statutory protection, and one for non-designated heritage assets of local importance.

Non-designated heritage asset data have been purchased for the urban townscape of Tilehurst and Reading from Berkshire Archaeology, and for the rural landscape west of the town, from the Historic Environment Record (HER) West Berkshire Council. A search area of 1km from the boundary of the proposed site and its associated land to the south was selected as sufficient for this baseline survey, and the boundary between the two authority areas shows that only the eastern-most 20% is not within WBC (Drawing 1).

2.2 Designated heritage assets

2.2.1 Within and adjacent to the site boundary

There is one listed building within the site (Hall Place Farm), and one (Kiln Cottage) which lies approximately 100m to the south west of the site.

The Hall Place Farm listing (NHLE 1215861) comprises a building that is now divided into two. It is in origin a two storey, 16th/17th century timber-framed farmhouse with brick additions. It has an old tiled roof, and five chimney stacks, but most of the windows have been replaced in the 20th century (Appendix 1 Figures 1 & 2).

Kiln Cottage (NHLE 1215860) is of 17th century date, a three-bayed, two storeyed, timber-framed construction with brick infill. It has an old tiled and hipped roof, and is set back at the end of Kiln Lane in its own land, facing south-east (Appendix 1 Figures 3 & 4).

Both of these listed buildings would appear to have historic connections with the proposed housing land, and in addition their physical proximity demonstrates that the land is within the setting of these statutorily protected assets. Hall Place Farm is located at the junction of Little Heath Road and Sulham Lane, and is the historic farm for the land north of Kiln Lane. The place name suggests it was an important estate centre, "Hall" Place, perhaps linked to a Manor. Kiln Cottage is presumably associated with historic tile and brick manufacturing in Tilehurst.

2.2.2 Within the search area beyond the site boundary

There are 14 other listed buildings within the search area, one of which is Grade II* (Sulham Farmhouse) and the others are all Grade II. Their locations are shown on Drawing 1, with their historic context shown on Drawing 2, and they are summarized in Table 1. There are no scheduled monuments, registered parks and gardens, registered battlefields or conservation areas within the search area.

The listed buildings are mainly grouped in Sulham village (including the Grade II* Sulham Farmhouse) to the north-east, and at Nunhide Manor to the south-west. Isolated buildings occur to the south (Pincents Farmhouse) and east within Tilehurst and the built-up area of Reading (two houses and the Royal Oak Inn in Westwood Glen, and the War Memorial off School Road).

Table 1
Designated Heritage Assets

NHLE No.	Name	Status	Grade
1113614	63, Westwood Glen	Listed	II
1157218	24, Westwood Glen	Listed	II
1214860	The Lodge	Listed	II
1214862	Dovecote approximately 180 metres to east of Nunhide Manor	Listed	II
1215055	Barn approximately 50 metres to south west of Sulham Farmhouse	Listed	II
1215063	Church of St Nicholas	Listed	II
1215079	Garden wall approximately 10 metres to south of Nunhide Manor	Listed	II
1215860	Kiln Cottage	Listed	II
1215861	Hallplace Farm Cottage, Hallplace Farmhouse	Listed	II
1215985	Pincent's Farmhouse	Listed	II
1255541	Garden wall approximately 10 metres to south of Nunhide Manor	Listed	II
1288304	Sulham House and flats 1, 2, 3 and 4	Listed	II
1288378	Sulham Farmhouse	Listed	II*
1288379	Nunhide Manor	Listed	II
1321863	Royal Oak Inn	Listed	II
1441573	Tilehurst War Memorial	Listed	II

2.3 Non-designated heritage assets

2.3.1 Overview

A total of 81 heritage assets are recorded within the two HER data sets, as well as 27 archaeological or historical studies listed as events. Of the heritage assets, 16 are duplicates of the listed buildings, and of the remainder 25 are recorded as “monuments”, 24 as “findspots”, 11 as monument or building “polygons”, and five as linear features. These are shown on Drawings 3 and 4, so that they can be located against the modern mapping, and seen in historic context against the 2nd edition Ordnance Survey map for the area. Table 2 summarizes the different types of site and their period.

2.3.2 Chronological and spatial analysis

There are 18 prehistoric findspots mainly relating to stone tools but also including a gold Iron Age coin, six prehistoric “monuments” of field system or enclosure ditches and a Bronze Age cremation cemetery, and three polygons for enclosures and burial mounds (barrows/ring ditches).

The distribution pattern shows that the prehistoric archaeology is confined to the higher land, and that within this spatial distribution there is also a trend for Mesolithic and Neolithic remains to be in the north-east, with

Bronze Age further west on the spur overlooking the Sulham river, whilst Iron Age is found in the south of the search area.

The nature of the remains is also different dependent on the consecutive epochs of prehistory, with Mesolithic and Neolithic flint tools and hand-axes within the presently built-up area of Tilehurst (10513, 15484, 15466, 15485, 10514, 10509, 12553). This shows that the area was heavily utilized for hunting, woodland clearance and settlement activity during earlier prehistory, whilst the physical evidence for Bronze Age utilization of the landscape is much more one of a funerary nature (3624, 2903) and special deposits (14429). Field system and enclosure ditches occur within the western and southern parts of the search area, but it is difficult to place these within any specific era, although the probability is that they would be Middle Bronze Age or later in date.

It is interesting that there are very few Roman remains recorded. One site near Pincent's Farm in the south of the search area, has pottery (10433), and north of this the Victoria County History records a location as the source for Roman brick and tile manufacture in the locality (3661). The only other Roman records relate to two coins found in urban Tilehurst (15483 and 20830).

Medieval records are also scant, with a spearhead (10383) in Park Lane, Tilehurst, in the east of the search area, and a medieval boundary bank in the north. Medieval pottery has been found near Pincent's Farm in the south (14320). The parish boundary between Sulham and Tilehurst would also be of medieval date. Various buildings probably extend back in time to have origins within the medieval period, and the general pattern of dispersed farms and small settlements (Sulham, Nunhide, Pincent's, Turnhams, The City, and Tilehurst) linked by roads and lanes as shown on Drawing 4 would have become established at this time.

There are approximately 20 post-medieval and industrial era sites and buildings recorded. This shows dispersed farms, cottages, public houses and an infant school aligned along Little Heath Road. During the 20th century the most significant remains are those from World War Two, with an anti-tank ditch aligned north-south along the Sulham valley, and pillboxes situated on the higher ground east of this. Ancient woodland dates back to these times, and include the woodland areas west of the proposed housing allocation land (Drawings 3 - 5).

Table 2
Non-designated Heritage Assets

PrefRef	MonType	Description	Date
Sites & Monuments			
MWB17763	Brickyard, lime works	19th century brick yard and later lime kiln and works, redundant by the late 20th century	Modern
MWB3624	Cremation cemetery	A Bronze Age "urnfield" excavated by Shrubsole and Colyer in 1906	Bronze Age
MWB5674	Tank trap	Anti-tank ditch visible as cropmark	WW2
MWB5675	Tank trap	Anti-tank ditch visible on aerial photographs	WW2
MWB21370	Trackway, pipeline?	Bank of unknown date seen as a cropmark in aerial photographs, perhaps the route of a late 20th century pipeline	Unknown
MWB18080	Convalescent hospital	Branch of Royal Berkshire Hospital extant in mid 20th century, but demolished and replaced with housing	Modern
MWB19591	Field boundary?	Ditches containing Late Iron Age to early Roman pottery, identified in an archaeological evaluation	LIA to Roman
MWB19591	Field boundary?	Ditches containing Late Iron Age to early Roman pottery, identified in an archaeological evaluation	LIA to Roman

PrefRef	MonType	Description	Date
MWB20923	Field boundary, trackway	Field boundaries and trackways, possibly of prehistoric date, visible as cropmarks	Later Prehistoric
MWB5345	Timber framed barn	Former Grade II* listed barn destroyed by fire in 2003 but timbers dendrochronologically dated to 1434-1454	Post-med
MWB21065	Smallholding, house	Former location of a house and probable smallholding documented in 18th century but no longer in existence	18 th -19 th century
MWB21055	Roadblock	Former location of roadblock at crossing of stop line and anti-tank ditch with Pincents lane	WW2
MWB19708	Timber framed house, hall house	Formerly listed 16th or 17th century timber framed cottage, demolished in late 20th century although some documentary record was made	16 th - 17 th century
MWB16218	Hamlet, squatter settlement?	Hamlet of at least 18th century date, part of Tilehurst's large urban area since the 20th century, but still within West Berkshire	Post Medieval
MWB16866	Farmstead	Historic farmstead documented in 18th century and still partly present in 21st century	18th century to Late 19th century
MWB16870	Farmstead	Historic farmstead documented in 18th century and still partly present in 21st century	18 th -19 th century
MWB16310	Farmstead	Historic farmstead documented in 18th century but perhaps of 16th century origins, and still partly present in 21st century	Post-med
MWB16321	Farmstead	Historic farmstead documented in 18th century but perhaps of earlier origins, and still partly present in 21st century	18 th -19 th century
MWB16871	Farmstead	Historic farmstead documented in 19th century and still partly present in 21st century	19th century
MWB16869	Farmstead	Historic farmstead documented in late 19th century and still partly present in 21st century	Post-med
MWB16311	Farmstead	Historic farmstead documented in late 19th century but demolished in the later 20th century	19th century
MWB16867	Farmstead	Historic farmstead documented in late 19th century but no longer in existence	19th century
MWB16873	Farmstead	Historic farmstead likely to be of medieval origins and still partly present in 21st century	Post-med
MWB16868	Outfarm	Historic outfarm or field barn documented in 18th century but no longer in existence	18 th -19 th century
MWB5701	Pillbox	Large concrete rectangular pillbox with artillery embrasures.	WW2
MWB5702	Pillbox	Large north-west facing concrete pillbox with artillery embrasures	WW2
MWB21061	Timber framed house?	Location of building of at least 19th century date, perhaps a mud and stud house, demolished in mid 20th century and replaced by another dwelling of the same name	Modern
MWB21058	Infant school	Location of Victorian infants school, converted to residential use by the later 20th century but demolished shortly after	Modern
MWB5098	Boundary, allotment	Narrow banks observed during evaluation and suggested to represent Second World War allotment boundaries	WW2
MWB5695	Pillbox	Northernmost of two rectangular pillboxes visible on aerial photographs	WW2

PrefRef	MonType	Description	Date
MWB5696	Pillbox	One of a pair of large rectangular pillboxes	WW2
MWB5697	Pillbox	One of a pair of large rectangular pillboxes	WW2
MWB2906	Feature, ring ditch?	Penannular or irregular feature seen as a cropmark to the west of Beale's Copse	Unknown
MWB5700	Pillbox	Polygonal south-west facing concrete pillbox	WW2
MWB5699	Pillbox	Polygonal west facing concrete pillbox, part of the Sulham Gap Stop Line Defence	WW2
MWB5693	Pillbox	Rectangular concrete pillbox, south west facing, FW3/28a twin embrasure 2pdr gun pillbox - probably demolished	WW2
MWB21369	Rectangular enclosure	Rectangular enclosure seen as a cropmark in aerial photographs	Later Prehistoric
MWB5698	Pillbox	Rectangular pillbox on edge of pit	WW2
MWB3661	Building	Site originally referred to in Victoria County History as reputed source of Roman bricks and tile	Roman
MWB5694	Pillbox	Southernmost of two pillboxes close together on the edge of a field	WW2
MWB21059	Beer house, public house	Unlisted 19th century beer house, still in use as a public house in the early 21st century	Modern
MWB21222	Public house?	Unlisted house, perhaps a public house in the 19th century	19th century
MWB21550	Lych gate	Unlisted oak gateway erected in the late 19th century	19th century
Findspots			
MRD10383	Spearhead	Medieval spearhead - 5 Park Lane, Tilehurst, Berkshire	Medieval
MRD15466	Lithic tool	Hand axe - 1 Heathway, Chapel Hill, Tilehurst, Berkshire	Prehistoric
MRD15483	Coin	Roman coin - 5 Beverley Road, Tilehurst, Berkshire	Roman
MRD15484	Lithic tool	Mesolithic finds - Hazlewood Close, Tilehurst, Berkshire	Mesolithic
MRD15485	Lithic tool	Mesolithic findspot - 1 Heathway, Chapel Hill, Tilehurst, Berkshire	Mesolithic
MWB10367	Lithic tool	Rolled ovate handaxe found	Palaeolithic
MWB10374	Lithic tool	Broken flint implement found	Palaeolithic
MWB10433	Pottery	Roman pottery found during Trust for Wessex Archaeology's evaluation	Roman
MWB10472	Coin	Gold Iron Age coin found	Late Iron Age
MWB10509	Lithic tool	Neolithic end scraper and worked flints found	Neolithic
MWB10513	Lithic tool	Neolithic axe found	Neolithic
MWB10514	Lithic tool	Ground flint axe found in garden in 1930s	Neolithic
MWB12553	Lithic tool	Half a broken flint flake found	Prehistoric
MWB14313	Lithic tool	Flint flakes found during evaluation work by TWA in fields adjacent to Pincents Lane	Prehistoric
MWB14314	Lithic tool	Flint flakes found during evaluation work by TWA in fields adjacent to Pincents Lane	Prehistoric
MWB14315	Lithic tool	Small number of flint flakes recovered during an evaluation	Prehistoric

PrefRef	MonType	Description	Date
MWB14316	Lithic tool	Flake found during an evaluation	Prehistoric
MWB14317	Lithic tool	Flints found during evaluation work by TWA, from area thought to be World War II allotment boundaries	Prehistoric
MWB14318	Lithic tool	A small scraper found during evaluation work by TWA	Prehistoric
MWB14319	Lithic tool	Flakes found during evaluation work by TWA on fields east of Pincent's Lane	Prehistoric
MWB14320	Pottery	Medieval pottery found during evaluation	Medieval
MWB14321	Tile	Tile found during evaluation	Undated
MWB14322	Drain!	Field drain found during evaluation by TWA	Modern
MWB14429	Copper ingot	Fragment of cast metal found, probably part of Bronze Age copper ingot	Early Bronze Age
MWB20830	Coin	Poor condition Roman coin of Antoninus Pius found	Roman
Linears			
01270.00.000	Enclosure	Irregular quadrilateral and double-ditched feature visible as cropmarks	Unknown
MWB17994	Boundary bank	Possible medieval or post-medieval banks visible as earthworks in aerial photographs	Medieval to Late 19th century
05046.03.008	Anti tank ditch	Cropmark of Sulham Gap Second World War defensive ditch, partly visible in 21st century	WW2
05046.03.007	Anti tank ditch	Cropmark of Sulham Gap Second World War defensive ditch, partly visible in 21st century	WW2
05046.03.006	Anti tank ditch	Cropmark of Sulham Gap Second World War defensive ditch, partly visible in 21st century	WW2
Polygons			
05046.03.032	Pillbox	Large concrete rectangular pillbox with artillery embrasures.	WW2
MWB21060	Almshouse?, courtyard house?	Unlisted group of eight cottages in a courtyard, possibly built as almshouses in the early 20th century, on the site of an earlier terrace of six small dwellings	Early to Mid 20th century
01283.00.000	Ditch	Incomplete irregular ditched linears, some of which fit in with modern drainage pattern	Modern
05046.03.029	Pillbox	Polygonal west facing concrete pillbox, part of the Sulham Gap Stop Line Defence	WW2
01270.00.000	Enclosure	Irregular quadrilateral and double-ditched feature visible as cropmarks	Unknown
01284.00.000	Ring ditch, round barrow	Two possible Bronze Age barrows, one large and one small, seen as crop and soilmarks on aerial photographs	Early Neolithic to Late Bronze Age
01268.00.000	Field system	Faint ditched linears seen as cropmarks, possibly the remains of a field system	Early Neolithic to Roman
MWB19621	Estate cottage?	Unlisted pair of semi-detached cottages, built in 1872 in Great Birch Copse and retained within 20th century housing development	19th century to Present
MWB21369	Rectangular enclosure	Rectangular enclosure seen as a cropmark in aerial photographs	Later Prehistoric

PrefRef	MonType	Description	Date
05046.03.030	Pillbox	Polygonal south-west facing concrete pillbox	WW2
MWB17909	Workhouse, croft	Small building named as a workhouse on 19th century maps but possibly not designed as such	18th - Late 19th century
05046.03.033	Pillbox	Large north-west facing concrete pillbox with artillery embrasures	WW2
MWB18172	Chalk pit?, mine shaft?	Two shafts documented from the early 20th century, perhaps for access to chalk mines	Late 19th century

2.4 Historical summary

The name Tilehurst derives from its historic association with tile- and brick-making (the first element of the name “tigel”) and woodland or wooded hill (hurst). The woodland would have been important for providing a ready source of fuel to stoke the kilns for firing the bricks and tiles. It is likely that much of this would have been made into charcoal initially, which would have require a related industry to support the production of ceramic building materials.

The first record was in 1291 when Tilehurst was a settlement owned by Reading Abbey. At the dissolution the manor passed into private hands and passed between different families, whilst much of the common land became enclosed as fields in the 18th and 19th centuries. It was a large parish with its main manor situated at Calcot Park from the early 17th century, but by the 19th century parts of Tilehurst were given over to the expanding town of Reading.

After farming and agricultural activities, tile production was a major part of the local economy, especially in the 19th century, although historical sources can take this industry at Tilehurst back to the 16th century.

2.5 Site visit

2.5.1 Introduction

A walkover survey of the fields was conducted on 13th December 2017 to assess the land for previously unidentified archaeological remains, and for its suitability for development in respect of a number of listed buildings in the vicinity (principally Hall Place Farmhouse, and Kiln Cottage (Appendix 1 Figures 1 – 4)).

Although weather conditions were wet and windy, the light was good and all fields and Hall Place Farm were accessed. A photographic log of the visit was maintained. Grass covered all fields, and several had horses grazing in them. The ground was heavily waterlogged and muddy at gateways.

2.5.2 Heritage assets: archaeological and historic features identified

To the west of Hall Place Farm a mound exists partly in woodland and partly in the grass field (northern edge of Area 2 (Appendix 1 Figures 5 & 6)). It has been fenced all around. It is possible that this is some horse cross-country event feature, but it is also possible that its origin is more historic, perhaps for some industrial cause (windmill mound, slag heap, quarry spoil) or even more ancient as a burial mound (although it seems unlikely that this would not have been identified and entered on the HER previously).

At Hall Place Farm, the farmhouse is a Grade II listed building, but there are also other structures of historic interest. Principally the great barn merits consideration as a heritage asset (Appendix 1 Figures 7 - 9), and to a lesser extent the other barns and workshops that group together as the historic farmstead. The site is likely to have been an ancient settlement focus, with medieval antecedents to the extant post-medieval form.

3.0 Assessment of significance

3.1 Legislative and Policy framework

Statutory requirements when making decisions on planning applications which affect listed buildings or their settings are to have due regard to the desirability of preserving the building or its setting³. The Government's planning policy relating to the historic environment is set out in Section 16 of the National Planning Policy Framework (NPPF)⁴. At the heart of the NPPF is a presumption in favour of sustainable development, which includes protecting and enhancing our historic environment, and Paragraph 185 refers to plan-making to include a positive strategy for the conservation and enjoyment of the historic environment. The planning process should ensure that heritage assets are "*conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*" (Paragraph 184). The NPPF defines the setting of a heritage asset as "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*"⁵.

The WBC Core Strategy July 2012 Policy CS 19 Historic Environment & landscape Character is a holistic policy designed to ensure that "*the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced*". Sub-sections include the following priorities in assessing the potential impact of development:

- a) The sensitivity of the area to change.
- b) Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- c) The conservation and, where appropriate, enhancement of heritage assets and their settings

3.2 Designated heritage assets

There are two listed buildings within close proximity to the proposed land allocation. These are of national importance at Grade II status, and include Hall Place Farmhouse at the north-eastern end, and Kiln Cottage located at Kiln Lane further south-west. As statutorily protected assets any decision on development within the setting of these listed buildings would need to determine that they would not be harmed, and those parts of their setting that contribute to their heritage significance are preserved, or alternatively a case is presented for the public benefit that the proposed development would bring. The setting for each of these listed buildings includes the surroundings in which they are experienced. The contribution that the setting makes to their heritage significance is what national guidance aims to preserve.

In the case of Hall Place Farmhouse the immediate setting is the farmyard and related agricultural buildings which comprise the core economic unit (now mostly of an equine nature) (Figure 2). The adjacent fields would make a wider contribution to the heritage significance of the listed building through the fact that they maintain the relationship between a farm and its working landscape. Field 1 to the north-west of the farm includes modern clutter, that detracts from appreciation of the listed building, and so at present it makes a negative contribution (Appendix 1, Plate 10), whereas Field 2 to the south-west provides more of a positive contribution through its

³ Planning (Listed Buildings and Conservation Areas) Act 1990

⁴ Department for Communities and Local Government, July 2018: National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁵ As defined by Annex 2: Glossary to the National Planning Policy Framework July 2018 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

grassed and open landscape. The farmhouse itself is a building that has developed over c.300 hundred years and comprises a south-facing frontage with a north range attached to the eastern side (Figure 2). Two later bays are attached to the western side of the north range, so that three gable ends face west (Appendix 1 Plate 1). More modern additions of low quality are attached to the northern part of the house (Appendix 1 Plate 2). The main outlook was therefore designed to the south and east where the present gardens extend, whilst to the west more intimate garden spaces are hedged in quite close to the building. A low hedge also encloses the northern part of the surrounding garden. This suggests that views west from the gables were of secondary importance, whilst the north side was used principally as a service entry.

Figure 2
Hall Place Farm: setting



The concept design has undergone an iterative process which has allowed the development of the scheme to evolve with due consideration of the listed building at Hall Place Farm, retaining much of its existing setting with the adjoining farmyard. The layout of the new build has been located away from listed building, leaving a large open area and green space to the west so that the existing views towards the ancient woodland across grassed areas is maintained. The location of the new build to the south-west would be partially screened by the intervening hedge boundary to the garden. The layout to the north-west has also been arranged to enhance the views west, whilst making the new build further east a seamless continuation of the traditional farm buildings, giving a sense of intimacy and farm community to the proposed development with ease of access to the farm shop and workshop units. The scale and mass of the new build will be designed sensitively so that it will not compete with, or dominate, the listed building, and the materials will be of traditional and sustainable design.

Kiln Cottage has a narrower setting, as the term cottage implies (Appendix 1 Plates 3 – 4). The immediate setting is the land holding in which it is located and the access to this, Kiln Lane and the footpath that continues westwards to the south of the house. The name must relate to the general location of brick and tile making within the vicinity, unless there is a kiln within the garden which is now buried and unknown. The plot of land in which the cottage is situated is relatively large and could once have extended east to Little Heath Road. A kiln within this land holding would be a definite possibility and the size of the cottage suggests the owner was more important than a farm labourer or industrial workman. At present Kiln Cottage and its curtilage are surrounded by trees, and housing development within the fields to the north or south would be unlikely to significantly change the contribution that setting makes to its heritage significance.

3.3 Non-designated assets

The mound in Field 2 (Appendix 1 Plates 5 – 6) is of uncertain significance as it has not been included in the HER, its original function is not known, and it is undated. It could be of relatively modern origin. This would not be a constraint to development, but further assessment would be advisable if the land allocation process accepted the proposal of the Sulham land, so that any potential risk of archaeological significance can be discounted.

The Hall Place Farm buildings (Appendix 1 Plates 7 – 9) are not listed, but their close relationship with the listed farmhouse and their evident age and design would indicate that they should be considered heritage assets which would merit protection due to their contribution to the setting of the listed building. In addition some or all of them could lie within the curtilage of the listed farmhouse, and could be interpreted as protected by the designation.

4.0 Conclusions

This preliminary heritage impact assessment has collected data so that an informed baseline and initial assessment can be provided in support of the allocation of this land for appropriate development within the updated Local Plan. There are two designated heritage assets which may act as a constraint on design, but would not constitute sufficient reason for refusal of residential development within their setting if a sensitive design was submitted. There are also several undesignated heritage assets which have been identified within the proposed land, but these are not of national importance and a proportionate level of investigation would be sufficient to mitigate potential impacts from the proposed change of land use.

Based on the results of the baseline survey and assessment the following ranking can be provided. High sensitivity means that there is clear potential for impacts on the heritage significance; Medium means that further assessment would be required to determine whether impacts would significantly change heritage significance; Low means there are no expected impacts on heritage significance which cannot be mitigated; and negligible means that there is no discernible impact on heritage significance from the known baseline. Field 1 is the land north-west of the farm, and Field 2 is the land to the south-west.

Table 3
Ranking of Areas by Heritage sensitivity

Area	Heritage sensitivity and reasons
Hall Place Farm	High: immediate setting and proximity to Hall Place Farm LB
1	Low: no known assets, field eyesore at present & detracts from LB
2	Medium: field maintains farmland setting for Hall Place Farm; mound

In addition to the known and recently identified heritage assets set out in the baseline and site visit sections above, there is also the potential for previously unknown buried archaeological remains. The surrounding search area has identified several prehistoric find spots of worked flint tools, as well as burial monuments and field systems. There appears to be a bias in distribution for higher land during pre-Roman times, and the fact that the proposed land lies along the ridge overlooking the Sulham river valley to the west, would suggest a moderate – high probability that prehistoric remains could be found on the land. There is a negligible chance of Roman remains, and for the medieval period the ridge and furrow suggests cultivated land around dispersed farmsteads such as Hall Place Farm, so low potential for medieval buried remains. During the post-medieval period the possibility of brick and tile making increases the probability of finding remains to moderate potential. None of these potential remains would act as constraint to the land being allocated for housing, and a programme of site investigation would assist with any subsequent application process.

In summary there is no reason on heritage grounds why some or all of the land might not be included as part of the allocation for residential development.

APPENDIX 1

Site visit photographs



Figure 1 Hall Place Farm from the south



Figure 2 Hall Place Farm from the north



Figure 3 Kiln Lane and Kiln Cottage with footpath heading west



Figure 4 Kiln Cottage from south



Figure 5 mound Area 2 from east



Figure 6 mound Area 2 from north



Figure 7 the great barn at hall Place Farm from south



Figure 8 interior of the great barn showing timber construction



Figure 9 barns and roof of great barn at Hall Place Farm from east



Figure 10 view of Area 1 showing clutter of vehicles, modern structures, high level lamps within the setting of the listed building at Hall Place Farm

DRAWINGS

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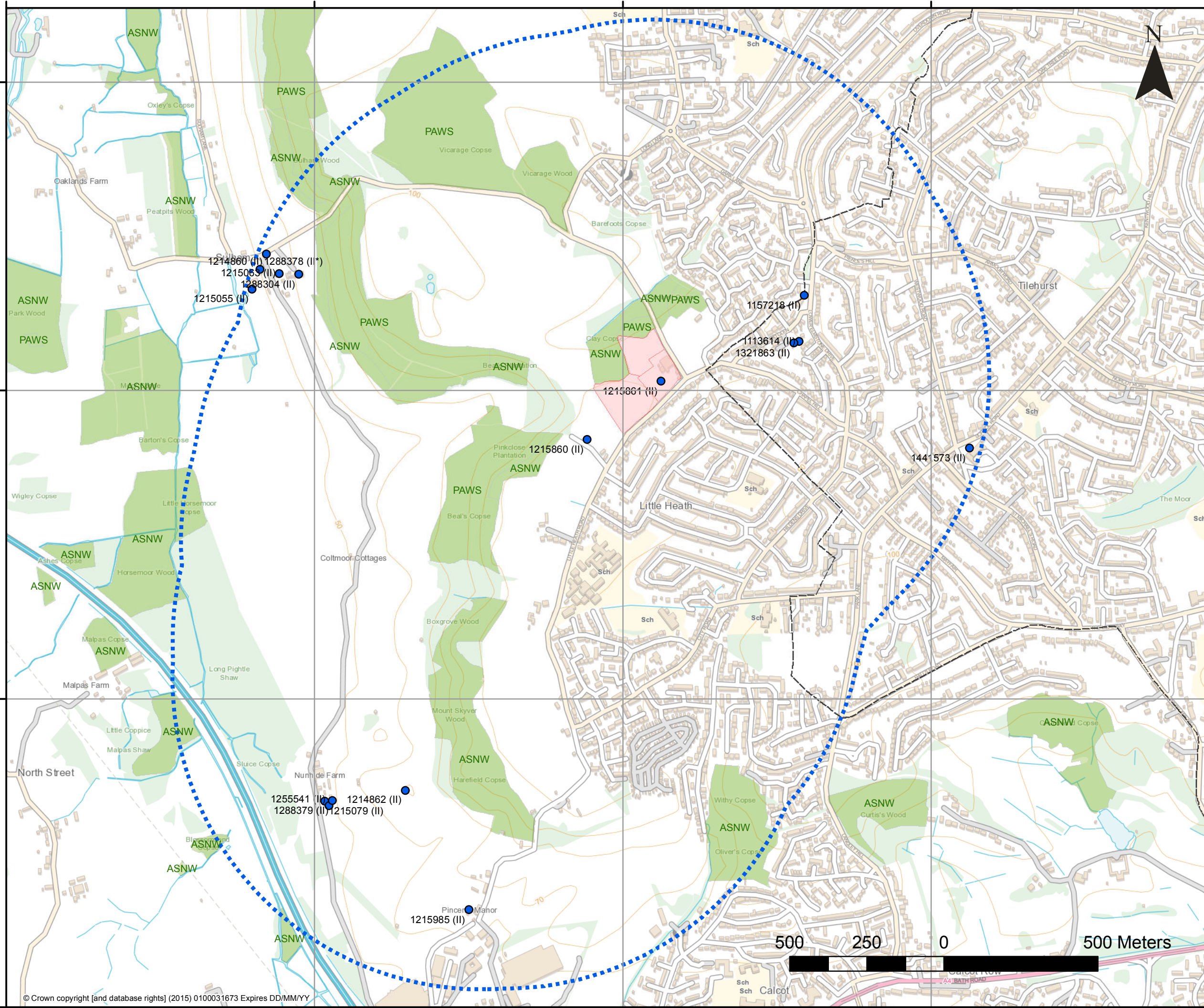
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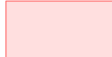


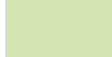

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DESIGNATED HER ASSETS NEW

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LEGEND

-  SITE BOUNDARY
-  1KM SEARCH AREA
-  LISTED BUILDINGS (WITH GRADE)
-  ANCIENT WOODLAND WITH STATUS
-  WEST BERKS/READING AUTHORITY BOUNDARY

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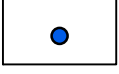


HEATH ROAD TILEHURST
HERITAGE BASELINE SURVEY
DESIGNATED HERITAGE ASSETS

1

Scale 1:11,708 @ A3 Date MARCH 2018



LEGEND

-  SITE BOUNDARY
-  1KM SEARCH AREA
-  LISTED BUILDINGS (WITH GRADE)
-  ANCIENT WOODLAND WITH STATUS
-  WEST BERKS/READING AUTHORITY BOUNDARY

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HEATH ROAD TILEHURST
 HERITAGE BASELINE SURVEY
 DESIGNATED HER ASSETS 2ND ED OS

2

Scale: 1:11,669 @ A3 Date: MARCH 2018

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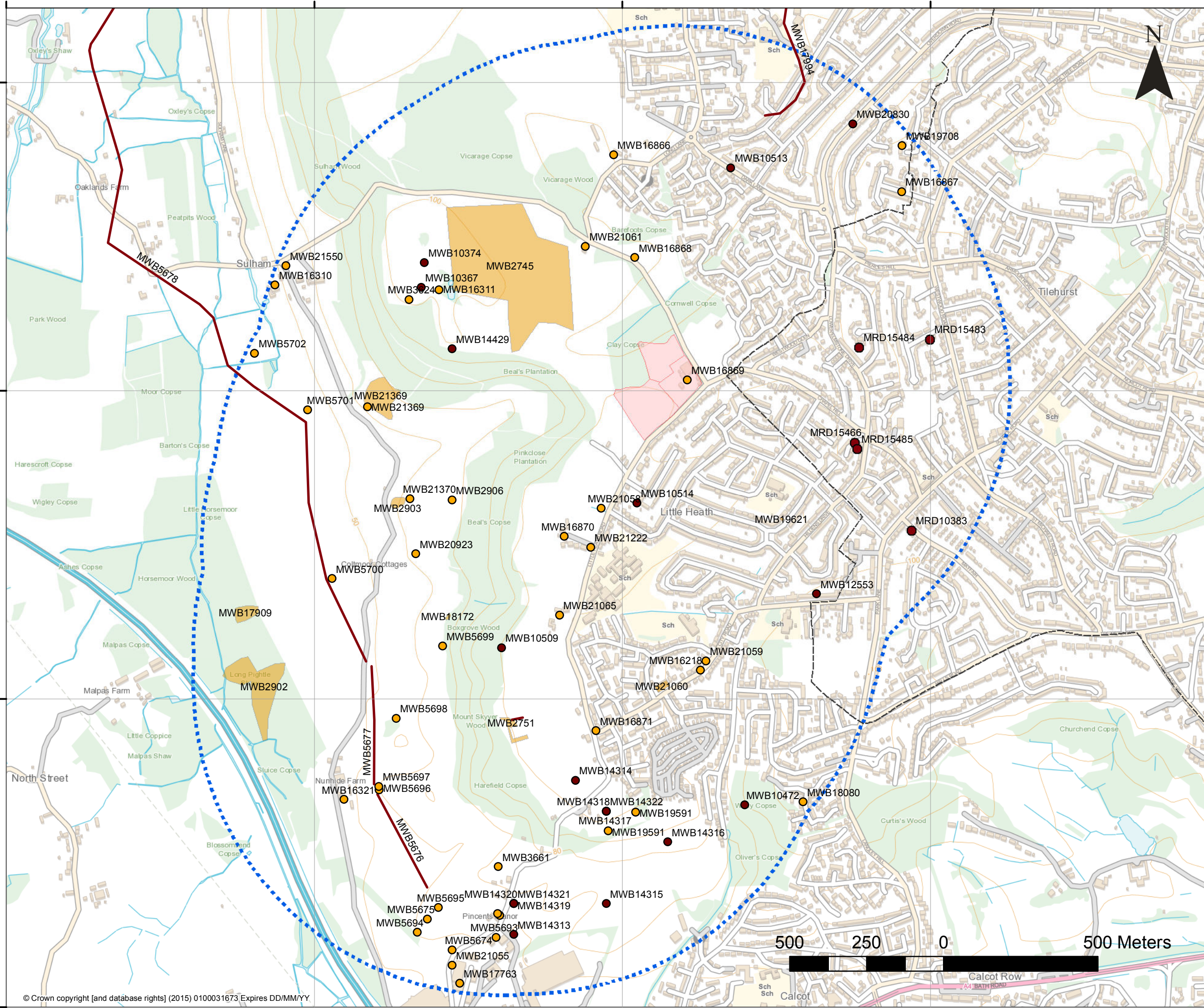
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HER ASSETS MOD MAP NEW

171864



LEGEND

- SITE BOUNDARY
- 1KM SEARCH
- FINDSPOT
- HER POINT
- HER LINEAR FEATURE
- HER POLYGON
- WEST BERKS/READING AUTHORITY BOUNDARY

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3

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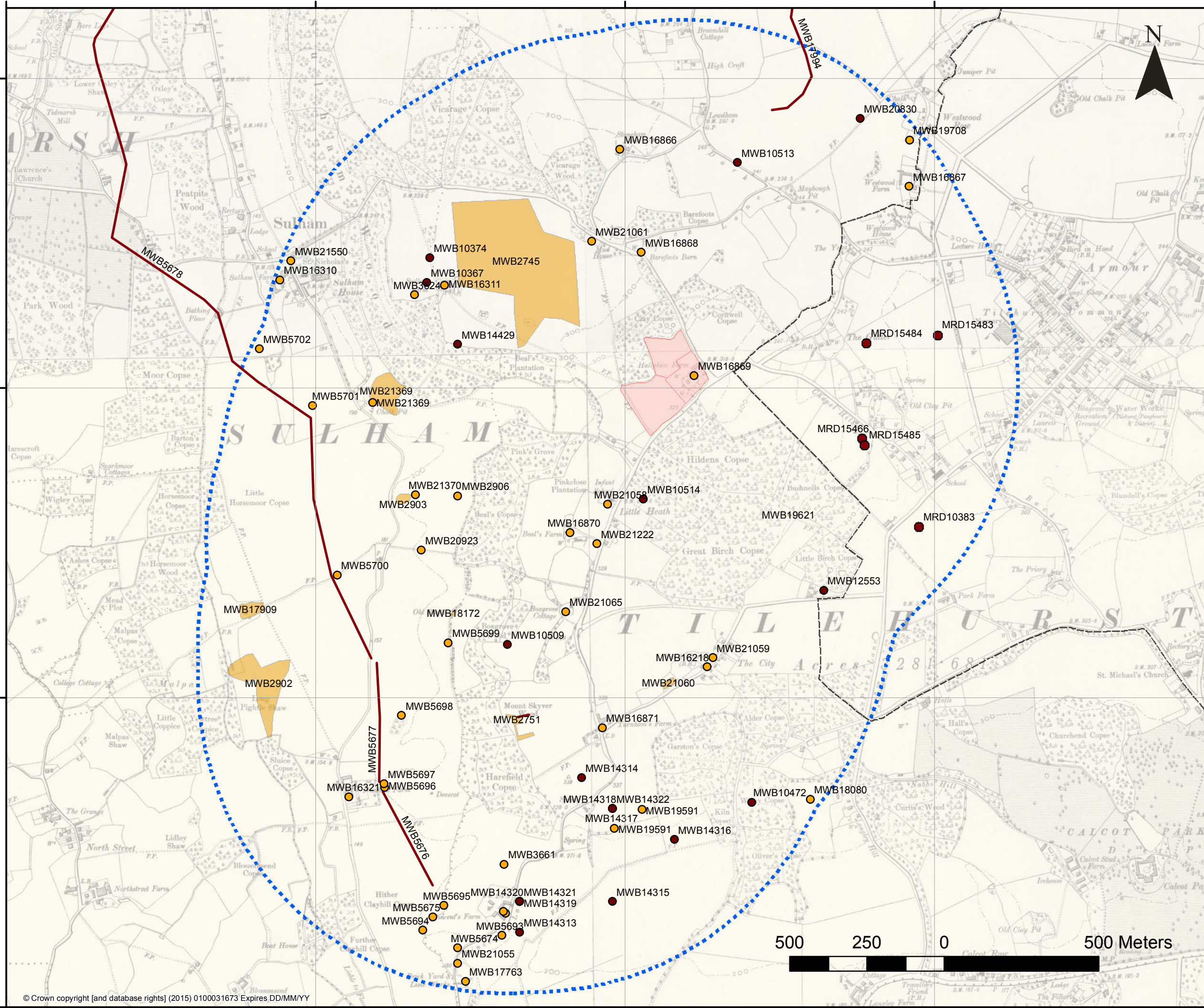
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LEGEND

- SITE BOUNDARY
- 1KM SEARCH AREA
- FINDSPOT
- HER POINT
- HER LINEAR FEATURE
- HER POLYGON
- WEST BERKS/READING AUTHORITY BOUNDARY

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**HEATH ROAD TILEHURST
HERITAGE BASELINE SURVEY
HERITAGE ASSETS 2ND ED OS MAP**

4

Scale 1:11,669 @ A3 Date MARCH 2018



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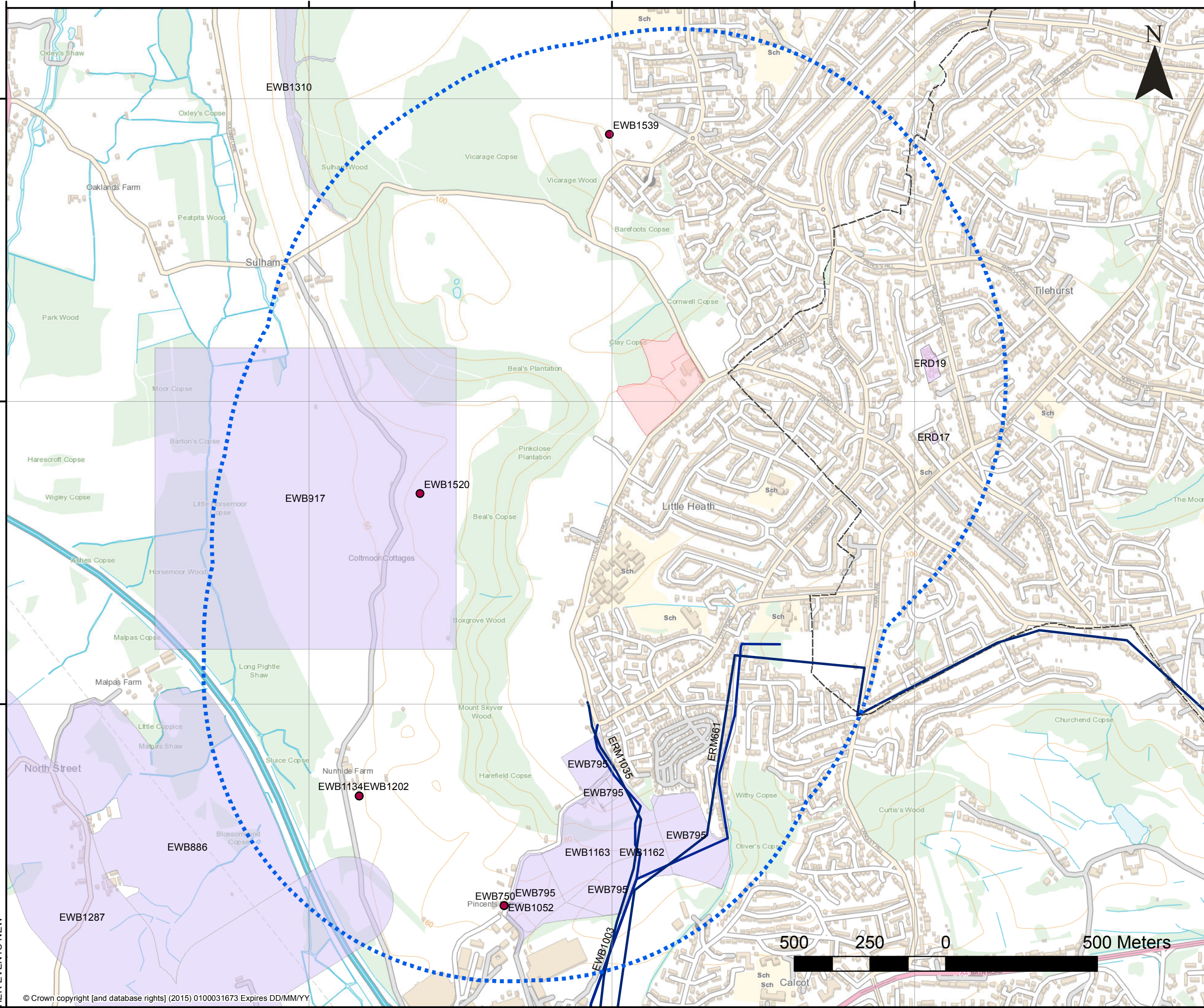
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LEGEND

- SITE BOUNDARY
- 1KM SEARCH AREA
- EVENT LINEAR
- EVENT POLYGON
- EVENT POINT
- WEST BERKS/READING AUTHORITY BOUNDARY

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HEATH ROAD TILEHURST
HERITAGE BASELINE SURVEY
HERITAGE EVENTS

5

Scale: 1:11,908 @ A3 Date: MARCH 2018

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