

# BINFIELD HEATH PARISH

Neighbourhood Plan 2011-2035

Pre-Submission

## Appendix D Non-Designated Heritage Assets

April 2023 v1.0 Draft f



Prepared by Binfield Heath Neighbourhood Plan Steering Group

In conjunction with Bluestone Planning LLP

<b>Ref</b>	<b>Location</b>	<b>Name</b>	<b>Age</b>	<b>Aspects of special character</b>	<b>Reasons for preservation</b>
NDHA1	Shiplake Row	Holmwood Farmhouse	1700s	Architectural History Position	Attractively restored, re-configured Original farmhouse to Holmwood estate Close to two grade II listed properties
NDHA2	Shiplake Row	New Inn Cottage	1600s	Architectural History Position	Built 1600s, with Victorian and later additions One of the six village pubs, closed 1993 Entrance gate onto Heath was outside pub Landmark central position in village
NDHA3	Shiplake Row	Orwells	1800s	History Position	Formerly The White Hart pub, now restaurant Gateway position at entrance to village NP open countryside setting
NDHA4	Shiplake Row	Rosemary Cottage	1700s	Architectural Position	Charming old cottage, large grounds to rear Gateway position at entrance to village NP open countryside setting
NDHA5	Shiplake Row	Teapot Cottage	1700s	Architectural History Position	Picture-postcard cottage Once home to Holmwood's head gardener Setting for two nearby grade II listed properties NP open countryside setting

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NDHA6	Shiplake Row	Shiplake Rise	1800s	Architecture History  Position	Large, elegant house in extensive grounds, long views over Thames Valley Tennyson's grandson lived here in 1920s Old barn used to be village meeting place Visually important NP open countryside setting
NDHA7	Shiplake Row	The Red Barn	1800s	History	Barn attached to Holmwood Farmhouse Close to two grade II listed properties
NDHA8	Shiplake Row	Well Cottage	1800s	Architectural Position	Beautifully restored brick and flint cottage Opposite pond and landmark domed well NP open countryside setting
NDHA9	Arch Hill	Three-a-Leet	c1860	Architectural History	Victorian villa. Sea level measure on side wall Occupied by blacksmith at neighbouring Forge Post Office for village until it moved to shop
NDHA10	Arch Hill	Laundry Cottage and The Larches	1800s	Architectural History	Pretty Victorian semi-detached houses One-time laundry for Coppid Hall NP open countryside setting

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NDHA11	Arch Hill	Claremont Villas	1899	Architectural History	Victorian semi-detached houses Built for workers on Coppid estate with local kiln bricks in a pattern book style
NDHA12	Arch Hill	Woodside	1800s	Architectural	Classic Victorian villa
NDHA13	Arch Hill	Arch Cottages	1800s	Architecture Position	Victorian cottages, each originally two homes. NP open countryside setting
NDHA14	Kiln Lane	Kiln Farm	1800s	History  Position	Attractive old farmhouse, renovated and extended, large garden backing on to fields Last house in settlement AONB
NDHA15	Kiln Lane	Kiln Cottage, Silver Birches	c1870	Architecture History Position	Original semi-detached kiln workers' cottages, opposite remains of Shiplake Kiln NP open countryside, setting of AONB
NDHA16	Kiln Lane	Keepers Cottage	1800s	Architectural History	Extended old cottage, large grounds Built for gamekeeper NP open countryside setting, AONB

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NDHA17	Kiln Lane	Aspen Villas	1900s	History	Pair of farm worker's cottages which feature in photos from 100 years ago.
NDHA18	Kiln Lane	No 2 Swedish Houses	1946	History	Gift from Swedish Government after World War 2.
NDHA19	Kiln Lane	Woodlea	1936	History	Built from the original bricks from the Kiln Lane kiln in 1936.
NDHA20	Kiln Lane	Aram Khoti	1936	History	Built from the original bricks from the Kiln Lane kiln in 1936. Built for the farm manager of the Reading University Farm at Sonning.
NDHA21	Heathfield Avenue	Primrose Cottage	1900s	History	Pretty early 20 <sup>th</sup> century cottage.
NDHA22	Common Lane	Picture Cottage	1800s	Architectural History Position	Picture-postcard cottage Was listed until roof burnt down 15 years ago Situated near grade II listed property NP open countryside setting, AONB

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NDHA23	Common Lane	Binfield House	1800s	Architectural Position	Elegant example of good 19 <sup>th</sup> century architecture, Close to grade II listed pub AONB
NDHA24	Common Lane	Gosbrook House	1800s	Architectural History Position	Extended Victorian villa with very large garden One-time laundry for Coppid Hall Edge of settlement AONB
NDHA25	Common Lane	Chestnut Cottages	c1870	Architectural History Position	Row of 4 pretty, tiny cottages for Bournes Farm labourers, converted from large barn Close to grade II listed pub AONB
NDHA26	Common Lane	Orchard Cottage	1700s	Architectural Position	Attractive old cottage Backing on to Heath, AONB
NDHA27	Harpsden Road	Bournes Farmhouse	1800s	Architectural History Position	Victorian farmhouse Connection to barns behind Bottle & Glass Edge of settlement, views, AONB

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NDHA28	Harpsden Road	Mead House	1700s	Architectural History Position	Pretty timbered cottage Thought to be the first shop in the village Large garden backing on to Heath, AONB Opposite grade II listed house
NDHA29	Harpsden Rd	By Pond Cottage	1700s	Architectural Position	Pretty timbered cottage (formerly Little Thatch) Setting for grade II listed house, AONB
NDHA30	Sonning Common Road	Coppid Hall	1860s	Architectural History	Built on site of old Coppid Hall and Collins Farm in 1867 by Robert Phillimore and extended. Gardens, parkland and woods. Wren-style stables 1900. Country home of the Phillimores NP open countryside setting, AONB
NDHA31	Emmer Green Road	Chapel Cottage (Old mission hall)	1847	Architectural History	Former parish school. 1859 -1869 services held here while Shiplake Church was being restored. In 1871 bought by Sir Robert Phillimore; services continued until late 1940s
NDHA32	Emmer Green Road	Comp Cottage	1800s	Architectural	Built by Phillimore Estate late 19 <sup>th</sup> century
NDHA33	Emmer Green Road	Banda Lodge	1867	Architectural History Position	Unusual Victorian cottage, named after an Indian company

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					Built by Sir Robert Phillimore in 1867 following Enclosure Act, may have been built to close off a footpath to Coppid Hall
NDHA34	Emmer Green Road	Highfield House	1800s	Architectural History Position	Victorian inn with additions, large garden One of old village pubs, Coach & Horses, sited at gated entrance to Heath On boundary of Shiplake / Dunsden parishes
NDHA35	Thanksgiving Lane	Keepers Cottage The Thatch Cosy Cottage New Cottage	1800s	Architectural  Position	Four pretty estate cottages, arranged as groups of much older cottages might have been. Charming quiet rural area NP open countryside setting
NDHA36	Gravel Road	The Meadow	Late 1800s	Architectural	Cottage that provides much character to the local area
NDHA37	Gravel Road	Lilac Cottage	Late 1800s	Architectural	Cottage that provides much character to the local area
NDHA38	Gravel Road	Yew Cottage	Late 1800s	Architectural	Cottage that provides much character to the local area



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NDHA39	Gravel Road	Rose Cottage	1800s	Architectural	Cottage that provides much character to the local area
NDHA40	Gravel Road	East Cottage	1800s	Architectural	Cottage that provides much character to the local area
NDHA41	Gravel Road	Sandbanks	1800s	Architectural History	Cottage that provides much character to the local area
NDHA42	Gravel Road	Spring Terrace	c1900	Architectural History	Four terraced Victorian houses, enlarged and one added later. Once housed a shop
NDHA43	Gravel Road	Titcombe Cottage	1800s	Architectural	Two Victorian cottages combined long ago.
NDHA44	Dunsden Way	Bakery Cottage	1700s	Architectural History  Position	Recently restored to reveal pretty 18 <sup>th</sup> century features Village bakery in early 20 <sup>th</sup> century Centre of village, setting for grade II listed cottage

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NDHA45	Dunsden Way	The Homestead	1700s	Architectural History Position	Elegant architecture, main house on large plot, (barns later demolished for houses) Close to village centre and listed Thatched Cottage
NDHA46	Dunsden Way	Fosters Cottages (Fosters Lane)	1800s	Architectural History	Victorian semi-detached houses Built for farmworkers at nearby Fosters Farm, which was demolished
NDHA47	Dunsden Way	Holmwood Villas	1800s	History	Victorian semi-detached houses, for farmworkers
NDHA48	Dunsden Way	Prospect House	1891	Architectural History Position	Extended Victorian villa One of first village post offices for short time Last house in old Shiplake Parish, edge of settlement, faces Heath
NDHA49	Dunsden Way	Mustard Cottages	1800s	Architectural History  Position	Classic Victorian terrace of three houses Possibly for agricultural workers at Hampstead Farm Back on to old Heath

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NDHA50	Dunsden Way	The Old Club House	1826	Architectural History Position	Originally the Rising Sun pub, then a working men's club. Thatch damaged by fire and building restored 1954. Backs on to old Heath.
NDHA51	Dunsden Way	Sweetbriar Cottages	1800s	Architectural	Local architecture showing popular brickwork patterns
NDHA52	Dunsden Way	Hampstead Cottages (Hampstead Lane)	1800s	Architectural History	Pretty semi-detached cottages Victorian farm workers' homes, (Hampstead Anglo Saxon for Homestead)
NDHA53	Dunsden Way	Dunsden House	1800s	Architectural Position	Extended Victorian villa Once housed a shop
NDHA54	Dunsden Way	Radbrook Cottage	1800s	Architectural Position	Extended Victorian villa Boundary of parish
NDHA55	Dunsden Way	Applecroft	1800s	History	Larger than average Victorian house Edge of parish, backing old Heath

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NDHA56	Dunsden Way	Dragon Cottage	1800s	History Position	George & Dragon pub, closed 1955, now private house and motor repair works. First/last house in parish
NDHA57	Crowsley	Harvest House	1800s	History	Association with Crowsley Park estate, converted barn
NDHA58	Crowsley	Crowsley Park Farm Cottage	1700s	History	Association with Crowsley Park estate
NDHA59	Crowsley	Crowsley Grange	1700s	History	Association with Crowsley Park estate