



Heritage Statement

Whiteknights Campus, University of Reading

June 2026

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University of Reading

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Contents

1	Introduction	1
1.1	Purpose and Scope	1
1.2	Site Location	1
1.3	Methodology	2
1.4	Planning Policy.....	5
1.5	Authorship	5
2	Historic Baseline.....	6
2.1	Introduction	6
2.2	Historic Context.....	6
2.3	Map Regression.....	8
3	Significance Assessment.....	9
3.1	Definitions	9
3.2	Statement of Significance	9
4	Impact Assessment.....	13
4.1	Introduction	13
4.2	Description of Proposals.....	13
4.3	Impact Assessment.....	13
4.4	Conclusions	14
	References.....	15

Figures

Figure 1. Site Location	1
Figure 2. c.1830 Image of the Blandford house within Whiteknights Park	7
Figure 3: Park House in the early 20 th century.	8
Figure 4: Lodge to Whiteknights Park House.....	10
Figure 5: Boundary fence to No 11 Elmhurst Road.....	10
Figure 6: Redlands Road Conservation Area.....	12

Tables

Table 1. Key Data Sources	3
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Appendices

Appendix A	Legislation and Policy
Appendix B	Designations
Appendix C	Map Regression



1 Introduction

1.1 Purpose and Scope

- 1.1.1 Stantec UK Limited has been instructed by the University of Reading (UoR) to prepare a Heritage Statement to accompany the submission of a full planning application for the replacement of boundary treatments at the UoR's Whiteknights Campus, Reading, RG6 6UR.
- 1.1.2 The proposed description of development for which full planning permission is sought is as follows: *"Removal and replacement of existing boundary fencing and gates"*.
- 1.1.3 Paragraph 207 of the National Planning Policy Framework 2025 (NPPF) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this Statement.

1.2 Site Location

- 1.2.1 The University of Reading's Whiteknights Campus (National Grid Reference (NGR): SU 73763 71814) is set in 130 hectares, featuring a lake, open grassland spaces, woodlands and the Harris Gardens, in addition to its academic and student accommodation buildings. The Campus is located to the southeast of central Reading, bounded by Shinfield, Elmhurst, Upper Redlands, Whiteknights and Wilderness Roads and Pepper Lane. The southeastern part of the Campus is situated within Wokingham Borough and the northwestern part of the Campus is located within Reading Borough.
- 1.2.2 As shown on the submitted Site Location Plan (**Figure 1**), the 'Site' comprises sections of the external boundary of Whiteknights Campus, which generally abut public highways and footways. These boundary sections are typically characterised by a combination of existing chain-link mesh fencing and close-board timber fencing, set alongside mature trees, hedgerows and grass verges.

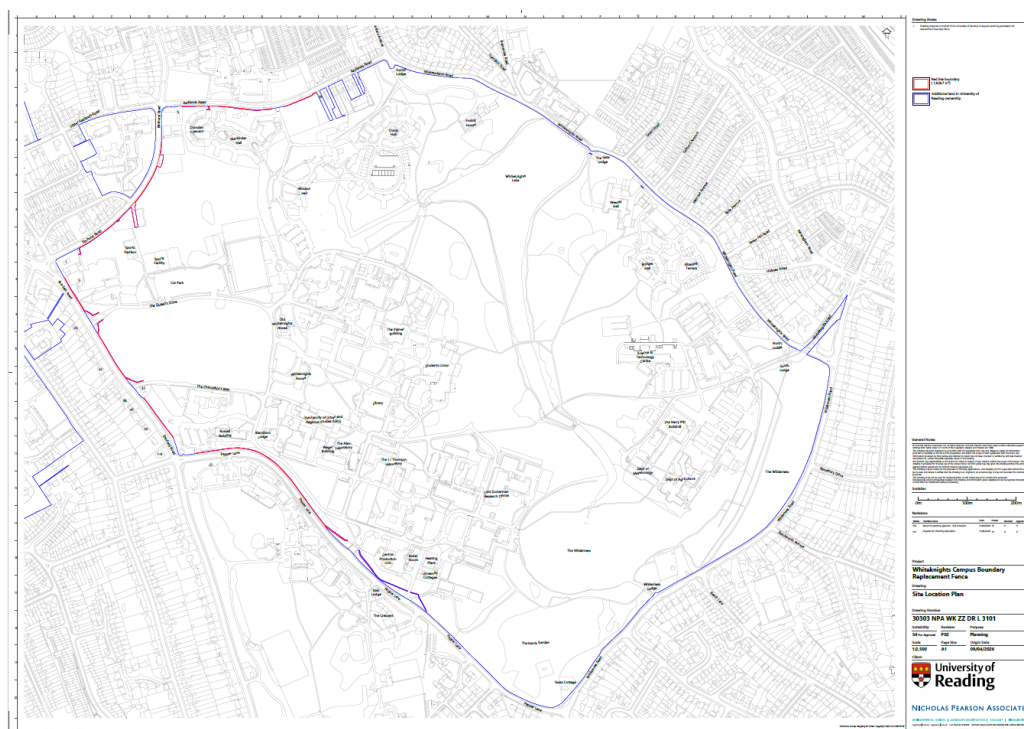


Figure 1. Site Location



- 1.2.3 In particular, along Whiteknights Road, Pepper Lane and at Earley Gate, the campus boundary fencing is visually integrated within a wider framework of planting. Public movement routes, including roads, footways and a public right of way run adjacent to and through this area.

1.3 Methodology

- 1.3.1 This Statement will set out a brief history of the Site and its surroundings together with a statement of significance of those heritage assets potentially affected by the proposals. It will go on to consider the residual impacts of the proposals within the legislative and planning policy context.
- 1.3.2 This Statement focuses on built heritage assets. Given that the proposed works are localised, limited in extent, and confined to areas of previous disturbance, a separate archaeological assessment is not considered proportionate or necessary. Archaeology is therefore not considered a constraint to the applications.

Guidance

- 1.3.3 This Statement has been prepared in accordance with the NPPF and guidance issued both by the Chartered Institute for Archaeologists (CIfA) and Historic England, including Good Practice Advice (GPA) and Historic Environment Advice Notes (HEANs). These are listed in full in the References section of this Statement.

Study Area

- 1.3.4 An initial study area comprising the Site and 250m radius from the Site boundary was used as a starting point to identify potential heritage assets requiring assessment.
- 1.3.5 This initial work did not determine the final study area, and assets located beyond the preliminary parameters were also considered in order to understand any potential relationships with the Site. Through a combination of desk-based research, analysis of historic landscape context, review of visual and topographic conditions, this iterative approach ensured that any asset that may be affected, was included in the assessment.
- 1.3.6 Given the limited and localised nature of the proposed works, it was determined that most heritage assets in the wider landscape would not be harmed by the proposals. As such, it was concluded that this Statement would focus specifically on those heritage assets which formed part of the UoR Whiteknights Campus and had the potential to be impacted by the proposals through a change to their setting. These comprise:
- Lodge to Whiteknights Park House – Grade II (NHLE: 1113576)
 - No 11 (Including Stables to North West and to North) – Grade II (NHLE: 1113471)
 - Redlands Conservation Area
- 1.3.7 No non-designated heritage assets were identified as potential receptors to the development within the Reading Borough Council administrative area. Whiteknights Park is considered to be a non-designated heritage asset by Wokingham Borough Council, the majority of which falls outside of the administrative boundary of Reading Borough Council. The park is considered in a separate Heritage Statement submitted to Wokingham Borough Council concerning the same proposals.

Data Sources

- 1.3.8 To determine the historic environment potential of the Site and its surroundings, a broad range of standard documentary and cartographic sources were examined to determine the likely nature, extent, preservation, and significance of any known heritage assets that may be present. **Table 1.** below provides a summary of the key data sources consulted.



Table 1. Key Data Sources

Source	Data	Comment
Historic England	National Heritage List for England (NHLE) with information on statutorily designated heritage assets	Statutory designations (Scheduled Monuments; statutorily Listed Buildings; Registered Parks and Gardens; Historic Battlefields; Protected Wrecks) can present a significant constraint to development.
Local Planning Authority	Conservation Area Appraisals	An area of special architectural or historic interest the character or appearance, designated by LPAs
	Locally Listed Buildings	Building of local importance designated by the local planning authority due to architectural and/or historic significance. Whilst not statutorily protected, inclusion on the list means that it is a material consideration in the planning process.
	Local Historic Parks and Gardens	Parks and gardens of local importance identified by the local planning authority due to their heritage interest. Whilst not statutorily protected, inclusion on the list means that it is a material consideration in the planning process.
Online	Historic maps (e.g. tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment. All Ordnance Survey (OS) mapping was obtained from Emapsite.

Site Visit

1.3.9 A site visit was undertaken on 23rd April 2026 to inform the built historic environment assessment, and to collect the photographic record of the baseline. This exercise also enables the consultant to:

- Determine the extent of intervisibility between the Site and any existing built heritage assets within the surrounding area;
- Determine the visibility of the proposals;
- Gain further understanding of the landscape components which contribute to historic landscape character; and
- Understand the potential visual effects to the setting of the built heritage receptors.

Definitions

1.3.10 Annex 2: Glossary of the NPPF defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated and assets identified by the local planning authority (including local listing).”

1.3.11 Heritage significance is defined in Annex 2 of the NPPF (2024) as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”



1.3.12 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic, or historic. The definitions are provided in the updated Planning Practice Guidance (PPG).

1.3.13 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is described in Annex 2 of the NPPF 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.”

1.3.14 Setting is the way in which the asset is understood and experienced. It is not an asset in itself and differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

Assessment of Significance

1.3.15 The assessment of significance of the identified heritage assets follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated ‘Planning Policy Guidance’ (2014).

1.3.16 The assessment of significance is also informed by Historic England’s Good Practice Advice in Planning (GPA) ‘Note 2: Managing Significance in Decision Taking in the Historic Environment’ (2015) and ‘Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets’ (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.

1.3.17 The heritage interest of an asset’s physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

1.3.18 The contribution of a given site or application area to an asset’s significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process..

1.3.19 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England’s guidance document ‘Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets’ (GPA3, 2017). These stages are:

- **Step 1:** Asset Identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e., designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
- **Step 2:** Assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.
- **Step 3:** Assess Change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from ‘high’ to ‘medium’ due to changes in setting). For this reason,

the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).

- **Step 4:** Mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e., embedded design mitigation).
- **Step 5:** Reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.

Assessment of Harm

- 1.3.20 Professional judgement is used to consider the impact of future development on the significance of identified heritage asset. When assessing harm, it is the degree of harm to the asset's significance that is to be assessed, rather than the scale of development. Harm can arise as a result of direct and indirect impacts to heritage assets, for example through physical alterations or through development within their setting.
- 1.3.21 Harm is assessed in NPPF terms as 'no harm,' 'less than substantial harm', 'substantial harm' or 'total loss of significance.'

Assumptions and Limitations

- 1.3.22 The following assumptions and limitations apply to this assessment:
- The baseline assessment has been based on information readily available at the time of undertaking the assessment;
 - The baseline assessment relies on the accuracy of secondary source data. There is always some degree of uncertainty in relation to these sources;
 - During the site visit, weather conditions, the time of day and seasonal factors influenced the visual assessment and photographic record of the environment;
 - Access to private properties has not been obtained; and
 - Archival material relating to the Site and study area was not consulted in person at the Royal Berkshire Archives. An initial review of the online catalogue did not reveal any further relevant information, to what could be obtained online, that would inform our understanding of the Site and its historic development. Whilst there may be other material held in private collections, local repositories, and the National Archives, it was not possible to view these as part of the assessment, and this is not considered proportionate to the nature of the proposals.

1.4 Planning Policy

- 1.4.1 Planning policy relevant to this Statement is included in **Appendix A**.

1.5 Authorship

- 1.5.1 This Heritage Statement has been prepared by Catherine Knowles (Heritage Planner, MSc) and overseen by Emily Taylor (Heritage Associate, ACIfA). The authors are responsible for the analysis, evaluation, and conclusions presented in this document, drawing on professional experience, sector guidance, site-based research, and documentary evidence. This Statement has been produced in accordance with recognised industry standards, including the principles of professional ethics, objectivity, and competency required by the Institute for Historic Building Conservation (IHBC).



2 Historic Baseline

2.1 Introduction

- 2.1.1 The following section provides a high-level summary of the historic development of the Site and its surroundings. The level of information provided is proportionate to the nature of the proposals and accords with the assessment methodology specified in HEANs and GPAs produced by Historic England.

2.2 Historic Context

Reading

- 2.2.1 Reading is first recorded in documentary sources in 871AD as '*Readingas*' from Anglo-Saxon documentary sources¹, and place name evidence suggests Reading in Old English means '*Reada's people*'². The Abbey of St Martin owned several properties in Reading following the Norman Invasion. Its position at the confluence of the River Kennet and overlooking the River Thames led it to become a centre for trade and agriculture, comprising 102 households in 1086³. In 1121 Reading Abbey was founded by Henry I. Throughout the medieval period the town grew in prosperity and as an urban centre, once possessing a castle⁴ and by the 12th century a prosperous merchants guild. By 1525 Reading was the largest town in Berkshire.
- 2.2.2 Despite the Dissolution, the town remained significant, and during the English Civil War played a significant role, exchanging hands between the Royalists and Parliamentarians. In the 18th century the Industrial Revolution spurred on the growth of the brewing trade and a major iron works in the town. Developments in canal technology in the first half of the 19th century propelled trade in Reading via the Bristol Channel. The Great Western Railway opened a station at Reading in 1841, followed by others. These transport developments supported the rapid development and expansion of the town. Reading's gaol was built in the mid-19th century and its renowned for its association with Oscar Wilde. During the 20th century there was a decline in the earlier industries, but growth expanded in education and technology with the establishment of the University of Reading in 1926.

University of Reading

- 2.2.3 The University of Reading was established in 1892 as the University Extension College, an extension college of Christchurch College, Oxford. It subsequently merged with the Schools of Science and Art to form Reading College, and this became University College Reading in 1902, following its approval to participate in the Parliamentary grant to University Colleges in 1901. The College expanded its range of subjects and the demand for space prompted a new campus. In 1904 the University was given the London Road campus site by the Palmer family, funding supported by Lord and Lady Wantage. The University was awarded a charter to distribute its own degrees in 1926⁵. Following the Second World War, the University moved to the Whiteknights Campus, a non-designated 18th century historic parkland which became the core of the institution.

Whiteknights Park

- 2.2.4 During the medieval period the UoR Whiteknights Campus originated as the manor of Erleigh St Nicholas. It was originally the home of John De Erleigh II and took its name from the nickname

¹ VCH Berks Vol 3 (1923)

² University of Nottingham (2024)

³ Palmer and Powell-Smith (2016)

⁴ Romero 2020

⁵ University of Reading (2015)



of his grandson, John De Erleigh IV (the 'White Knight'). It comprised a c. 40 acre deer park and remained in the De Erleigh's ownership until the 1360s⁶.

- 2.2.5 It was subsequently held under the ownership of the Aldryngton family. In 1606 the estate was purchased by Sir Francis Englefield, as a substitute home, after the Englefield estates were confiscated in 1585 due to their Catholic beliefs under Protestant rule. The Englefield family sold the estate in 1798 to the Marquis of Blandford, George Spencer.
- 2.2.6 The Marquis of Blandford invested into the parkland and established well-laid out gardens with a vineyard, a wilderness, a gothic chapel, and botanical gardens full of rare plants⁷. The Marquis went bankrupt in 1819, and the Marquis (now the 5th Duke of Marlborough) moved into his family home Blenheim Palace. The estate was sold off, and the main house was demolished in 1840 (**Figure 2**). The only tangible surviving evidence of this parkland today is the Wilderness, some surviving trees, the North and South Lodge and a garden feature (Grade II Listed; NHLE: 1118127).



Figure 2. c.1830 Image of the Blandford house within Whiteknights Park⁸

- 2.2.7 The estate was purchased in 1849 by the Goldsmid family⁹ and the land was broken up into separate leaseholds in 1867, with seven substantial houses built comprising Erleigh Whiteknights (later known as Erleigh Park), Foxhill (now Foxhill House), Whiteknights (now Old Whiteknights House), Blandford Lodge (Grade II Listed; NHLE: 1157221), Park House, Whiteknights Park (now Park House) (**Figure 3**) and The Wilderness constructed in the parkland setting.
- 2.2.8 Whiteknights Park was built by Charles Easton, a Reading solicitor, for himself in 1859, and came with 51 acres and three lodges. He leased three other houses on the estate, The Wilderness, Erleigh Park, and Old Whiteknights House. Several of these houses were demolished in the mid-20th century. These included Park House, Erleigh Whiteknights and The Wilderness. The remainder are extant, forming part of the UoR Whiteknights Campus alongside associated outbuildings including lodges and No 11 (Grade II Listed; NHLE: 1113471) which comprises a former dairy, cottage, and stables.
- 2.2.9 The wider site was later reunited as a public park. In 1947, the University of Reading purchased the estate¹⁰, an operation that was overseen by Vice-Chancellor Frank Merry Stenton (1880-1967)¹¹.
- 2.2.10 During the Second World War, part of the park closest to the Earley Gate entrance to the east was used as government offices. Italian and German prisoners of war built a hospital to receive casualties from the D-Day landings¹². After the war, the area was used by the Region 6 War

⁶ Nash Ford 2001

⁷ Soames (1987)

⁸ Ford Nash 2001

⁹ RPS 2008

¹⁰ University of Reading (2025)

¹¹ Stack (2026)

¹² <https://collections.reading.ac.uk/special-collections/explore/online-exhibitions/university-heritage-whiteknights-park-1849-1946/>

Room for civil defence in south-central England. The principal structure, a nuclear war bunker, still survives (Grade II Listed; NHLE: 1393194).



Figure 3: Park House in the early 20th century¹³.

2.3 Map Regression

- 2.3.1 The earliest available map reviewed for the purpose of this Statement dated to 1756¹⁴ and records the changes made under the Englefield family. This included the introduction of gate lodges and creation of central lawns and formal gardens close to the main Whiteknights house.
- 2.3.2 The character of the parkland under the Marquis of Blandford is recorded on a 1820s map of the estate¹⁵, comprising botanical gardens with outbuildings, Chantilly gardens, footpaths, reconfigured formal gardens, and removal of the former gatehouse lodges.
- 2.3.3 Mapping from the mid-19th century, including the 1843 Tithe Map of Earley Liberty¹⁶, records the park following the demolition of the main house. The 1840 Tithe Map of St Giles¹⁷ records the presence of a kitchen garden.
- 2.3.4 The subsequent evolution of the Site is clearly demonstrated on OS mapping (**Appendix B**) from the late 19th century onward, with subdivision of land, construction of Victorian houses and extant lodge to Whiteknights Park, and dairy, cottage and stables on Elmhurst Road. Significant change is recorded further from the mid-20th century onward associated with the expansion of the UoR Whiteknights Campus, firstly in the east, and later from the central core outward with the northern extent developed for halls.

¹³ <https://collections.reading.ac.uk/special-collections/explore/online-exhibitions/university-heritage-whiteknights-park-1849-1946/>

¹⁴ 1756 Plan of the Lordship and Liberty of Earley, in RPS 2008, Fig 4

¹⁵ Plan of the Tithings of Sonning Town, Woodley and Sandford and Earley, in RPS 2008 Fig 5

¹⁶ Earley Liberty Parish of Sonning, Berks (1834) available at: <https://www.thegenealogist.co.uk/>

¹⁷ Plan of the Parish of St Giles, Reading ...Berks (1840) available at: <https://www.thegenealogist.co.uk/>

3 Significance Assessment

3.1 Definitions

- 3.1.1 The heritage interests of the assets scoped into this assessment in Section 2 are considered below.

3.2 Statement of Significance

Lodge to Whiteknights Park House

- 3.2.1 The Lodge to Whiteknights Park is a Grade II Listed Building in the western extent of the Whiteknights Campus (**Figure 4**). It is a late 19th century single storey building in Gothic Revival style. It was built as an entrance lodge to Whiteknights Park House, now known as Park House within the core of the UoR Campus).
- 3.2.2 The lodge is of historic and architectural interest as it is representative of the development of the Whiteknights estate in the late 19th century under Charles Easton, and its architectural style, form and fabric and evolution. It has group value with the Whiteknights Park House and Park House Lodge.
- 3.2.3 The Lodge is located on Shinfield Road which demarcates the western extent of UoR Whiteknights Campus. Its setting comprises a setback position from the roadside within its own grounds, adjacent to an access route into / from the campus. Historically this access would have formed a principal approach to the main house, although this has been altered through changes to Whiteknights Park derived from the expansion of the UoR. Despite this, the route remains legible and combined with the presence of woodland in this area enables an appreciation of the historic landscape character at the time of the lodge's construction and initial use. Due to the presence of woodland bordering Shinfield Road, the experience of the lodge from the roadside is limited beyond its immediate confines and best appreciated, in its context, in close proximity.
- 3.2.4 The Site comprises a simple metal fence to the campus boundary and decorative ironwork fences and low brickwork walls surrounding the lodge. It represents the boundary to the western extent of the UoR Campus and the former Whiteknights Park estate. The decorative iron and brick walls with accompanying brick gate piers are curtilage-listed with the building and make a positive contribution to the asset's setting and significance. The metal boundary fence to the campus makes a neutral contribution to the setting and thus significance of the lodge.



Figure 4: Lodge to Whiteknights Park House

No 11 (Including Stables to North West and to North)

- 3.2.5 No 11 Elmhurst Road comprises a group of Grade II Listed Buildings located within the northwestern extent of the Whiteknights Campus (**Figure 5**). The group comprises an octagonal dairy, with attached cottage orné, and two stables. Built in an Arts and Crafts style, they were formerly associated with the former late 19th century Park House, now demolished.



Figure 5: Boundary fence to No 11 Elmhurst Road

- 3.2.6 The building group has historic and architectural interest derived from its historic associations with the development of the Whiteknights estate in the late 19th century and the architectural style, form and fabric which is representative of the Arts and Crafts movement. The buildings have group value with each other, enabling an appreciation of the functions performed by a Victorian estate.

- 3.2.7 The building group is located at the corner of Elmhurst Road and Upper Redlands Road at the northern boundary to the Whiteknights Campus. The setting of these buildings comprises their proximity to one another and the parkland context of the campus, in addition to lawns at the south, and a small enclosed garden to the north of the cottage. This setting contributes positively to their heritage significance.
- 3.2.8 Historically the setting of these buildings was defined by the landscaped grounds of Park House, the main house and formal gardens located to the east. The main house was demolished during the expansion of UoR's student accommodation facilities, which has significantly altered the building group's setting by severing its connection to the core of the late 19th century estate. This former landscape is therefore best appreciated on cartographic and documentary sources.
- 3.2.9 The Site is comprised of timber fences with concrete posts to the northwestern extent of Whiteknights Campus boundary which surrounds the No 11 building group. The design of the fence is simplistic and makes a neutral contribution to the significance of the building group.

Redlands Conservation Area

- 3.2.10 The Redlands Conservation Area was designated in 1991. The Conservation Area Appraisal was published in March 2008. The summary of special interest is detailed below¹⁸:

"The Redlands Conservation Area comprises a tightly drawn essentially Victorian/Edwardian suburb of Reading, loosely centred around Christchurch Green, bounded by Redlands Road, Upper Redlands Road and Elmhurst Road. The boundaries of the area are indicated on the Appraisal Map appended to this report. It was formally designated on 12 February 1991 following a period of public consultation, which resulted in the amendment of the originally proposed boundary by the addition of Wantage Hall and the University Music Department fronting Upper Redlands Road.

Apart from three properties on Christchurch Road, which date from about 1800, the area has no listed buildings, although attempts are being made to list Wantage Hall. Notwithstanding this, the area contains a wide variety of house types and architectural styles from the Victorian and Edwardian periods, the majority of which retain their original character.

The earliest houses date from around the 1850s. Much of New Road and the south side of Upper Redlands Road was developed by 1873. This contrasts with Marlborough Avenue and the north side of Elmhurst Road, where development was not begin until the 1890s.

*The sheer variety, exuberance and blending of the architectural styles of the Victorian period in such close proximity makes the area attractive and worthy of Conservation Area status. This is reinforced by the retention of boundary walls and railings throughout the area which, together with mature tree cover, give the area its coherence."*¹⁹

¹⁸ Please note that Wantage Hall was listed in April 2008

¹⁹ Reading Borough Council (2008)





Figure 6: Redlands Road Conservation Area.

- 3.2.11 There are four character areas identified in the Conservation Area Appraisal (**Figure 6**), the Site forming part of Character Area 3: Marlborough Avenue and Elmhurst Road. This area is identified for its historic and architectural interest derived from the 19th century residential development in varying architectural styles. The setback nature of development and greenery enhances the overall visual interest and experience of the area along with low-rise boundary treatments.
- 3.2.12 The setting of Redlands Conservation Area is defined by the UoR Campus buildings within Whiteknights Park and low-rise residential development associated with the suburban expansion of Reading in the late 19th and 20th century. The majority of development has suburban character in a linear street pattern with cul-de-sacs and minor roads stemming from Redlands Road. This provides a limited contribution to the overall significance of the area. The open green fields within the UoR's Athletics Pavilion do positively contribute, providing visual interest and green aesthetic which breaks up the townscape.
- 3.2.13 Boundary treatments to the UoR Campus on Elmhurst Road encompassed within the Site, are located at the southern boundary of the Conservation Area. These comprise timber fences in poor condition with overgrown ivy. Whilst the ivy does contribute to the verdant character of the suburban townscape and wooded parkland beyond, the fence makes a negative contribution to the significance of the Redlands Conservation Area due to its poor state of repair.

4 Impact Assessment

4.1 Introduction

- 4.1.1 In examining the potential impact of the proposed application, this section considers the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the historic environment. It then draws conclusions on the extent of any resulting harm or benefit, in NPPF terms.
- 4.1.2 It also considers the overall applications in relation to national and local planning policy. All policy is listed in full in **Appendix A**.

4.2 Description of Proposals

- 4.2.1 The proposals comprises the removal and replacement of existing boundary fences and gates along sections of the external boundary. The replacement fencing would broadly follow the alignment of the existing campus boundary, along sections of Redlands Road, Elmhurst Road, Shinfield Road and Pepper Lane, and no changes to land use are proposed. Vegetation surrounding the grounds will be cut back behind the boundary line to facilitate access for grounds maintenance and installation of the new fences. Trees and woodland belts will be retained.
- 4.2.2 The above should be read in conjunction with the Planning Statement and application pack.

4.3 Impact Assessment

Direct Impacts

- 4.3.1 The proposals would result in a limited direct impact on the Redlands Conservation Area, the southern boundary of which is located within UoR Whiteknights Campus along Elmhurst Road, through removal and replacement of boundary treatments.
- 4.3.2 The proposals would make a minor positive change to the edge of the Conservation Area by replacing boundary treatments that are in poor condition and permitting more permeable views of the green space within Whiteknights Campus. This would improve legibility of the parkland character of the campus which makes a positive contribution to the setting and significance of the Conservation Area. The proposals are modest and would not alter the layout, character, or appearance of the Conservation Area. Therefore, no harm will be incurred on the significance of the Conservation Area through changes to its character or appearance.

Indirect Impacts

- 4.3.1 The proposals would result in indirect impact on The Lodge to Whiteknights Park House and No 11 (including Stables to North West and to North), through a change to their setting.
- 4.3.2 The standardisation of the boundary treatment around the UoR Whiteknights Campus is not considered to harm the significance of these assets through localised changes to their settings. Proposals are modest and would not remove any elements that contribute positively to the settings of the assets, and thus harm their significance. Boundary treatments introduced would not be visually prominent; they would not detract from the significance of the built heritage assets. The buildings, and their principal surroundings, would remain legible and appreciable, and the proposed cohesive approach to the campus boundaries would not negatively impact on the experience of either asset. Proposals would create better permeability within the woodland that borders the campus, allowing a better understanding of the historical parkland context to the assets. The proposals would therefore not result in harm to either asset through change to its setting.

4.4 Conclusions

- 4.4.1 Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new built form buildings are carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.
- 4.4.2 To conclude the proposals would not result in harm to the historic environment. Whilst there is a change posed, the experience, legibility and appreciation of the historic environment, its relationships and associations, would be preserved. There would be no harm to the significance of built heritage.
- 4.4.3 The proposals meet the statutory and policy tests set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 as significance of these Listed Building is preserved for current and future generations. The proposals also accord with Chapter 16 of the NPPF, particularly:
- Paragraph 208 as conflict between conservation of the heritage assets and the works has been avoided; and
 - Paragraph 210 as the significance and the positive contribution they make is sustained.
- 4.4.4 For the same reasons, the proposals are in accordance with Reading Local Plan policies, specifically:
- EN1: Protection and Enhancement of the Historic Environment – the proposals would preserve the settings of heritage assets.
 - EN3: Enhancement of Conservation Areas – the special interest, character and architecture of the Conservation Area has been conserved; and
 - EN6: New Development in a Historic Context – the development respects and where possible enhances the historic character of the area through enabling better visual permeability with the verdant character of the campus.

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Appendix A Legislation and Policy

A.1 Planning (Listed Buildings and Conservation Areas) Act 1990

- A.1.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- A.1.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):
- Grade I: Buildings of exceptional interest;
 - Grade II*: Particularly important buildings of more than special interest;
 - Grade II: Buildings of special interest which warrant every effort being made to preserve them.

A.2 National Planning Policy Framework

- A.2.1 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- A.2.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 207).
- A.2.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 203 and 210).
- A.2.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 205).
- A.2.5 Paragraphs 212 to 215 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 215 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- A.2.6 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 216).



- A.2.7 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 218).
- A.2.8 Paragraph 219 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to better reveal the significance of the asset should be treated favourably.
- A.2.9 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

A.3 Local Policy

Reading Borough Local Plan

- A.3.1 The Reading Borough Local Plan was adopted November 2019. The following heritage policies are relevant to the Site and proposed development:

- EN1: Protection and Enhancement of the Historic Environment

Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Scheduled Monuments;
- Historic parks and gardens; and
- Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.

All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.

The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.



Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

- EN3: Enhancement of Conservation Areas

The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include:

- Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture;
- Restoring original building features;
- Removing inappropriate additions or alterations to buildings;
- Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area;
- Improving signage and street furniture;
- Restoring or re-establishing appropriate paving, railings or walls;
- Sympathetic landscaping and planting;
- Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area;
- Signage that reveals and promotes the Conservation Area and its boundaries;
- Interpretation panels to inform the public of the area's historical significance.

Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development.

- EN6: New Development in a Historic Context

In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development. When determining planning applications for new development, the following factors will be taken into consideration:

- a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space);
- b. Sensitivity to historic context;
- c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);
- d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.



- A.3.2 The Redlands Conservation Area Appraisal is a material consideration within the planning process. The summary of special interest and location map has been provided in **Appendix B**.



Appendix B Designations

B.1 Lodge to Whiteknights Park House

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1113576
Date first listed: 14-Dec-1978
List Entry Name: Lodge to Whiteknights Park House
Statutory Address 1: LODGE TO WHITEKNIGHTS PARK HOUSE, 31, SHINFIELD ROAD

Location

Statutory Address: LODGE TO WHITEKNIGHTS PARK HOUSE, 31, SHINFIELD ROAD
The building or site itself may lie within the boundary of more than one authority.
District: Reading (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SU 72956 71790

Details

SHINFIELD ROAD 1. 5128 No 31 (Lodge to Whiteknights Park House) SU 77 SW 17/566 II 2. Late C19. Single storey asymmetrical lodge formerly serving Whiteknights Park House. Red brick with a diaper of grey headers. Slate roof. 2 gables to front with bargeboards. Porch to right, bay window to left. Paired octagonal chimneys. Gabled projection to road. Decorative timbering in gable to east. Brick gate pier and quadrant dwarf wall with railings.

Listing NGR: SU7295671790

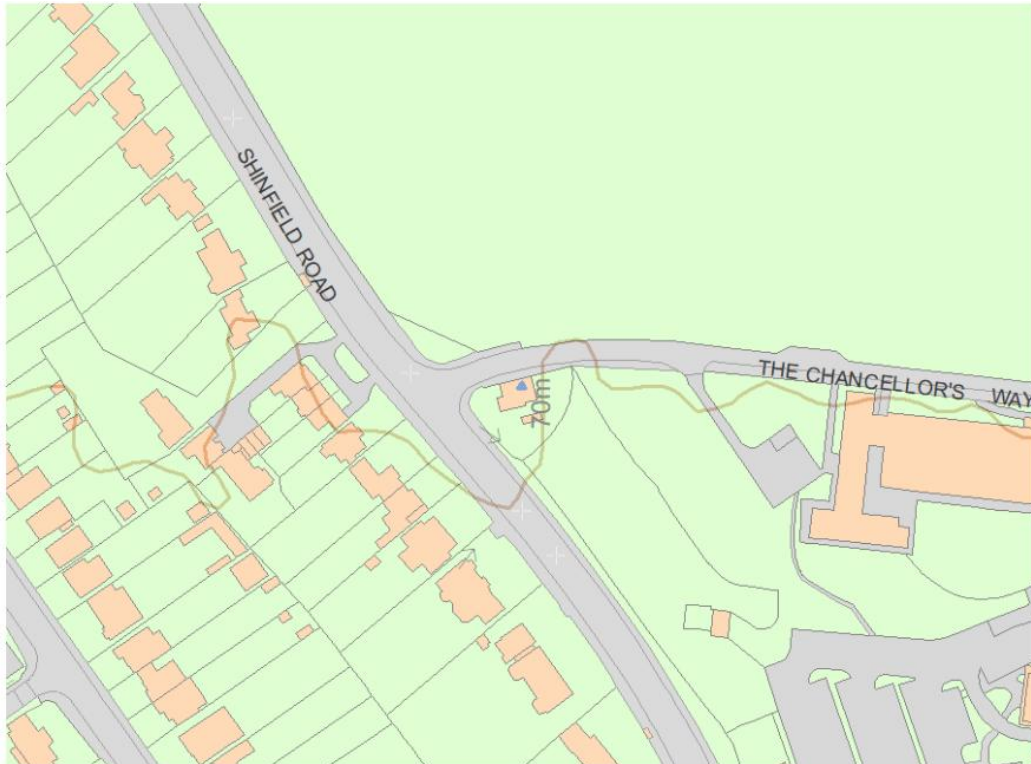
Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: 39164
Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





B.2 No 11 (Including Stables to North West and to North)

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113471

Date first listed: 14-Dec-1978

List Entry Name: No 11 (Including Stables to North West and to North)

Statutory Address 1: NO 11 (INCLUDING STABLES TO NORTH WEST AND TO NORTH), 11, ELMHURST ROAD

Location

Statutory Address: NO 11 (INCLUDING STABLES TO NORTH WEST AND TO NORTH), 11, ELMHURST ROAD

The building or site itself may lie within the boundary of more than one authority.

District: Reading (Unitary Authority)

Parish: Non Civil Parish

National Grid Reference: SU 73005 72358

Details

ELMHURST ROAD 1. 5128 No 11 (Including stables to north-west and to north) SU 7272 9/476 II 2. Red brick dairy, cottage-orne probably by Joseph Morris circa 1890s. Engaged octagonal dairy to west. Gables and gablets have triangular shape with moulded edges. Tiled roofs, hipped to dairy with vents to each side. Peristyle roof on posts forms ground floor verandah. Casement windows. Living quarters to east with corniced and ridged chimney. Door to south stable to north-west, red brick with tiled roof, hipped to west; louvred vent in ridge; central gabled projection to south. Stable to north of dairy. Weather-boarded on brick plinth. Tiled roof.



Listing NGR: SU7300572358

Legacy

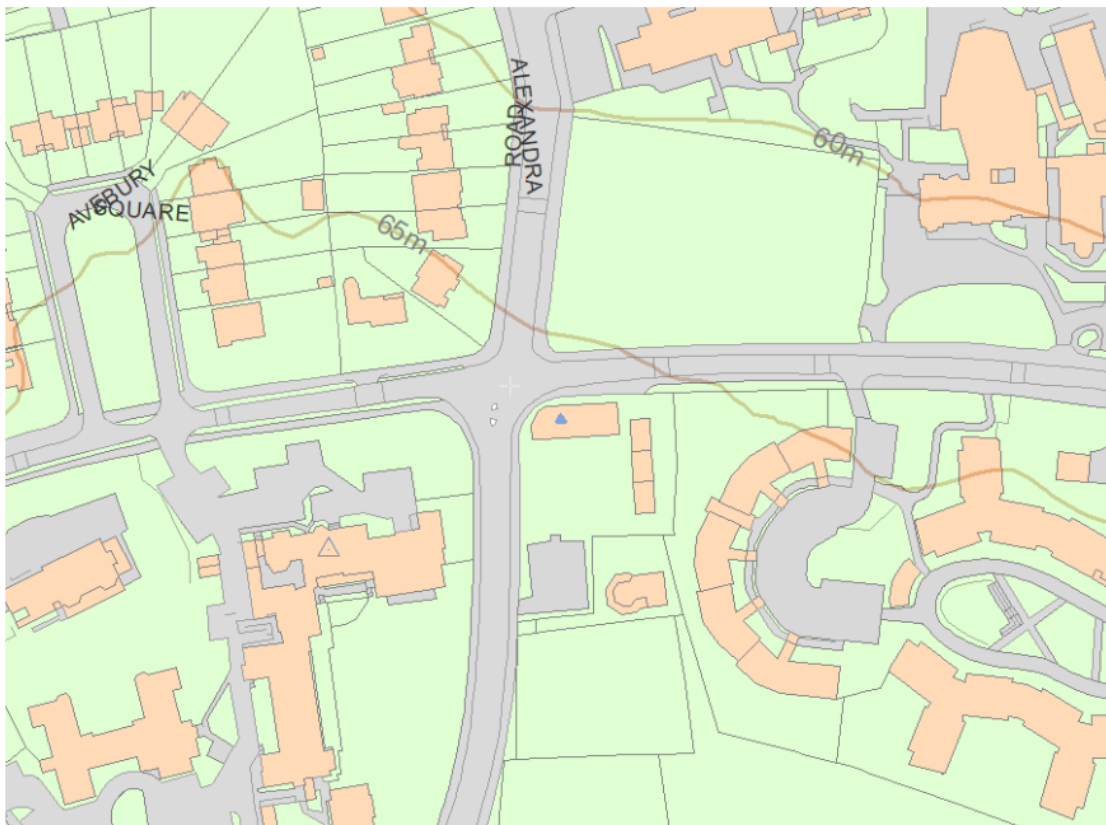
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Legacy System number: 38921

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



B.3 Redlands Conservation Area

Summary of special interest

B.3.1 The Redlands Conservation Area comprises a tightly drawn essentially Victorian/Edwardian suburb of Reading, loosely centred around Christchurch Green, bounded by Redlands Road, Upper Redlands Road and Elmhurst Road. The boundaries of the area are indicated on the Appraisal Map appended to this report. It was formally designated on 12 February 1991 following a period of public consultation, which resulted in the amendment of the originally proposed boundary by the addition of Wantage Hall and the University Music Department fronting Upper Redlands Road.

B.3.2 Apart from three properties on Christchurch Road, which date from about 1800, the area has no listed buildings, although attempts are being made to list Wantage Hall. Notwithstanding this, the area contains a wide variety of house types and architectural styles from the Victorian and Edwardian periods, the majority of which retain their original character.

- B.3.3 The earliest houses date from around the 1850s. Much of New Road and the south side of Upper Redlands Road was developed by 1873. This contrasts with Marlborough Avenue and the north side of Elmhurst Road, where development was not begin until the 1890s.
- B.3.4 The sheer variety, exuberance and blending of the architectural styles of the Victorian period in such close proximity makes the area attractive and worthy of Conservation Area status. This is reinforced by the retention of boundary walls and railings throughout the area which, together with mature tree cover, give the area its coherence.



Appendix C Map Regression



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Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	County Series
Map date:	1898
Scale:	1:10,560
Printed at:	1:10,560



Date: 1898
Surveyed: 1877
Revised: 1898

Date: 1898
Surveyed: 1876
Revised: 1898

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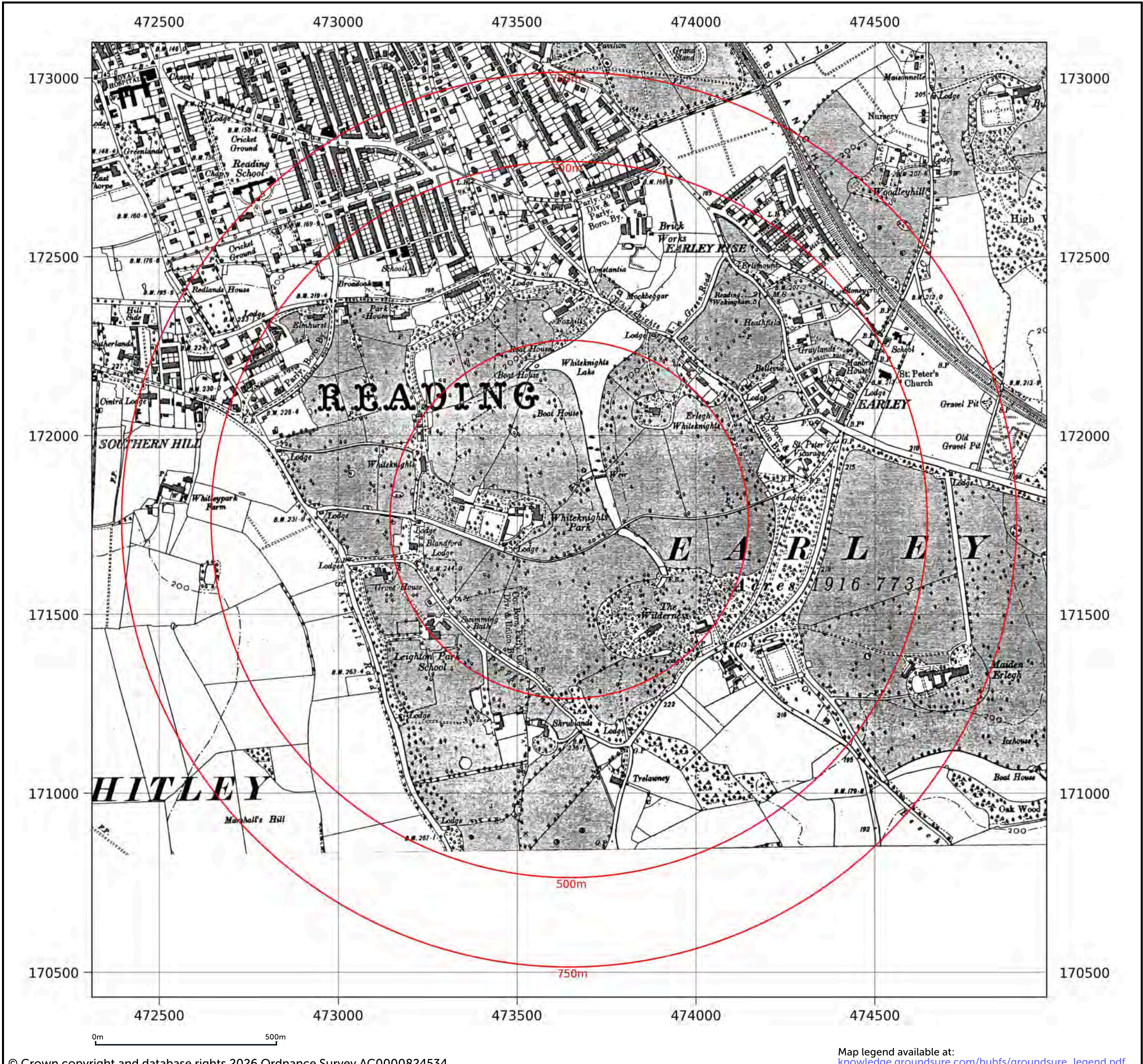
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Date: 1900
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Revised: 1898
Edition: 1900

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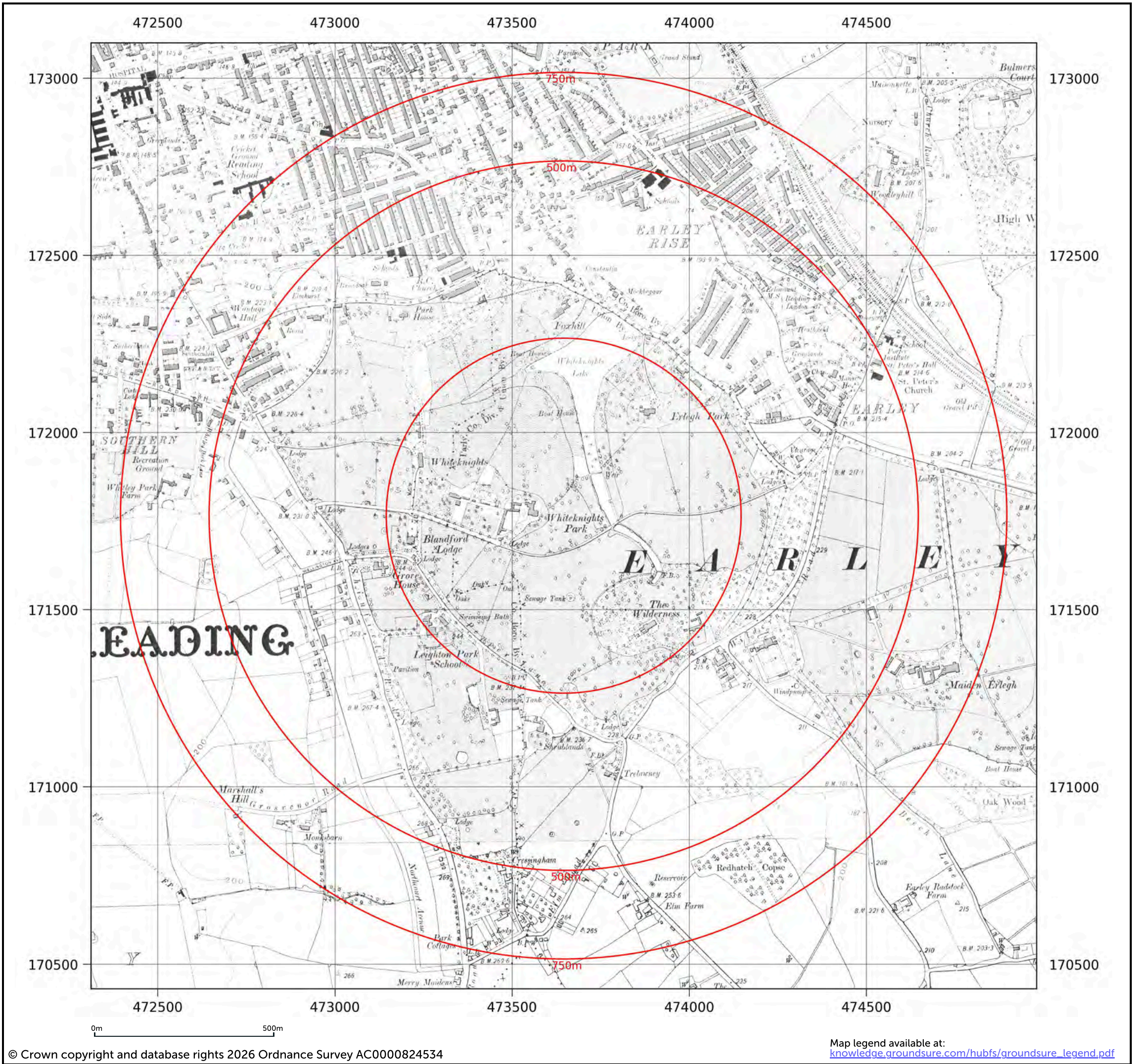
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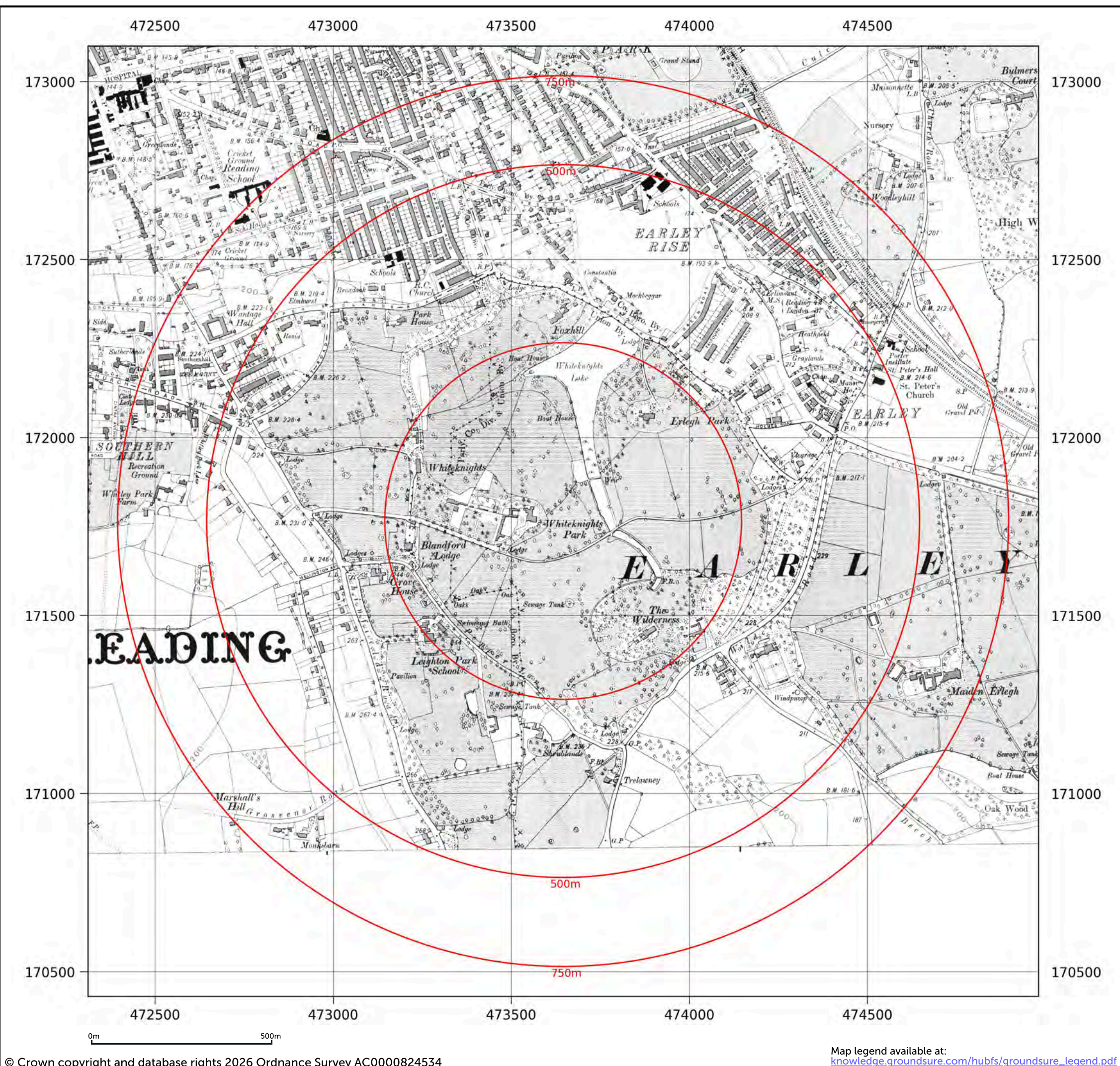
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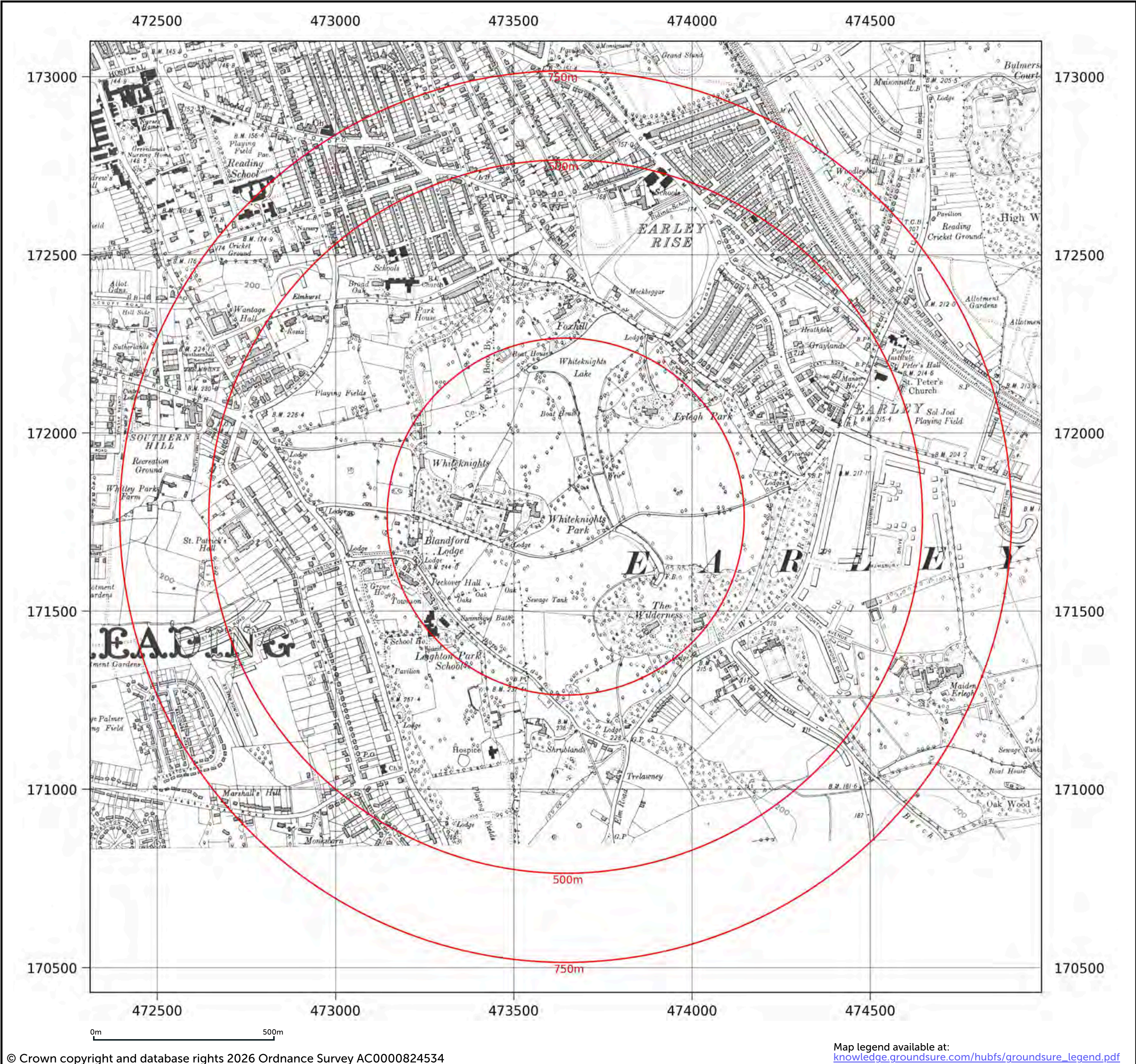
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Edition: 1938

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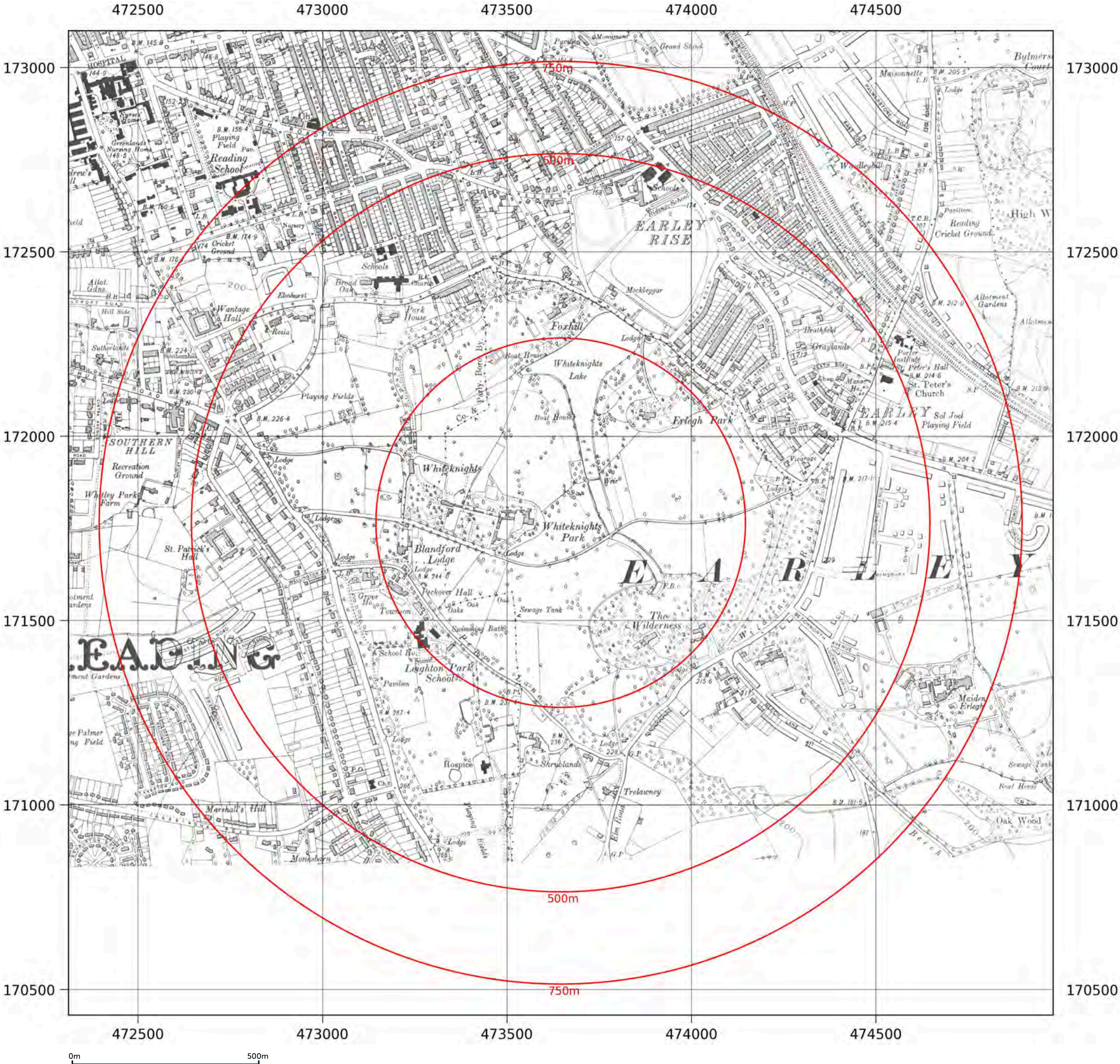
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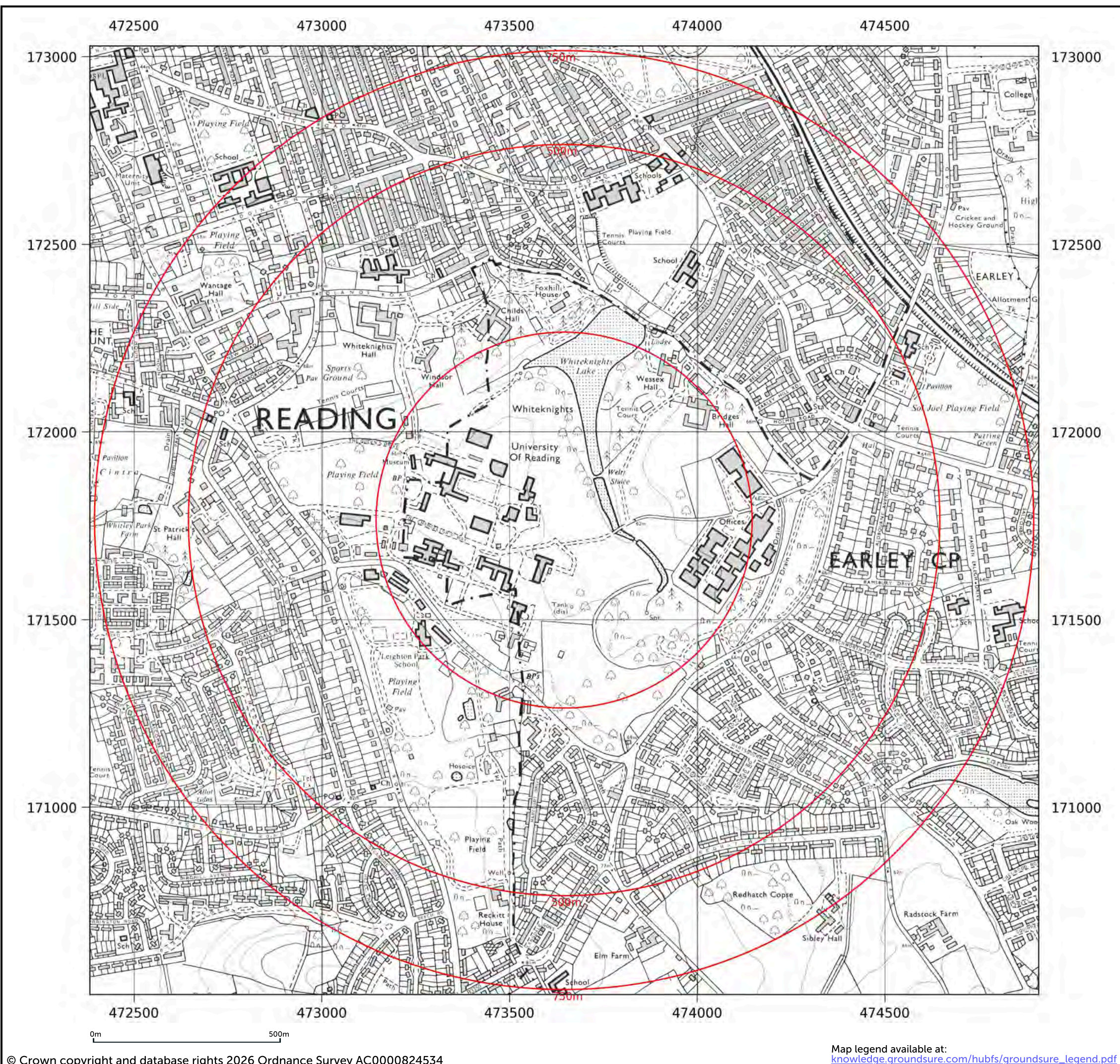
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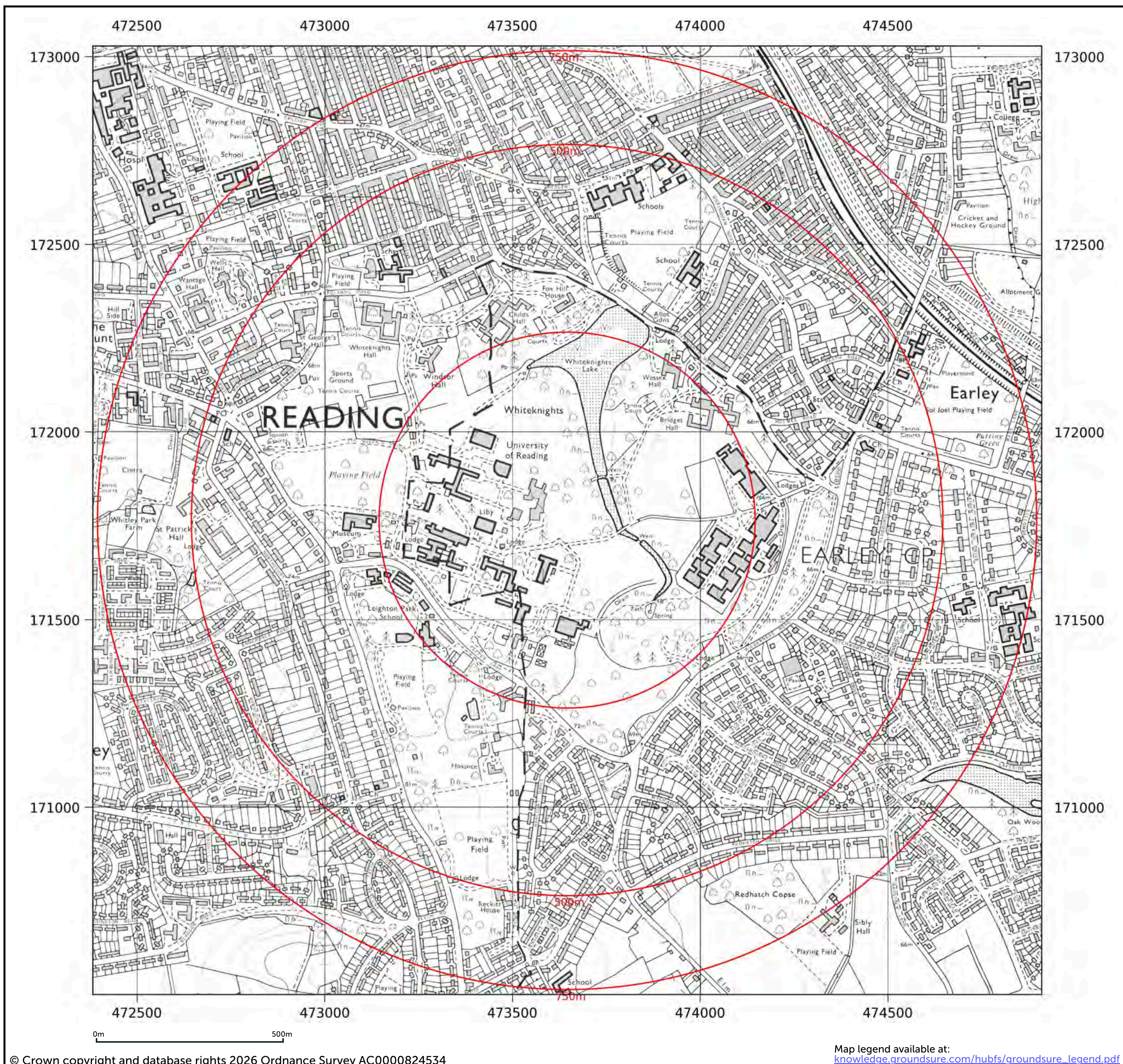
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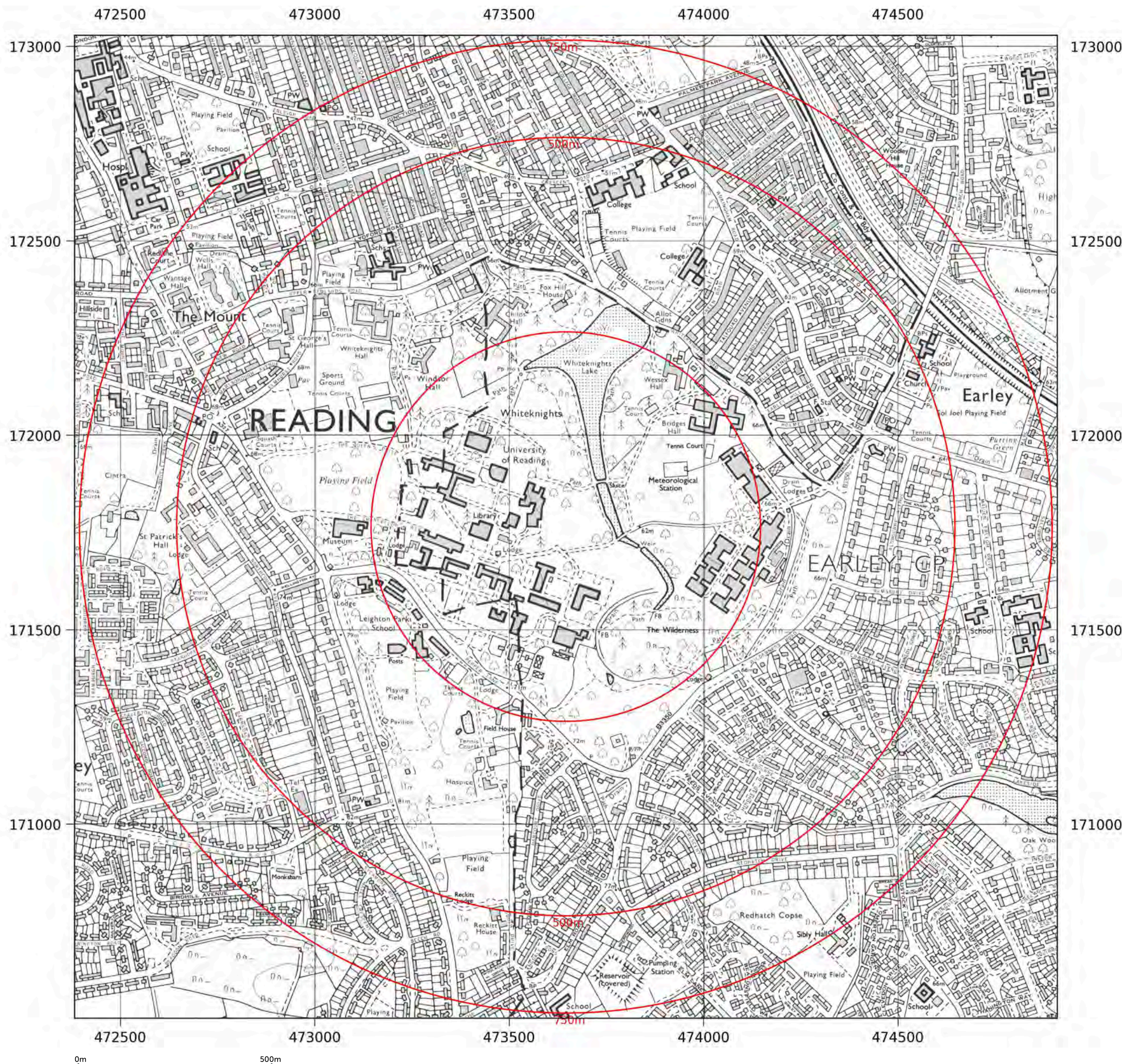
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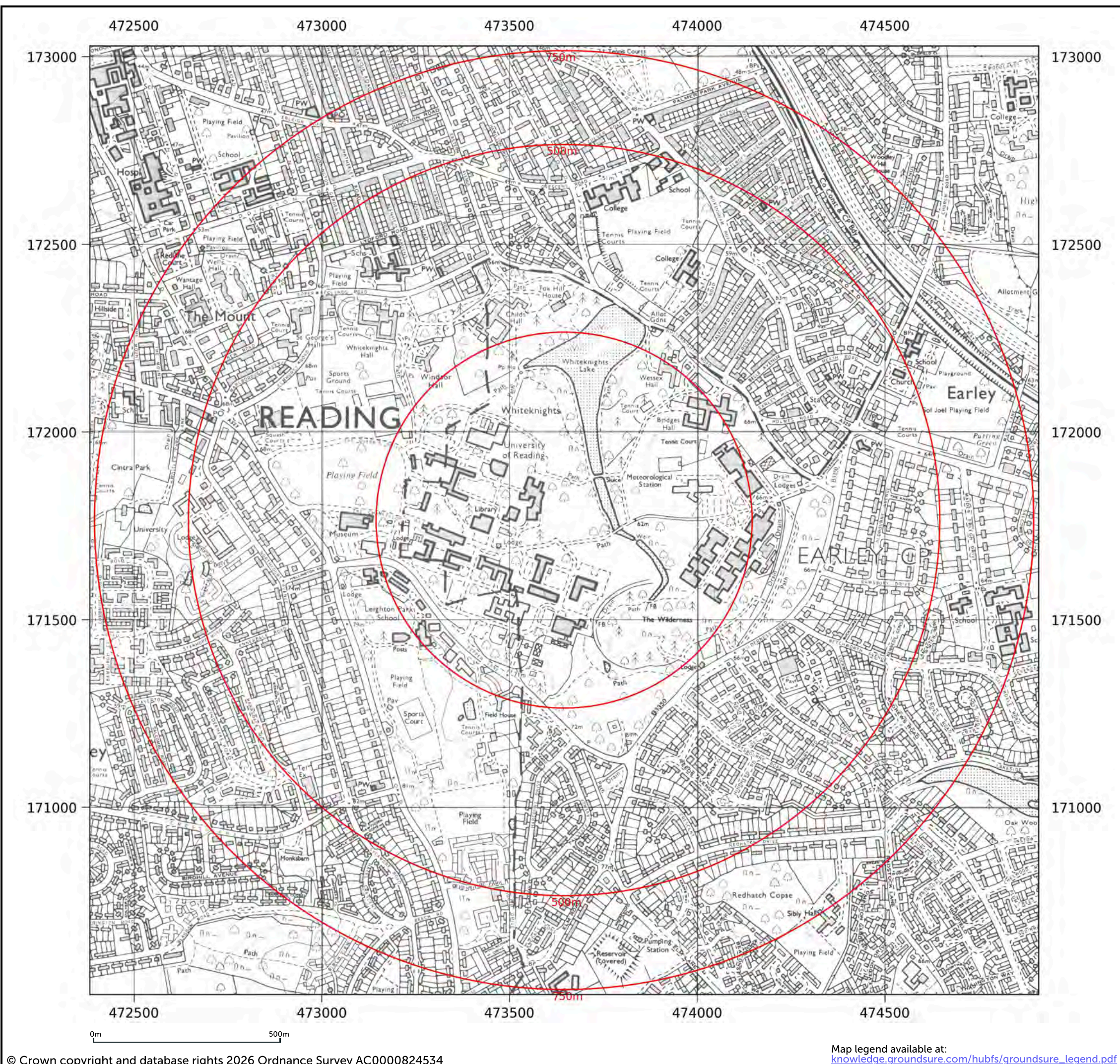
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Production date:	23 April 2026

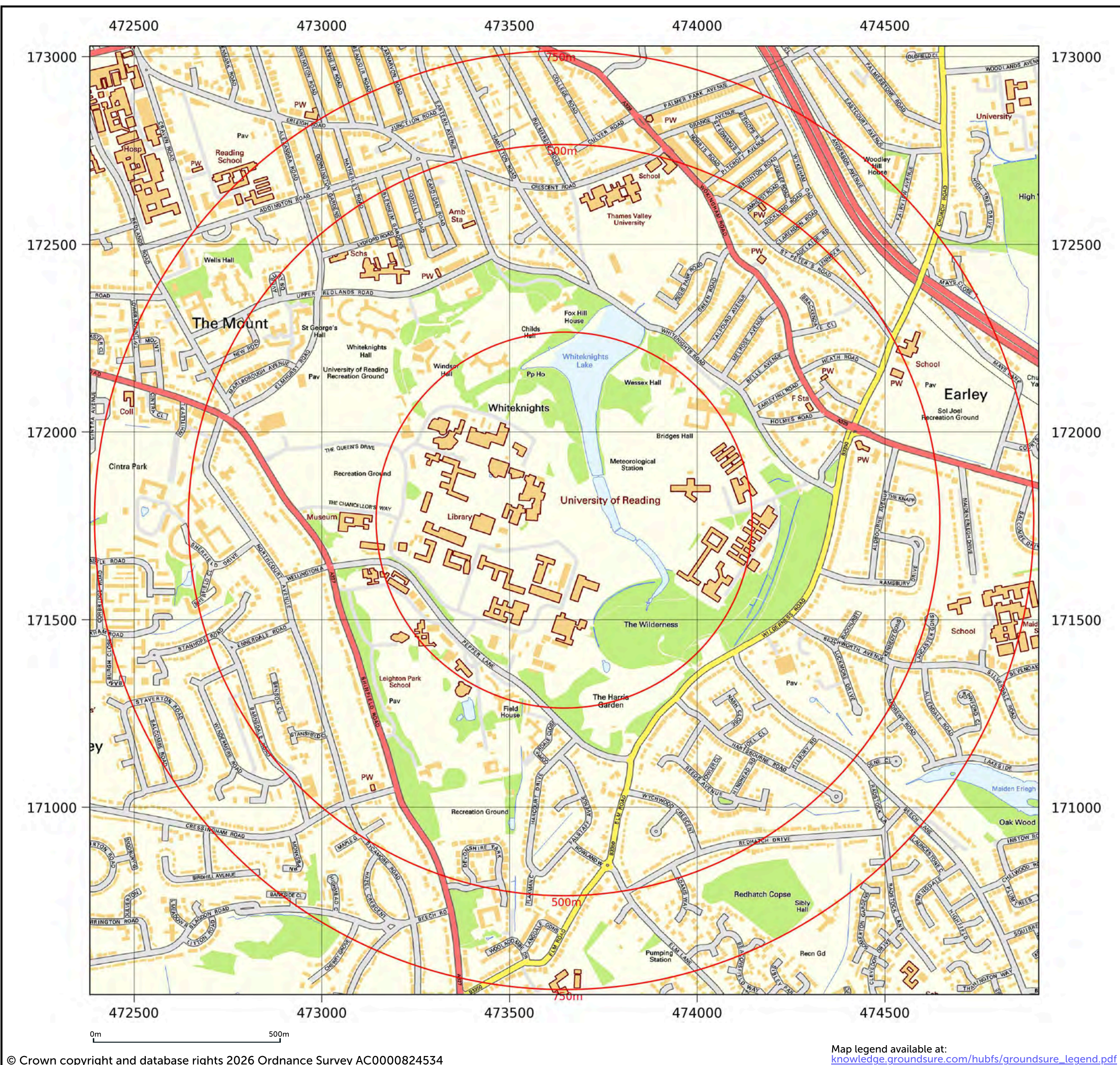
Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000



Date: 2010

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Site details: Whiteknights Campus,
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Reading, RG6 6UR

Client ref: EMS_1097565_1379421

Report ref: EMS-1097565_1377802

Grid ref: 473645.51, 171765.33

Production date: 23 April 2026

Map name: National Grid

Map date: 2015

Scale: 1:10,000

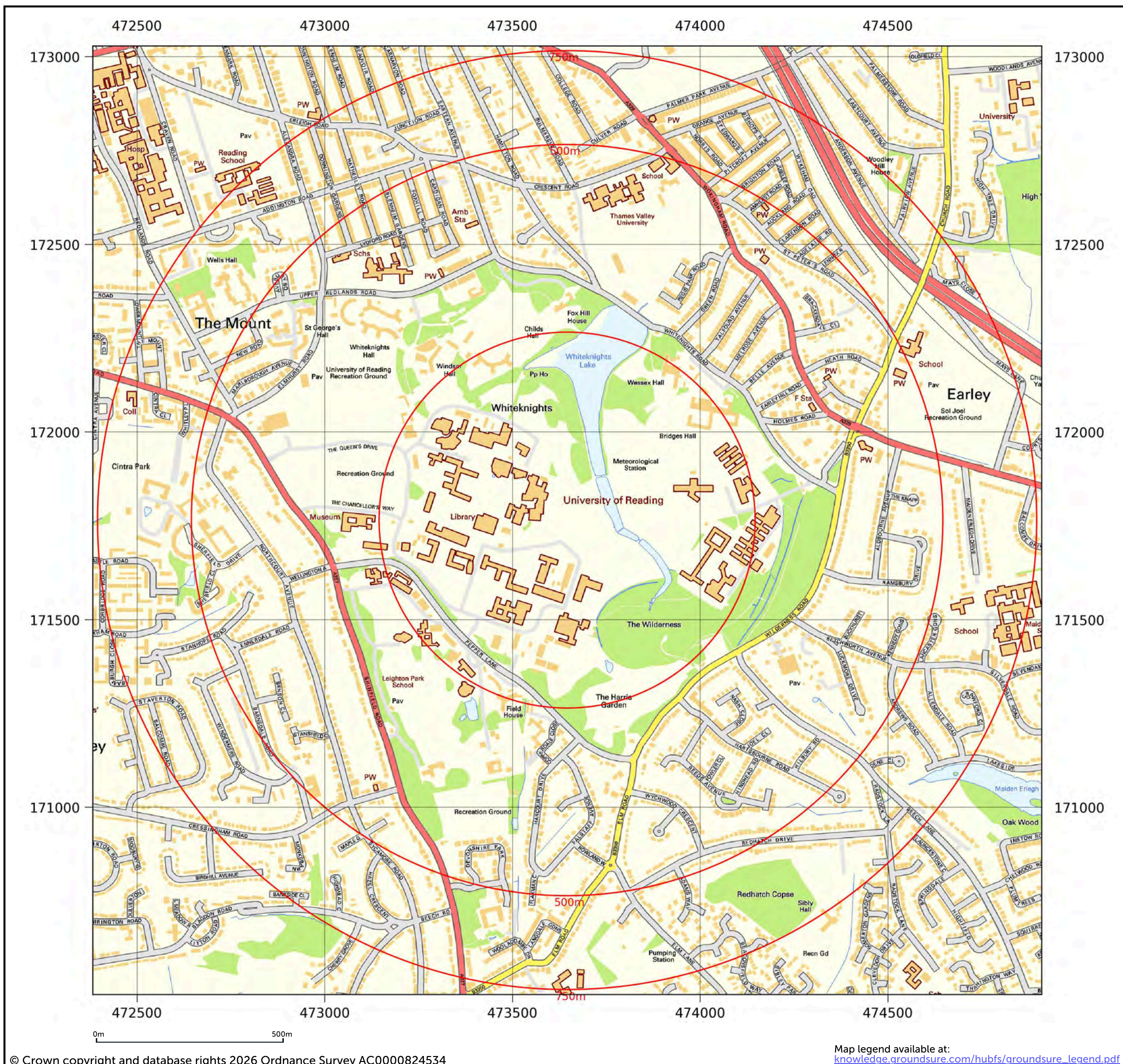
Printed at: 1:10,000



Date: 2015

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Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000



Date: 2025

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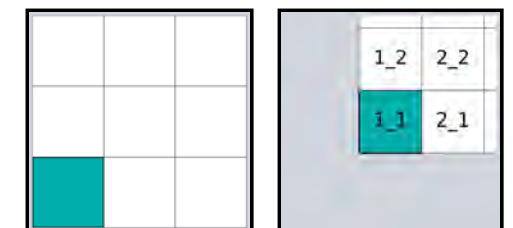
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1957
Scale:	1:1,250
Printed at:	1:2,000

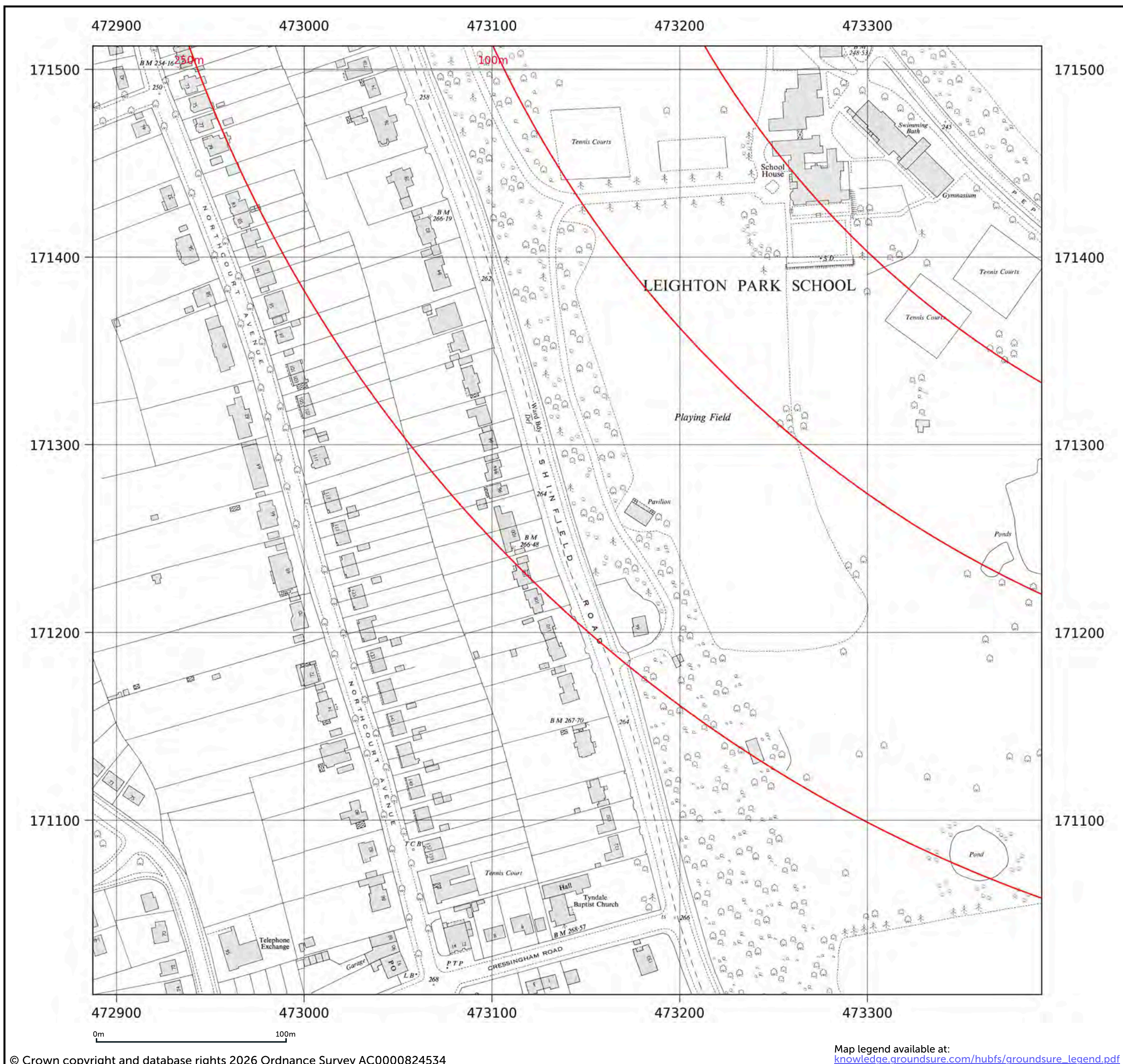


Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951
Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951



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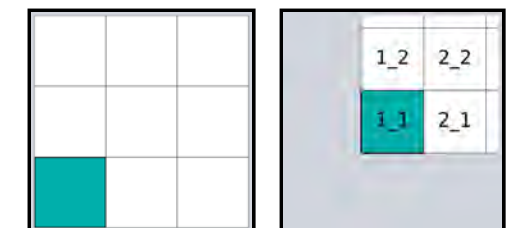
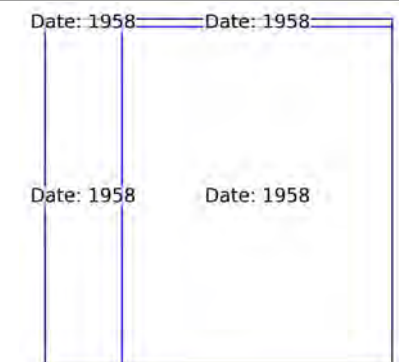
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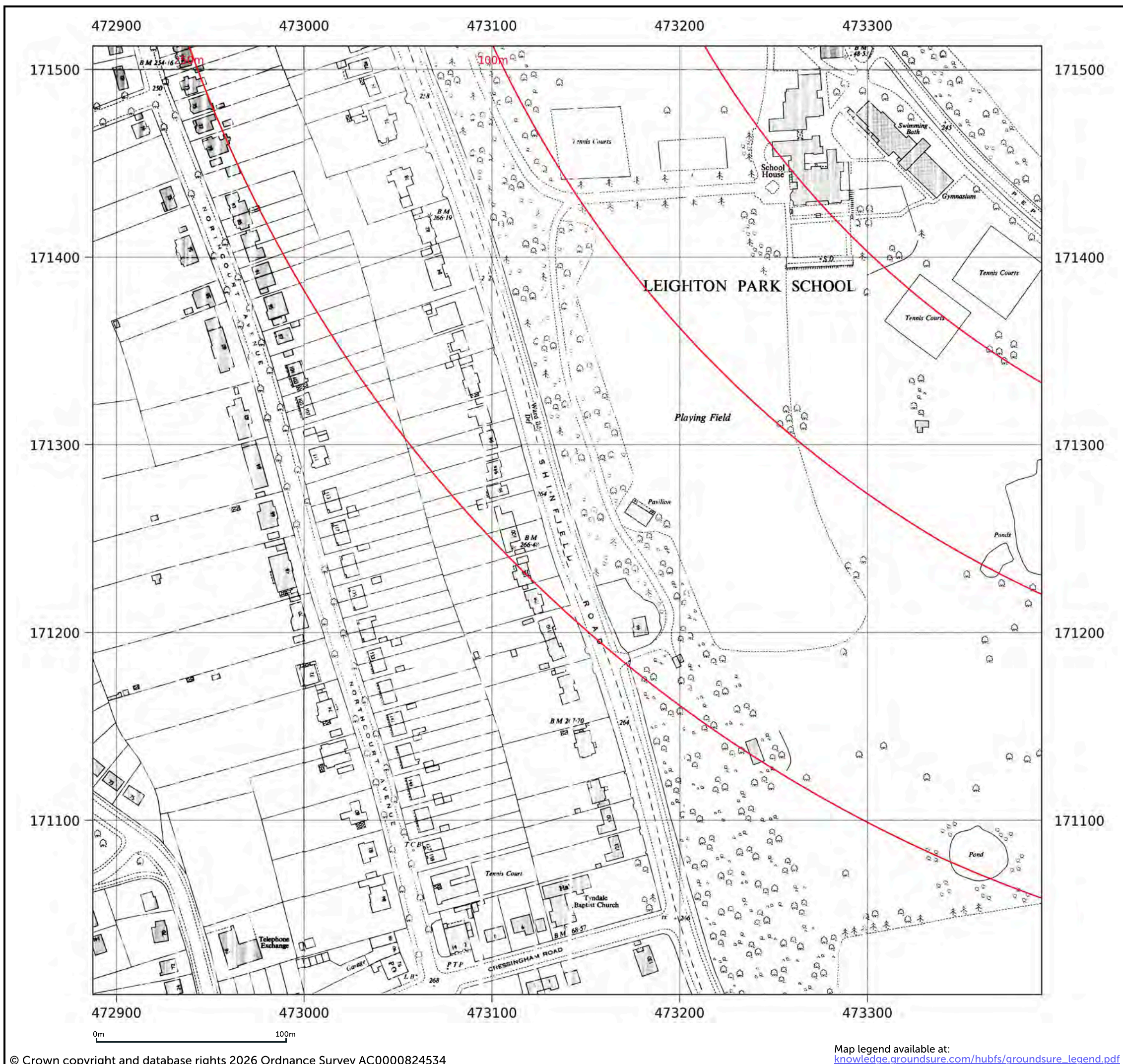
Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

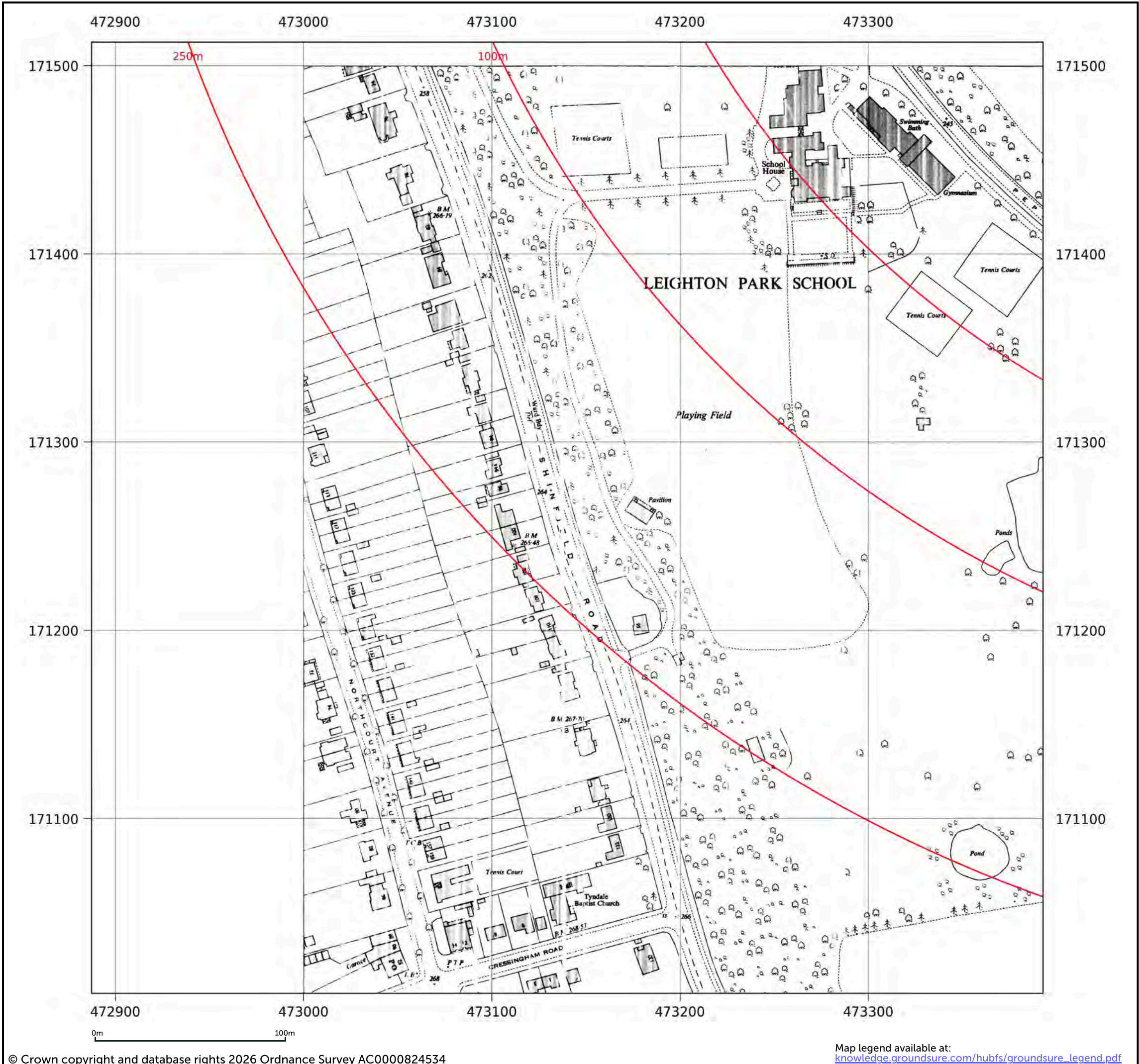
Map name:	National Grid
Map date:	1958
Scale:	1:1,250
Printed at:	1:2,000



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Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1958
Scale:	1:1,250
Printed at:	1:2,000





Date: 1958



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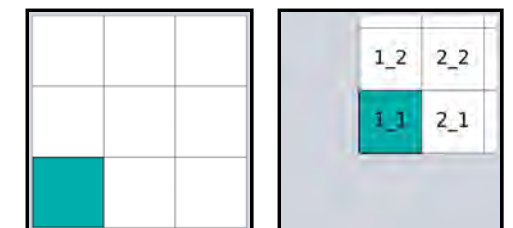
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1969-1973
Scale:	1:1,250
Printed at:	1:2,000

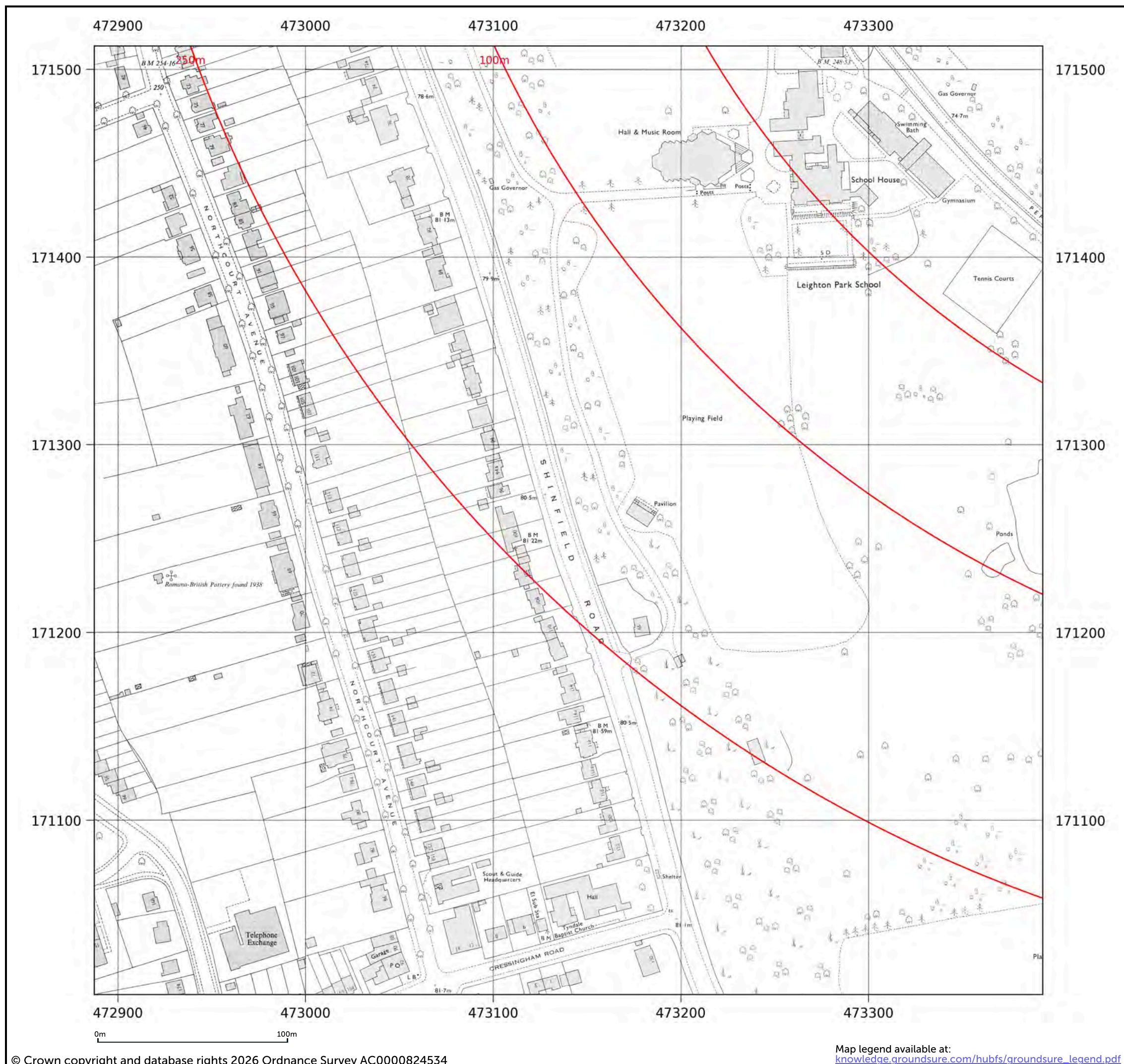


Date: 1969 Surveyed: 1957 Revised: 1968 Copyright: 1969 Levelled: 1951	Date: 1969 Surveyed: 1957 Revised: 1969 Copyright: 1969 Levelled: 1951
Date: 1969 Surveyed: 1957 Revised: 1968 Copyright: 1969 Levelled: 1951	Date: 1973 Surveyed: 1957 Revised: 1972 Copyright: 1973 Levelled: 1972



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Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1987-1989
Scale:	1:1,250
Printed at:	1:2,000

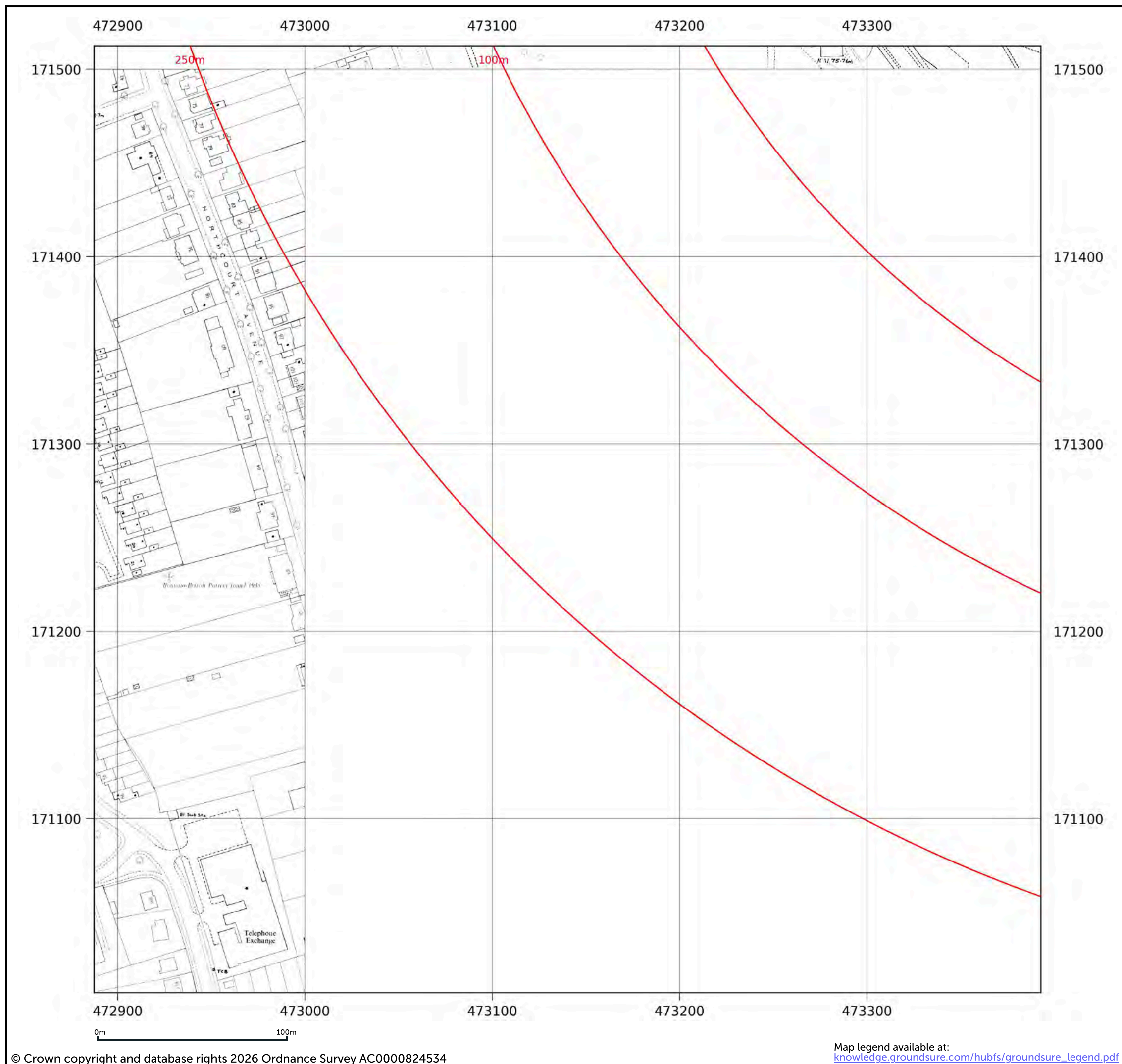


Date: 1987 Surveyed: 1973 Revised: 1987 Copyright: 1987 Levelled: 1973	Date: 1989 Surveyed: 1973 Revised: 1989 Copyright: 1989 Levelled: 1973
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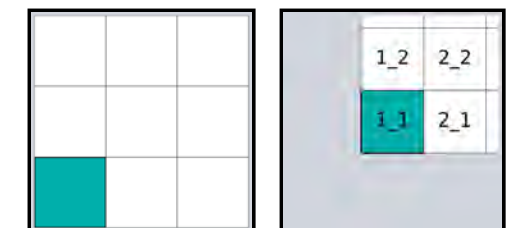
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1993
Scale:	1:1,250
Printed at:	1:2,000

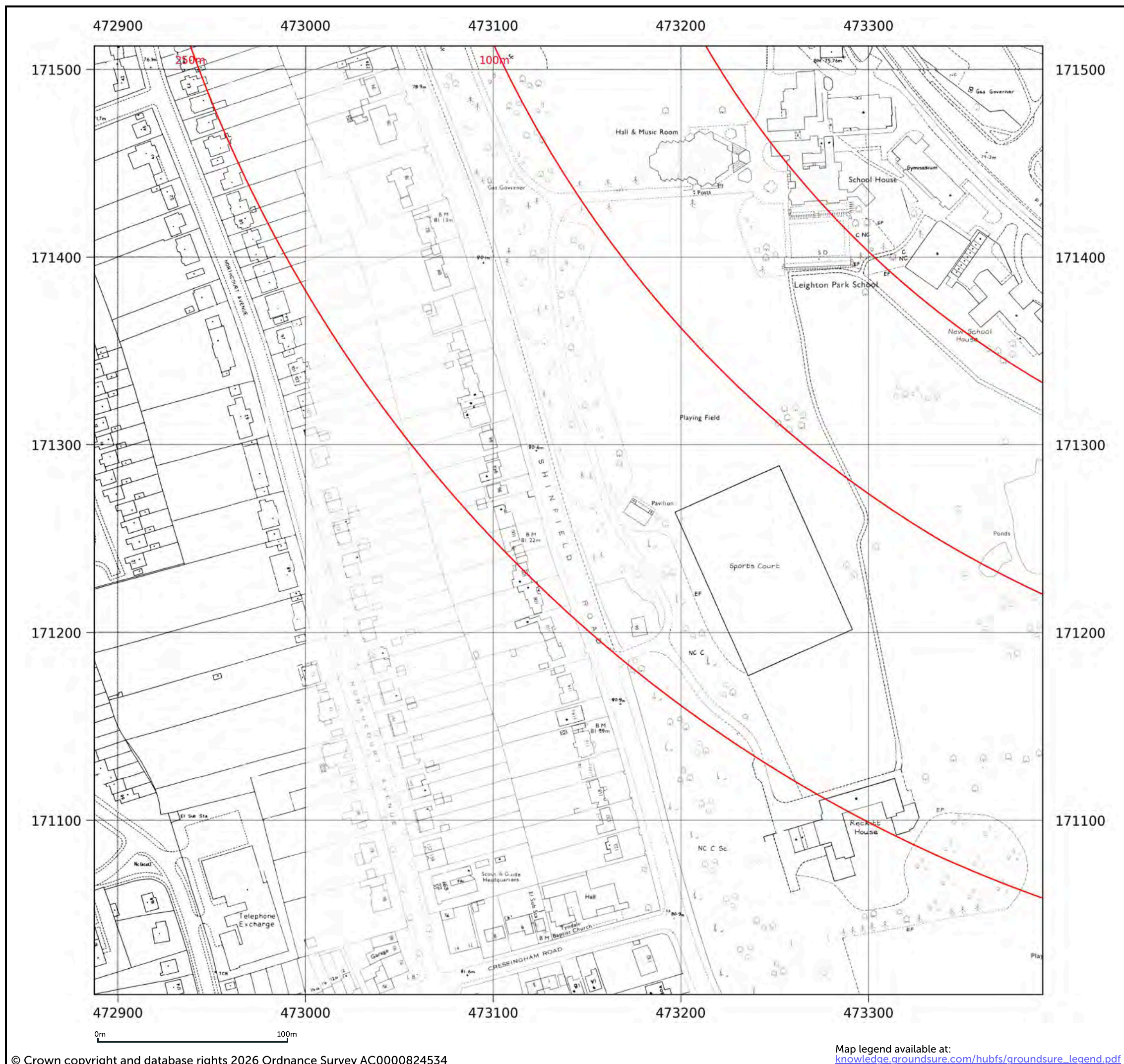


Date: 1993 Surveyed: 1993 Copyright: 1993	Date: 1993 Surveyed: 1993 Copyright: 1993
Date: 1993 Surveyed: 1993 Copyright: 1993	Date: 1993 Surveyed: 1993 Revised: 1993 Copyright: 1993



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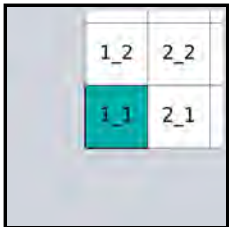
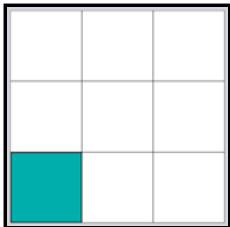
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1993-1995
Scale:	1:1,250
Printed at:	1:2,000



Date: 1994 Surveyed: 1994 Revised: 1994 Copyright: 1994	Date: 1995 Surveyed: 1995 Revised: 1995 Copyright: 1995
Date: 1993 Surveyed: 1993 Copyright: 1993	



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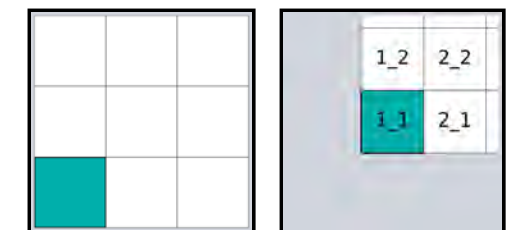
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1994-1995
Scale:	1:1,250
Printed at:	1:2,000

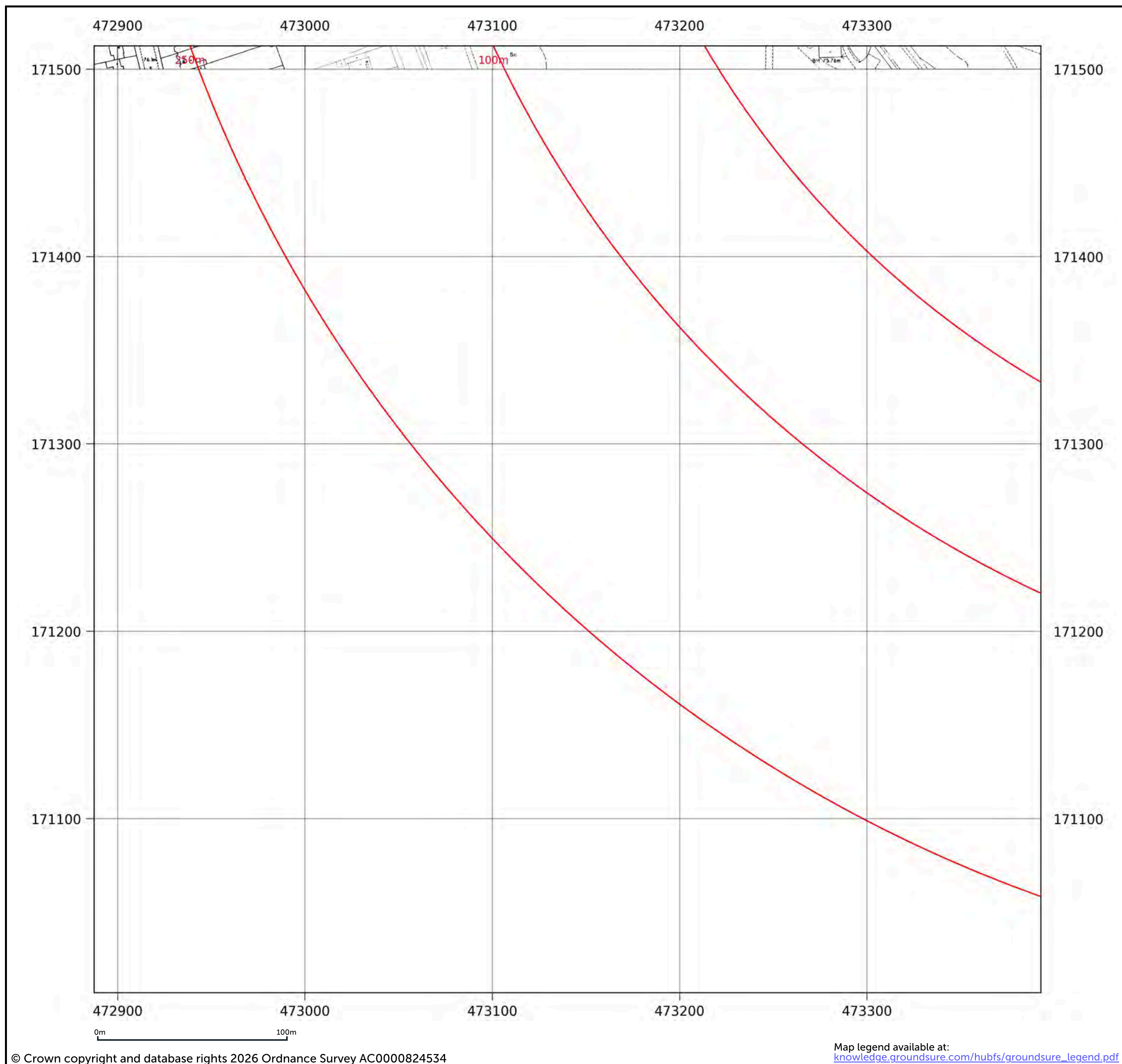


Date: 1994	Date: 1995
Surveyed: 1994	Surveyed: 1995
Copyright: 1994	Copyright: 1995



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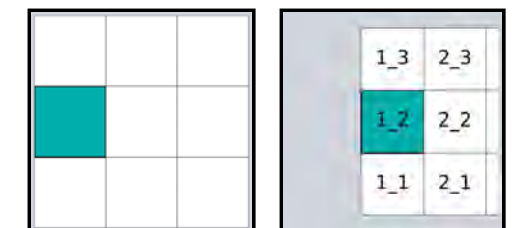
Geospatial advantage from Idox

Site details: Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref: EMS_1097565_1379421
Report ref: EMS-1097565_1377802
Grid ref: 473645.51, 171765.33
Production date: 23 April 2026

Map name: National Grid
Map date: 1957
Scale: 1:1,250
Printed at: 1:2,000

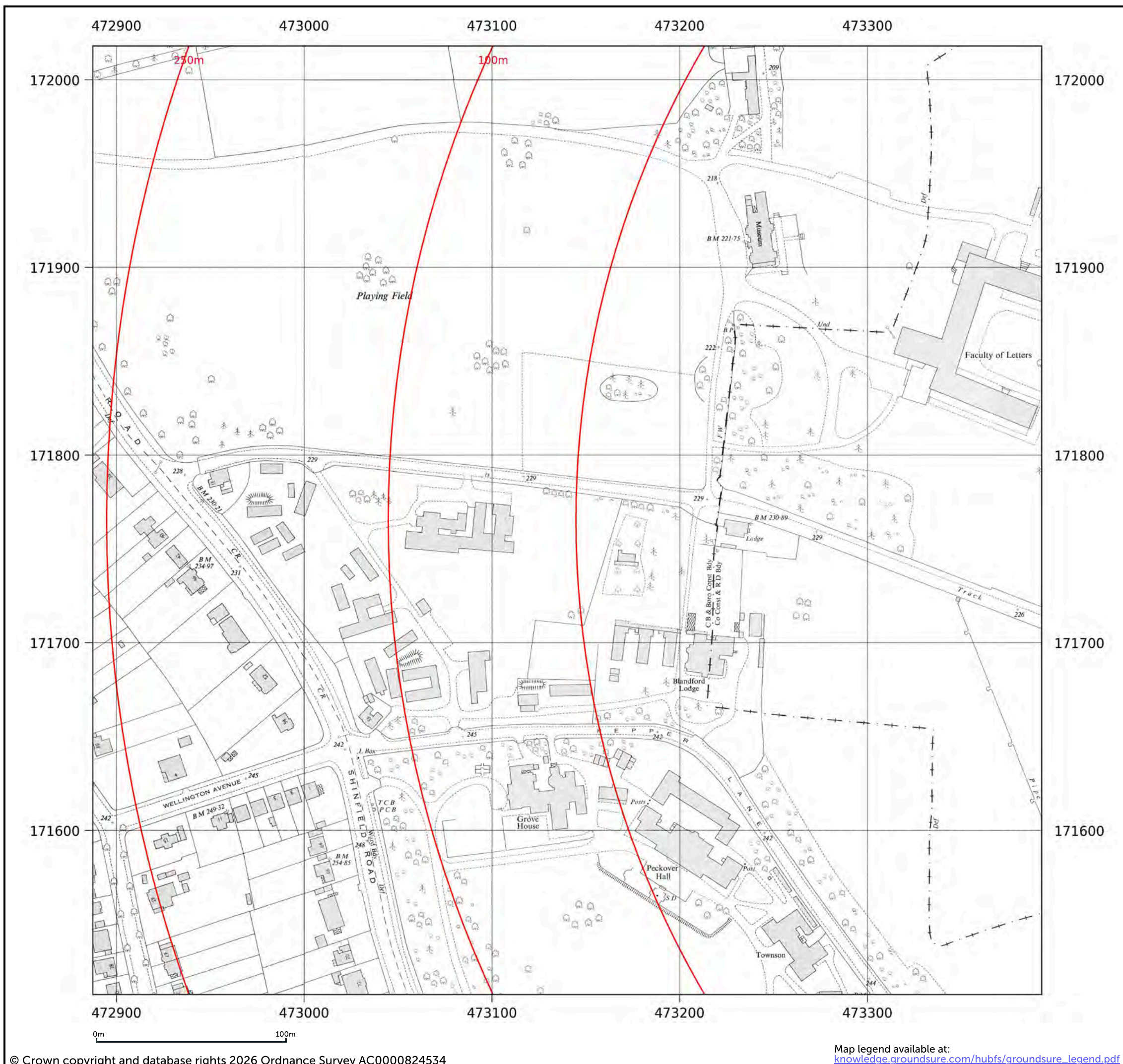


Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951
Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951



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Client ref: EMS_1097565_1379421

Report ref: EMS-1097565_1377802

Grid ref: 473645.51, 171765.33

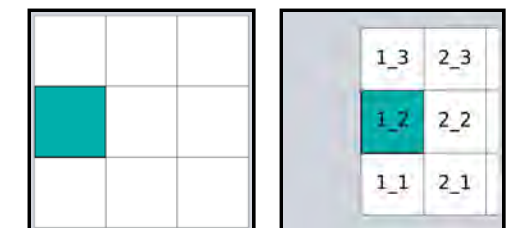
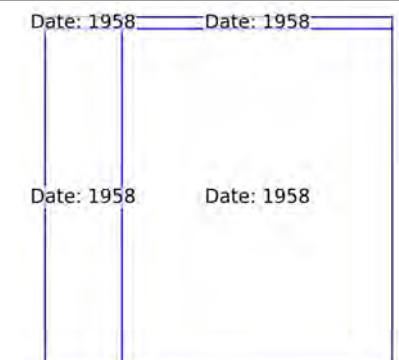
Production date: 23 April 2026

Map name: National Grid

Map date: 1958

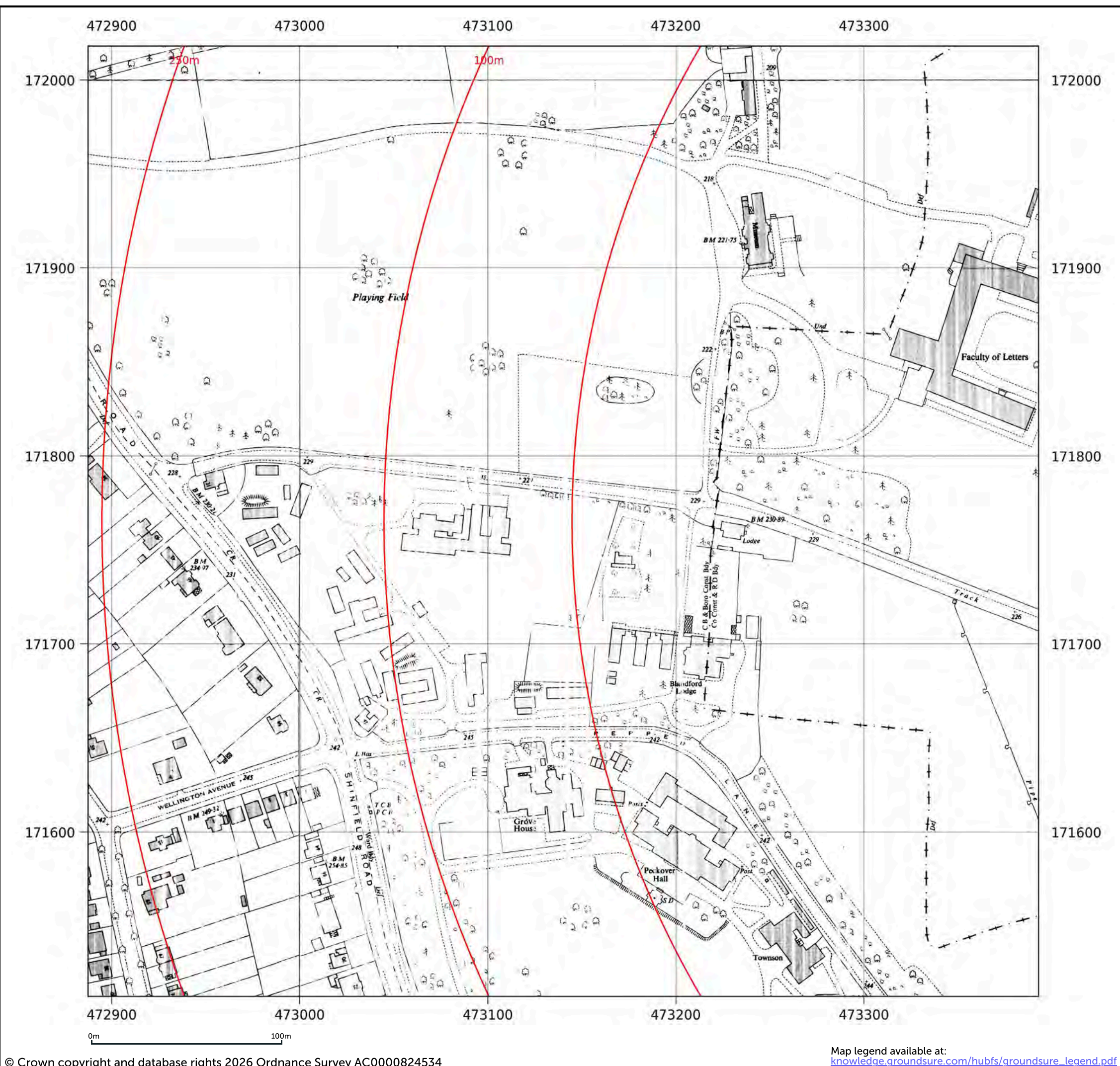
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Printed at: 1:2,000



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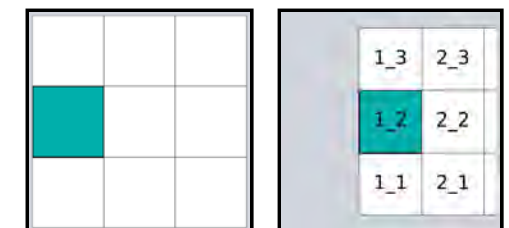
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1969-1972
Scale:	1:1,250
Printed at:	1:2,000

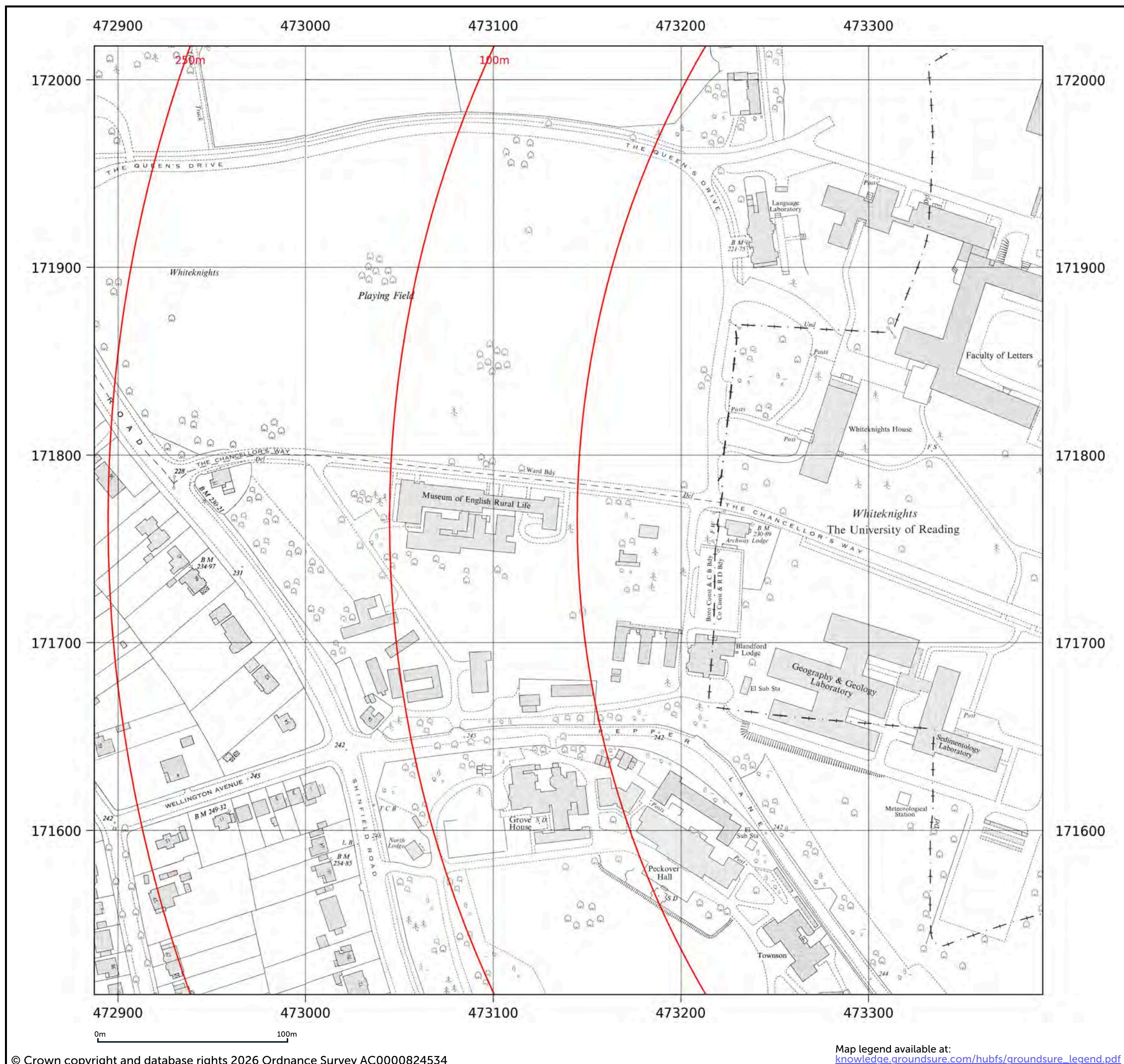


Date: 1972 Surveyed: 1957 Revised: 1971 Copyright: 1972 Levelled: 1951	Date: 1971 Surveyed: 1957 Revised: 1970 Copyright: 1971 Levelled: 1951
Date: 1969 Surveyed: 1957 Revised: 1968 Copyright: 1969 Levelled: 1951	Date: 1969 Surveyed: 1957 Revised: 1969 Copyright: 1969 Levelled: 1951



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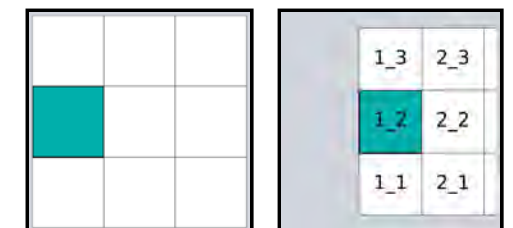
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1987-1991
Scale:	1:1,250
Printed at:	1:2,000

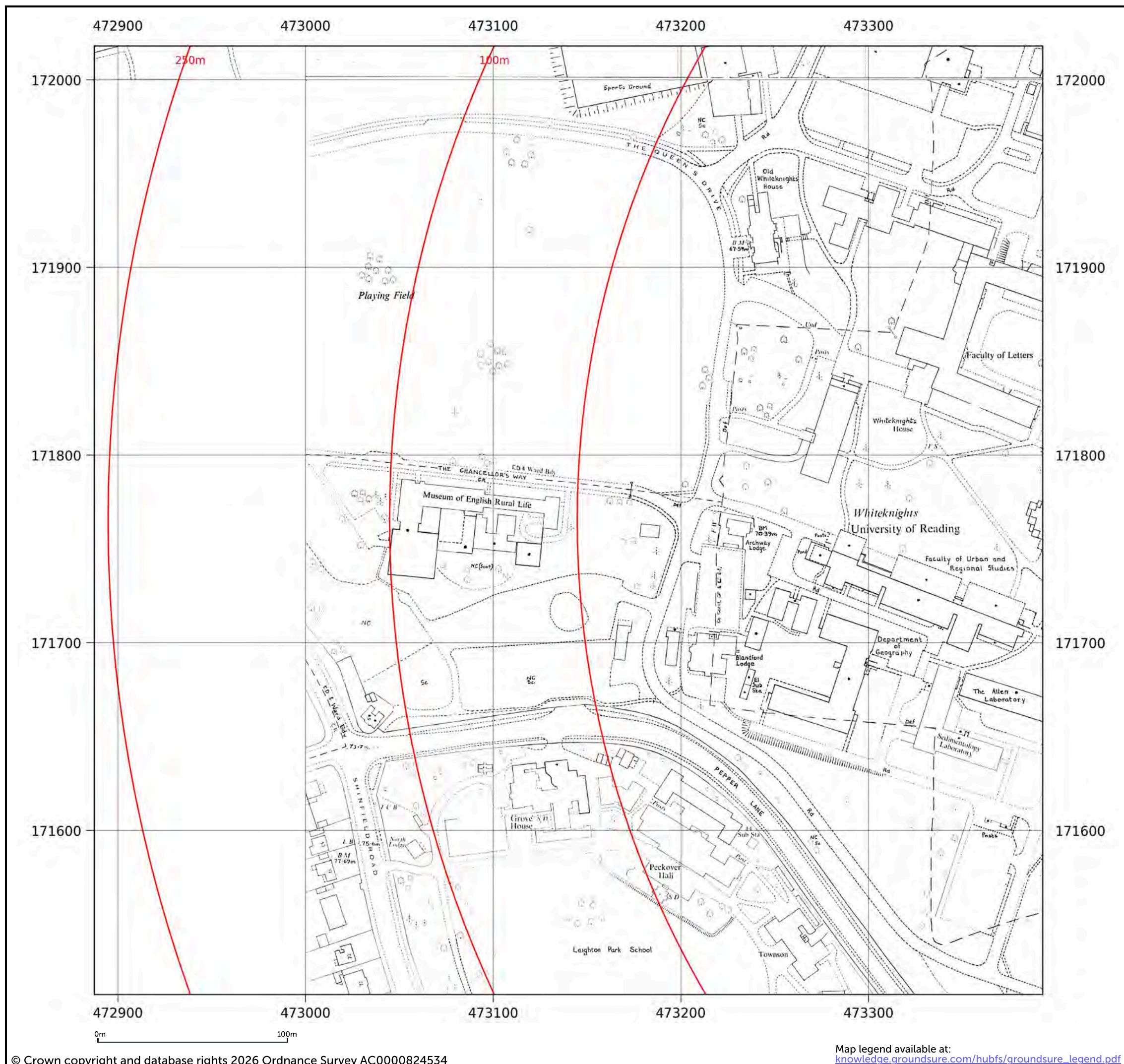


Date: 1990 Surveyed: 1973 Revised: 1990 Copyright: 1990 Levelled: 1973	Date: 1991 Surveyed: 1973 Revised: 1991 Copyright: 1991 Levelled: 1973
Date: 1987 Surveyed: 1973 Revised: 1987 Copyright: 1987 Levelled: 1973	



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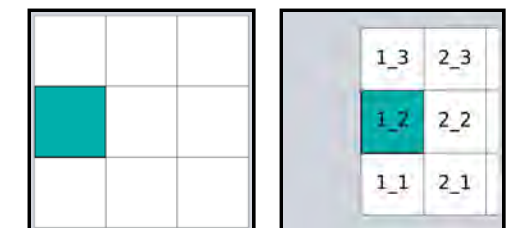
Geospatial advantage from Idox

Site details:	Whiteknights Campus, University of Reading, Reading, RG6 6UR
Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1994-1995
Scale:	1:1,250
Printed at:	1:2,000

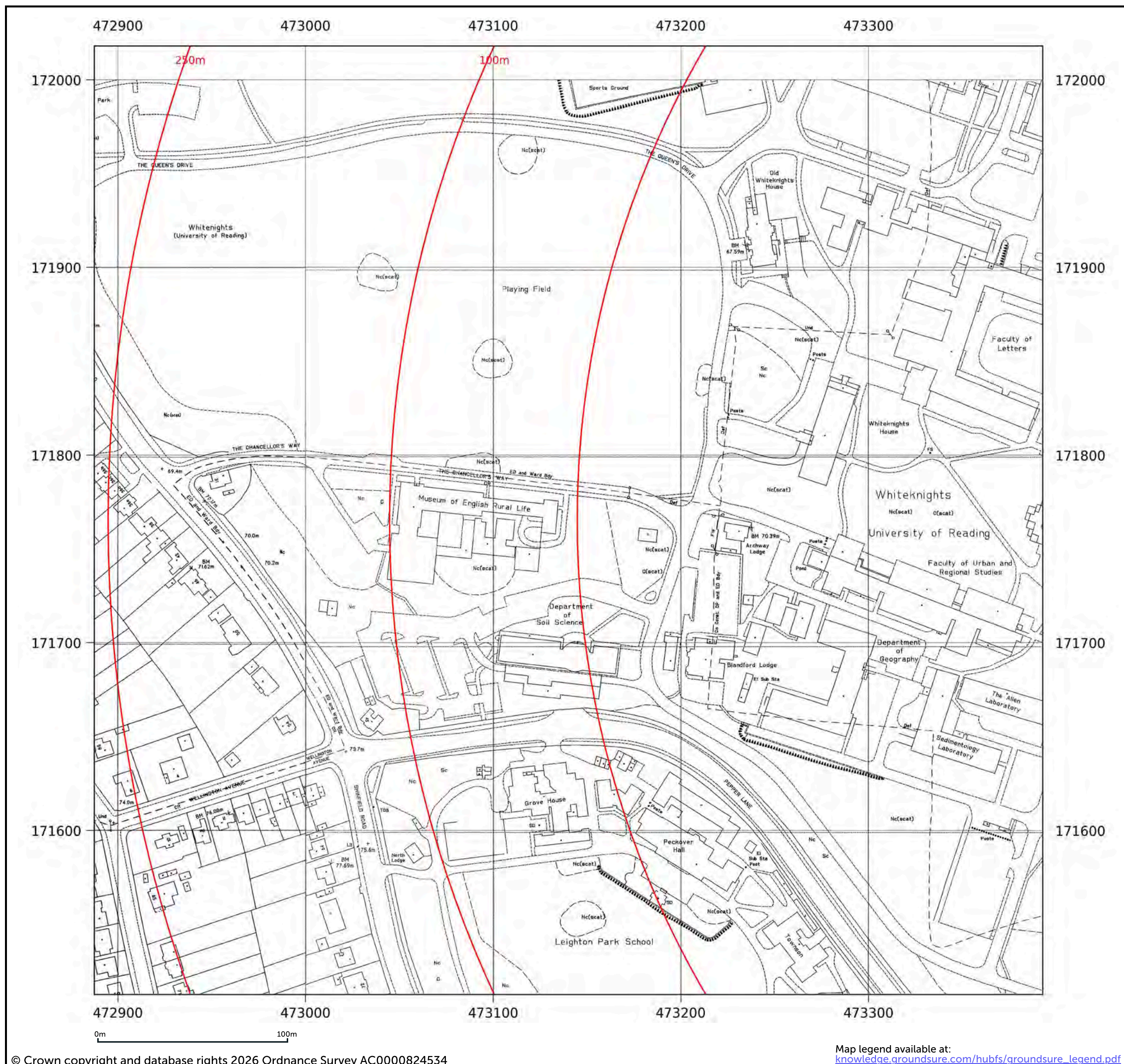


Date: 1994	Date: 1995
Surveyed: 1994	Surveyed: 1995
Revised: 1994	Revised: 1995
Copyright: 1994	Copyright: 1995



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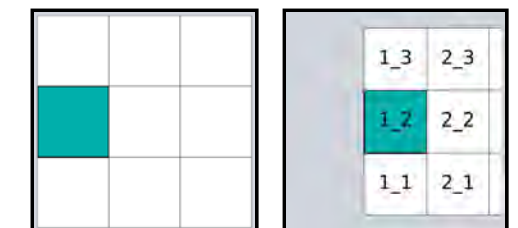
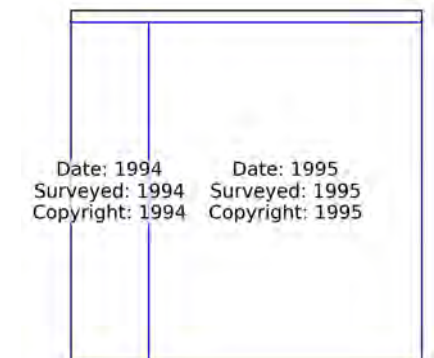
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Client ref:	EMS_1097565_1379421
Report ref:	EMS-1097565_1377802
Grid ref:	473645.51, 171765.33
Production date:	23 April 2026

Map name:	National Grid
Map date:	1994-1995
Scale:	1:1,250
Printed at:	1:2,000



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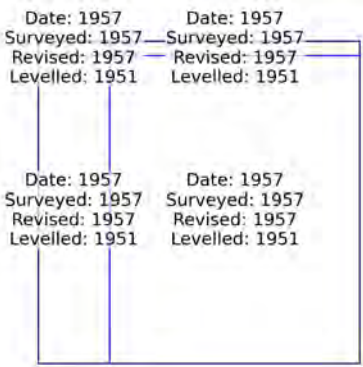
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Client ref: EMS_1097565_1379421
Report ref: EMS-1097565_1377802
Grid ref: 473645.51, 171765.33
Production date: 23 April 2026

Map name: National Grid
Map date: 1957
Scale: 1:1,250
Printed at: 1:2,000



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