

BINFIELD HEATH PARISH

Neighbourhood Plan 2011-2035

Appendix D Non-Designated Heritage Assets

July 2024 v1.0






Prepared by Binfield Heath Neighbourhood Plan Steering Group





In conjunction with Bluestone Planning LLP




1. INTRODUCTION





Buildings that are already Grade II listed are well protected in law. Many others in the village have been identified during development of the Neighbourhood Plan to have local importance because of their age, appearance, historic or cultural associations. They were suggested by parishioners and they are listed below as Non-Designated Heritage Assets or NDHAs.





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Ref	Location	Name	Age	History and justification	Architecture and description
NDHA1	Shiplake Row	New Inn Cottage 	1600s	One of the original six village pubs, closed 1993. An entrance gate to the Heath was just outside. It occupies a central position in village.	Built in C17, has Victorian and later additions. Slate roof, typical of the area, some rendered walling. Restored stone floors and part timbered interior.
NDHA2	Shiplake Row	The Red Barn 	1700s	Barn used to belong to Holmwood Farmhouse, has shared history.	Clay tiled roof, brick walls.
NDHA3	Shiplake Row	Holmwood Farmhouse 	1700s	Restored farmhouse originally part of Holmwood estate.	Red brick with render, tiled roof, arched bricks over windows. Close to two grade II listed properties.



Ref	Location	Name	Age	History and justification	Architecture and description
NDHA4	Shiplake Row	Shiplake Rise 	1800s	Tennyson's grandson lived here in 1920s. Old barn on staddle stones by the road used to be village meeting place.	Country house in extensive grounds. Three-storey, brick built, with patterns typical of locality. Tiled, gabled roof, oak framed windows.
NDHA5	Shiplake Row	Orwells 	1700s	Formerly The White Hart pub, now award winning restaurant. Gateway position at entrance to parish.	Typical local C18 architecture, rendered brick, tiled roof, tall Georgian squared windows.
NDHA6	Shiplake Row	Rosemary Cottage 	1600s	One of the earliest cottages in Shiplake Row, occupies gateway position at entrance to village.	Two-storey cottage with dormer windows in tiled roof. Rendered brick. Large grounds to rear.
NDHA7	Shiplake Row	Teapot Cottage 	1700s	Cottage often used on old village postcards. Once home to Holmwood's head gardener. Setting for two grade II listed properties.	Half-timbered and rendered, decorative tiling at base of outside walls. Tiled roof and feature dormers; windows with Georgian squared panes.





Ref	Location	Name	Age	History and justification	Architecture and description
NDHA8	Shiplake Row	Well Cottage 	1800s	Opposite pond and historic domed well. Striking use of materials similar to landmark wall opposite.	Restored brick and flint three-storey cottage.
NDHA9	Arch Hill	Three-a-Leet 	c1860	Built for blacksmith at neighbouring Forge. Early village Post Office until moved to shop. Name means 'at the junction of three roads'. Sea level measure on side wall. Owned by Forge Trust.	Mid-Victorian villa. Classic simple design with slate roof. Brick built with decorative ironwork porch. Squared Georgian style windows.
NDHA10	Arch Hill	*Claremont Villas 	1899	Built for workers on Coppid Hall estate.	Pair of Victorian semi-detached homes. Two-storey with slate roof. Constructed with local kiln bricks in a pattern-book style.




Ref	Location	Name	Age	History and justification	Architecture and description
NDHA11	Arch Hill	Heathfield House 	1800s	Central position in village at entrance to Heathfield Avenue. Name reflects proximity of the old Heath. Former village shop.	Typical 19C, local brick built, slate roof, sash windows bays under front canopy.
NDHA12	Arch Hill	Woodside 	1800s	One of several C19 detached villas built in the village, typically with long back garden.	Classic Victorian detached villa of this locality, but with tiled roof. Sash windows have tiled canopies.
NDHA13	Arch Hill	Arch Cottages 	1800s	Three Victorian cottages, each originally two / three homes.	Simple brick and render construction, slate roofs. Typical porches.
NDHA14	Arch Hill	*Laundry Cottage and The Larches 	1800s	One-time laundry for Phillimore Estate. Linen was brought by horse and cart both from Coppid Hall up the road and from their home in west London.	Pair of Victorian semi-detached houses. One in original brick and the other rendered with patterned windows. Tiled roofs.


Ref	Location	Name	Age	History and justification	Architecture and description
NDHA15	Kiln Lane	Kiln Cottage, Silver Birches 	c1870	Pair of semi-detached kiln workers' cottages, opposite remains of Shiplake Kiln. Same age as kiln office, preserved across track.	Constructed in bricks from the kiln on the other side of the track. Decorative brickwork on front face, ornamental fascias.
NDHA16	Kiln Lane	Keepers Cottage 	1800s	Extended Victorian cottage in large grounds, built for gamekeeper.	Original cottage half-timbered with rendered walls.
NDHA17	Kiln Lane	Kiln Farm 	1800s	Former farmhouse, with barns next door (now converted to housing). Last house in settlement.	Two-storey tiled roof, large porch and squared windows.
NDHA18	Common Lane	Picture Cottage 	1700s	Listed grade II until thatch caught fire and upper storey burnt out, 15 years ago.	Picture-postcard thatched two-storey cottage. Brick and timber beam construction. Restored and extended.



Ref	Location	Name	Age	History and justification	Architecture and description
NDHA19	Common Lane	Binfield House 	1800s	Elegant example of C19 architecture. Close to grade II listed pub, part of its setting.	Brick and flint construction, tiled roof, squared Georgian style windows. Sits sideways to road. Tiled open porch, extensive gardens.
NDHA20	Common Lane	Gosbrook House 	1800s	One-time laundry for Coppid Hall.	Extended Victorian villa with large garden. Red brick construction, later painted white, sash windows, slate roof.
NDHA21	Common Lane	Chestnut Cottages 1-4. 	c1870	Row of four tiny cottages for farm labourers, three created from large barn belonging to Bournes Farmhouse in Harpsden Road, one added later.	Brick construction, squared windows, dormers and tiled roof. Some cottages have third storey in roof.




Ref	Location	Name	Age	History and justification	Architecture and description
NDHA22	Common Lane	Orchard Cottage 	1700s?	Cottage and outbuildings backing on to the old Heath.	The house has a brown tiled, gabled roof, with dormers. The brickwork is predominantly red/brown, with a traditional oak porch and timber windows.
NDHA23	Harpsden Road	Bournes Farmhouse 	1800s	Victorian farmhouse, connection to barns behind Bottle & Glass and Chestnut Cottages, in Common Lane.	19 th century farmhouse with architecture typical of age and locality. Red brick, sash windows, slate roof.
NDHA24	Harpsden Road	Mead House AWAITING IMAGE	1700s	Thought to have been the first shop in village. Large garden backing on to old Heath. Forms part of setting for grade II listed house opposite.	Timbered cottage and outbuildings.....
NDHA25	Harpsden Rd	By Pond Cottage AWAITING IMAGE	1700s	Cottage (formerly Little Thatch). Setting for grade II listed house next door.	Timbered cottage with brick.....




Ref	Location	Name	Age	History and justification	Architecture and description
NDHA26	Sonning Common Road	<p data-bbox="589 304 786 344">*Coppid Hall</p>  <p data-bbox="589 555 804 595">*Lower Lodge</p>  <p data-bbox="589 801 804 841">*Upper Lodge</p>  <p data-bbox="589 1046 916 1086">*Home Farm Cottage</p> 	1860s	<p data-bbox="1182 304 1610 935">Country home of the Phillimore family. Built on site of old Copped Hall and Collins Farm in 1867 by Robert Phillimore and since extended. Wren-style stables were added in 1900. There are two lodges either side of the main gate on to Sonning common Road. Home Farm Cottage links to Chapel Cottage on the Emmer Green Road.</p>	<p data-bbox="1632 304 2107 935">The Coppid Hall main house shares the architectural style and distinctive character of the Chilterns in the use of traditional materials and details typical of the local area, such as flint, local bricks from the nearby kilns and clay roof tiles. Formal gardens, parkland, woods. The gate lodges are brick built, tiled roofs and gabled. Lower Lodge has latticed, bay windows.</p>

Ref	Location	Name	Age	History and justification	Architecture and description
NDHA27	Emmer Green Road	*Chapel Cottage (Old mission hall) 	1847	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.	Tiny church-style house in brick and flint, linked with Home Farm Cottage facing Sonning Common Road.
NDHA28	Emmer Green Road	*Banda Lodge 	1867	Named after an Indian company. Built by Sir Robert Phillimore in 1867 following Enclosure Act.	Unusual Victorian cottage. Two-ridge tiled roof, square window bays with diamond lattice panes. Brick construction, painted white front.
NDHA29	Emmer Green Road	*Cypher Cottages 	1860s	Built by Phillimore Estate late 19 th century	Semi-detached cottages with tiled roofs, decorative tiling on front face, brick construction.




Ref	Location	Name	Age	History and justification	Architecture and description
NDHA30	Emmer Green Road	Highfield House 	1800s	One of the original village pubs, Coach & Horses, sited at gated entrance to Heath, on boundary of today's Binfield Heath / Dunsden parishes.	Typical Victorian inn with slate roof and front porch. Has additions and large garden.


Ref	Location	Name	Age	History and justification	Architecture and description
NDHA31	Thanksgiving Lane	<ul style="list-style-type: none"> *Keepers Cottage *The Thatch *Cosy Cottage *New Cottage   <p style="color: orange; text-align: center;">AWAITING IMAGE</p> <p style="color: orange; text-align: center;">AWAITING IMAGE</p>	1800s	<p>Four Victorian estate cottages, arranged as groups of much older cottages might have been. Charming quiet rural area. Owned by Phillimore Estate.</p>	<p>A collection of traditional long, low cottages of a similar style but varying scale. Cosy Cottage and The Thatch are single storey dwellings with Keepers Cottage standing at two storeys with a detached garage. All are predominantly built in with pitched clay tiled roofs. Other traditional details include lattice windows and/or flint work. Foundations of a fifth building have been unearthed.</p>


Ref	Location	Name	Age	History and justification	Architecture and description
NDHA32	Gravel Road	The Meadow 	Late 1800s	Edge of settlement and parish. May have been an old farmhouse.	Timber, brick and render construction, with dormers.
NDHA33	Gravel Road	Sandbanks and East Cottages 	Late 1800s	Semi-detached houses of unusual design.	Tiled roofs, red brick and timber construction
NDHA34	Gravel Road	*Rose, Yew and Lilac Cottages 	Late 1800s	Three linked cottages.	Brick built with popular patterns, tiled roofs. Open porches.

Ref	Location	Name	Age	History and justification	Architecture and description
NDHA35	Dunsden Way	Bakery Cottage 	1700s	Village bakery in early 1900s, recently restored to reveal 18 th century features. Central position in village, setting for grade II listed cottage next door.	Timber framed with brick and render; dormers and squared Georgian style windows. Open oak porch.
NDHA36	Dunsden Way	The Homestead 	1700s	Built close to village centre on large plot and included two barns, which were demolished in 1970s for two new houses.	Elegant architecture in brick with gabled roof, squared windows. Building once incorporated two houses, now joined as one.
NDHA37	Dunsden Way	Holmwood Villas 	1800s	Victorian semi-detached houses, probably built for workers at Holmwood farm.	Classic Victorian homes with tiled roofs, gables and patterned brickwork.

Ref	Location	Name	Age	History and justification	Architecture and description
NDHA38	Dunsden Way	Prospect House 	1891	Extended Victorian villa. One of first village post offices, run from front porch. Last house in old parish of Shiplake, on the edge of settlement, facing part of ancient Heath.	Slate roof, some original sash windows, brick built, with original colouring visible on chimneys. House now painted. Old porch intact. Skirting board dated 1891, signed Hamilton, builder.
NDHA39	Dunsden Way	*Mustard Cottages 1 – 3 	1800s	Classic Victorian terrace of three houses. Possibly for agricultural workers at Hampstead Farm. Backs on to old Heath.	Local red brick built, with popular patterns, under tiled roof. Dormer windows.
NDHA40	Dunsden Way	*The Old Club House 	1826	Originally the Rising Sun pub, then a working men's club. Thatch damaged by fire and building restored 1954. Backs on to old Heath.	Red brick under a tiled roof with distinctive curved dormers.

Ref	Location	Name	Age	History and justification	Architecture and description
NDHA41	Dunsden Way	Sweetbriar Cottages 1 / 2 	1800s	Pair of semi-detached cottages probably built for agricultural workers. Modern side extension in keeping with old design.	Typical local architecture showing popular brickwork patterns in grey. Tiled roofs with dormer windows.
NDHA42	Dunsden Way (Hampstead Lane)	*Hampstead Cottages 1/2 	1800s	Hampstead Farm workers' homes, (Hampstead Anglo Saxon for Homestead)	Semi-detached cottages in quiet lane. Tiled roof, dormer windows, red brick construction.
NDHA43	Dunsden Way (Hampstead Lane)	Hampstead Farmhouse 	1770s	It has four large barns, stables, a granary, pigsties and an unusual brick-built oxen byre, with wide, low doors and fodder store. The date 1776 is shown on the tie beam of barn III.	Substantial brick-built farmhouse with ridged, tiled roof and gables, dormer windows with squared panes. The nearby barns are listed grade II but the farmhouse is undesignated.

Ref	Location	Name	Age	History and justification	Architecture and description
NDHA44	Dunsden Way	Dunsden House 	1870	Extended Victorian villa. Once housed a shop. Date stamp on house front cites 'Col Hastings'.	Red brick built, with patterns. Later painted white. Detached house, slate roof, some original sash windows, decorative iron canopy porch.
NDHA45	Dunsden Way	Radbrook Cottage 	1800s	Extended Victorian villa on boundary of parish.	Brick built and painted. Slate roof, some original sash windows.
NDHA46	Dunsden Way	Applecroft 	1800s	Larger than average late C19 th house on edge of parish, backing on to old Heath.	Brick built with some white render, tiled roof. Timber decoration to front gable.

Ref	Location	Name	Age	History and justification	Architecture and description
NDHA47	Dunsden Way	Dragon Cottage 	1800s	Once the George & Dragon pub, closed 1955, now private house / motor repair works. First/last house in parish.	Classic local red and grey brick pattern, slate roof.