

4

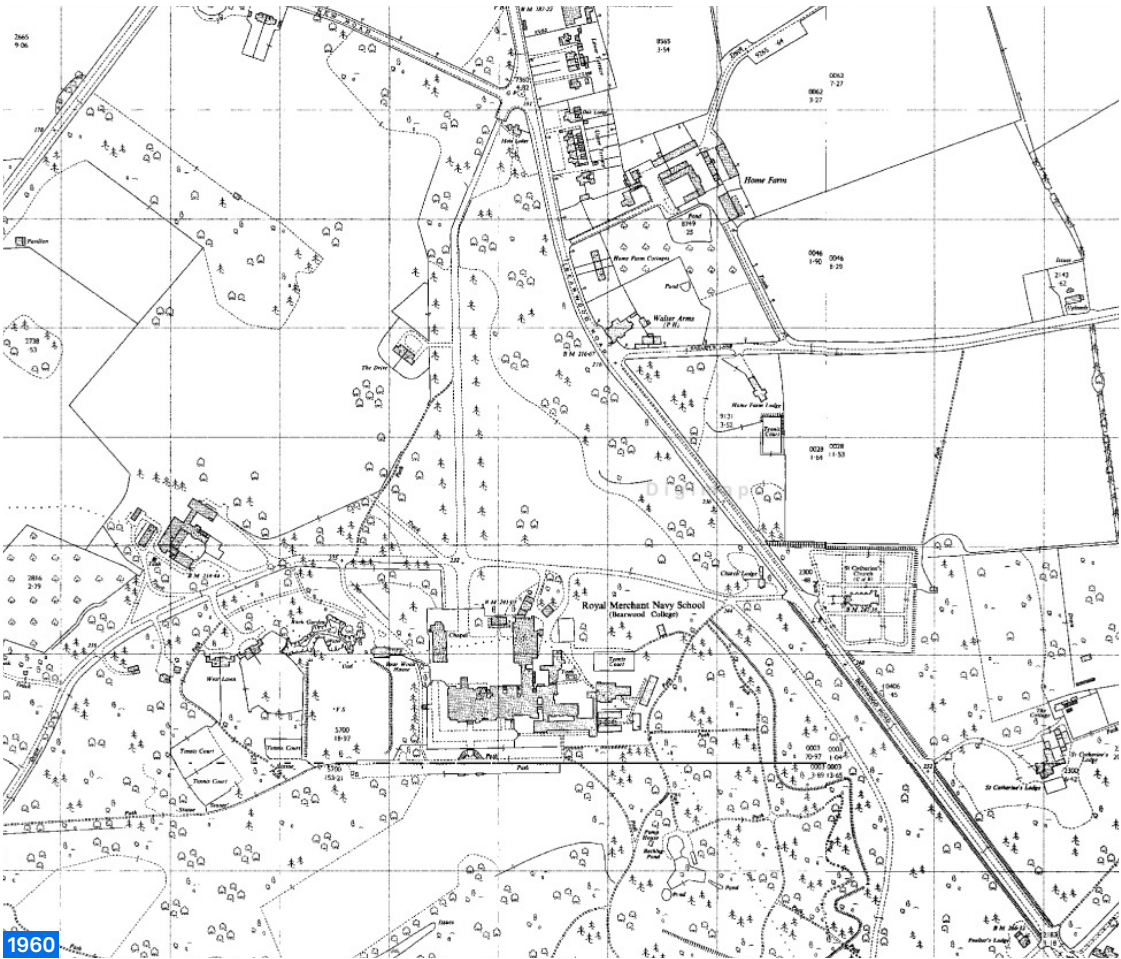
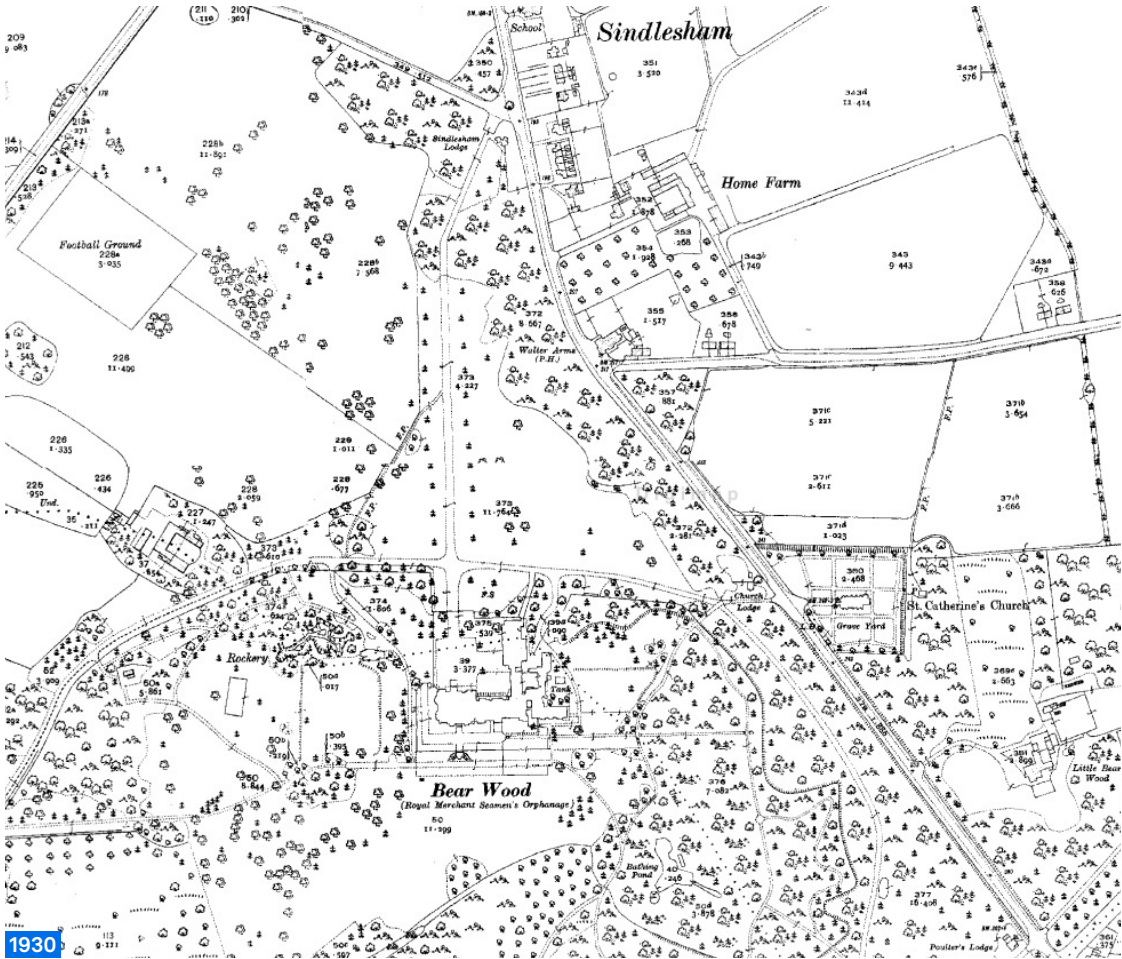
Site

4.7

Historic Development

The adjacent historic maps indicate the creation of the current school house building, originally a private mansion.

Over the preceding decades the site grew with new additions expanding the original footprint of the house. A chapel, theatre, out buildings and sports facilities have been added.



4

Site

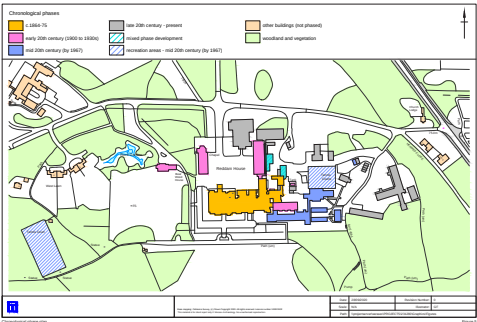
4.8

Historic Significance

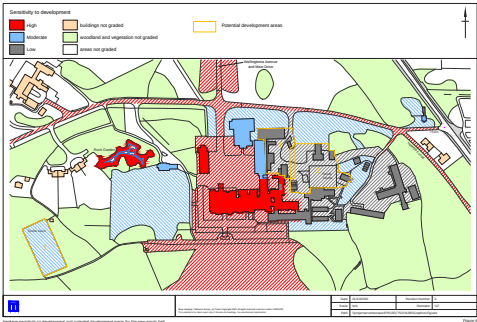
The adjacent outlines the historical significance of the buildings across the site.

Note this information is extracted from the Heritage Assessment prepared by Wessex Archaeology on October 2020 to inform the New Sports Hall Planning Application described on this report.

Reference figures below.

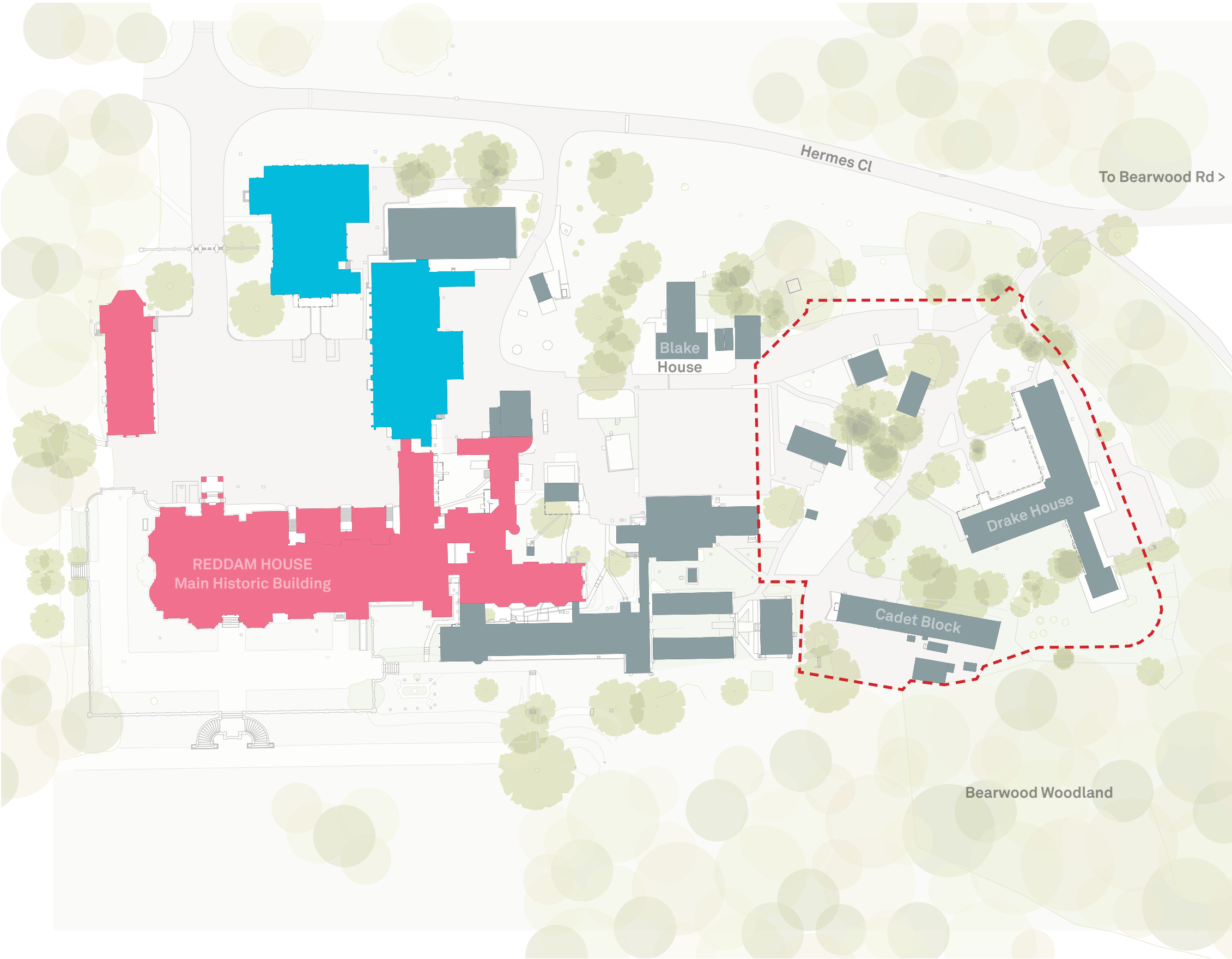


Chronological phase plan



Heritage sensitivity to development and potential development areas for the new sports hall

- Key:
- Study Area
 - High Significance
 - Medium Significance
 - Low Significance



4

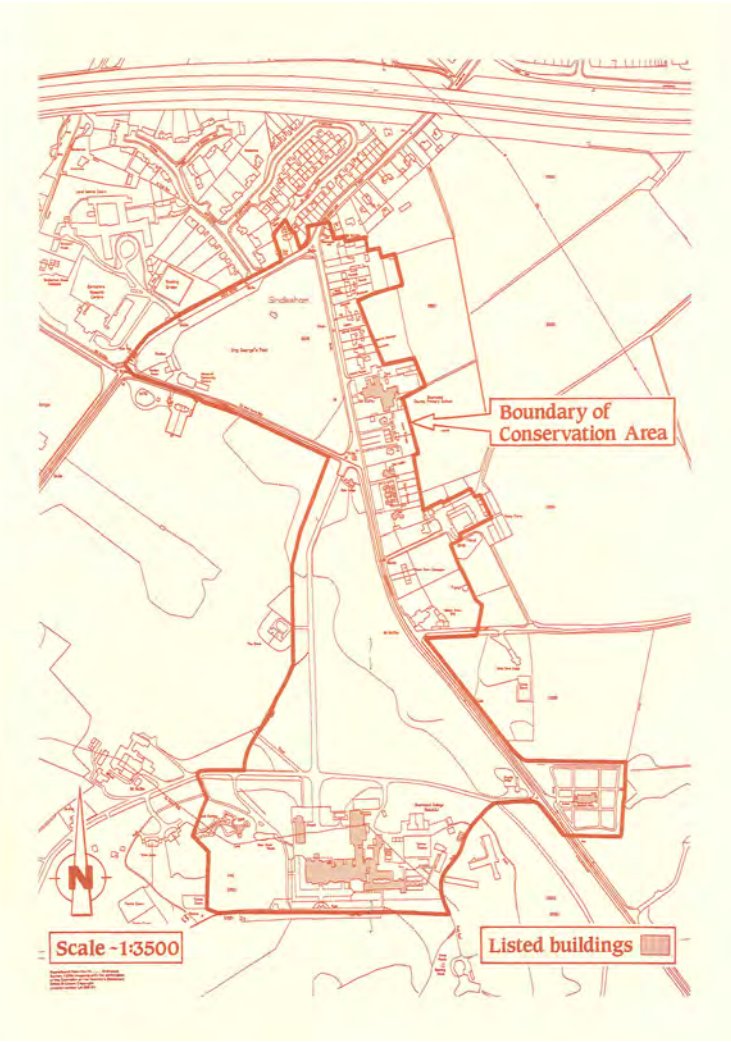
Site

4.9

Conservation Areas

The adjacent outlines the Sindlesham Conservation Area, designated on 2 December 1993.

Area indicatively drafted on the site plan and below information extract from the informative leaflet produced by Wokingham District Council.



Key:

- Study Area
- Sindlesham CA



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4.10

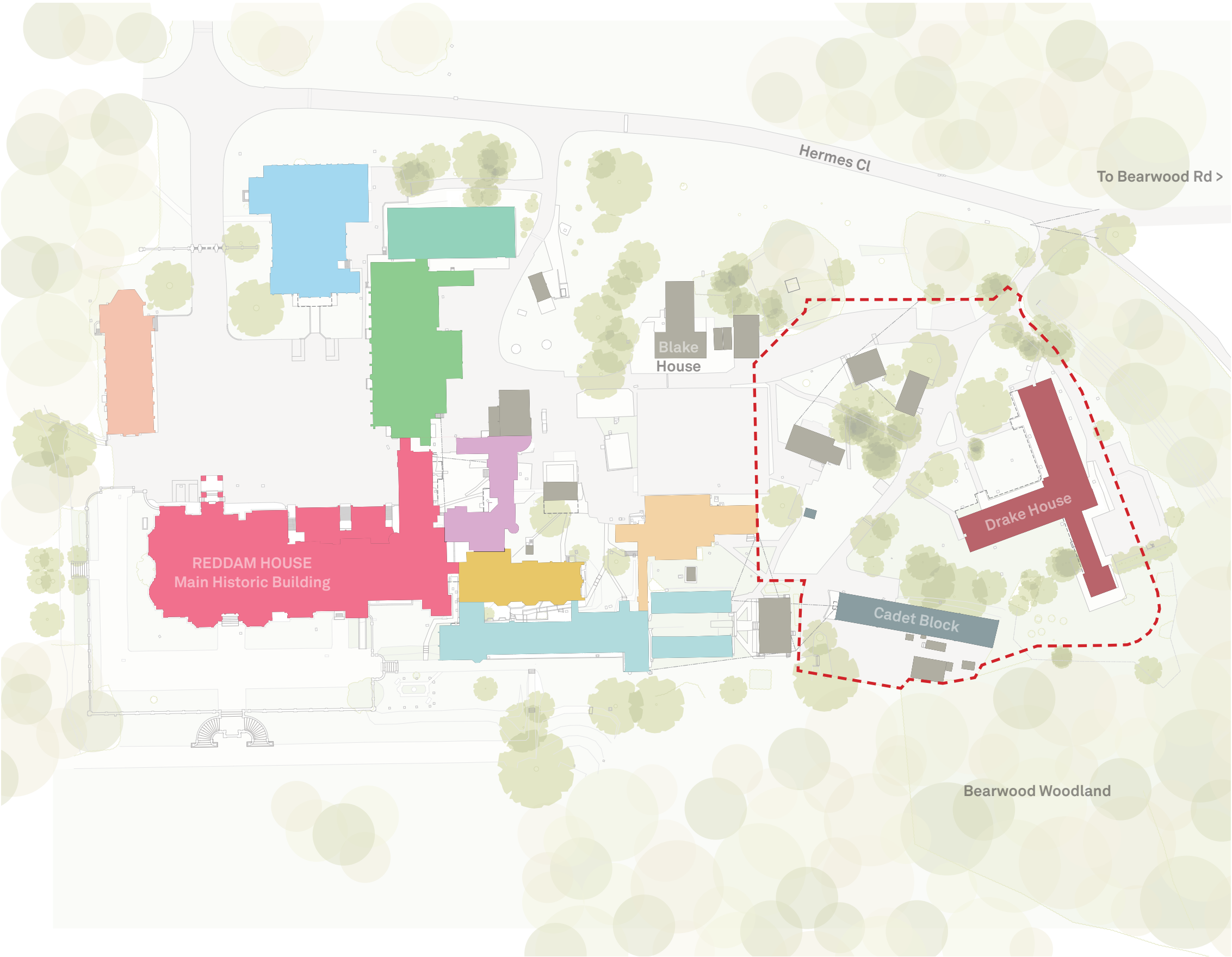
Site

Building Uses

Reddam House school occupies the range of buildings found across the site. With both lower and upper years of students, their uses are spread across the site. With the main house acting as the focal point for all.

This information is based on our site visit, and variations may be found on site.

- Key:
- Study Area
 - School
 - Chapel
 - Theatre
 - Swimming Pool
 - Sports Hall
 - Kitchen + BOH
 - Dining Hall
 - Junior School
 - Science Block
 - Cadets
 - Boarding House
 - Ancillary



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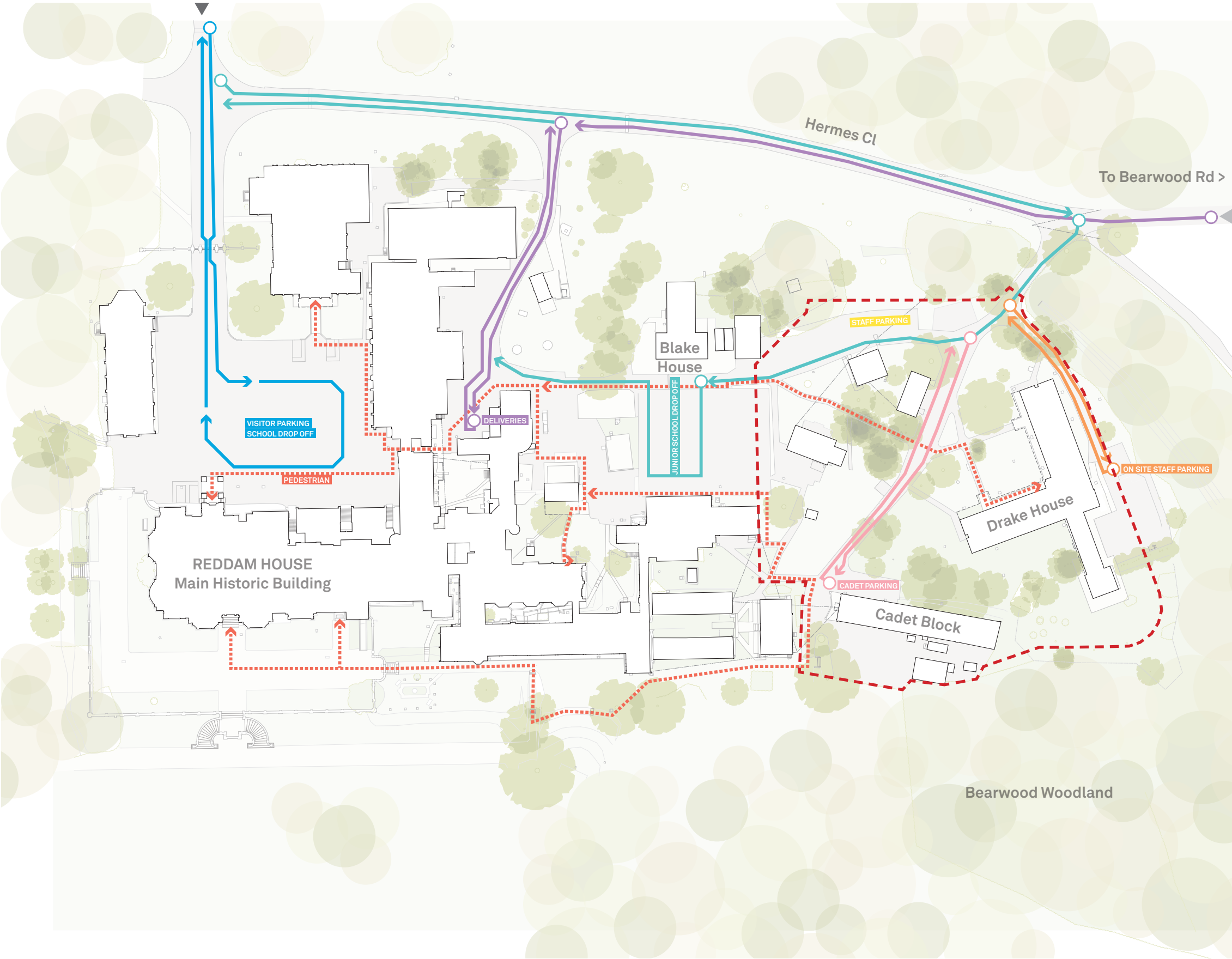
Site

4.11

Access - Existing

There are 2 primary access points into the site, from the north and the east. From these roads vehicles navigate dependent on use, across the site as outlined in the adjacent diagram.

Based on information provided at our initial site visit in September 2024.



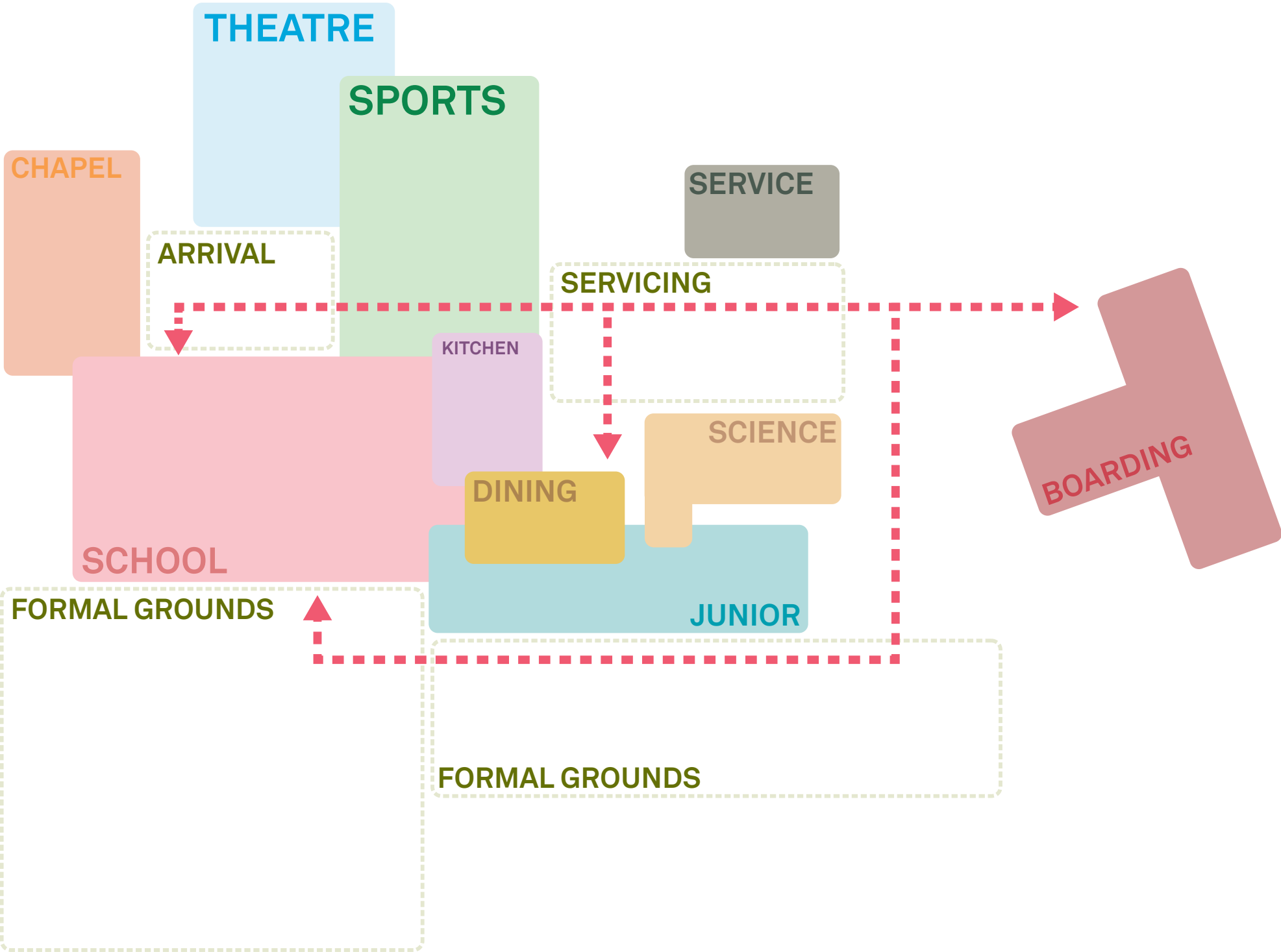
- Key:
- Study Area
 - Onsite Pedestrian Movement
 - Visitor / Drop Off
 - Deliveries
 - Junior School
 - Staff
 - Cadet
 - On Site Living Staff

4Site

4.12Zone Plan

The existing site groups the primary school functions around the formal listed school house and extensions. The current boarding sits away from the site.

There are opportunities to explore the relationship between the new boarding house's location, and the existing zoning of the school.



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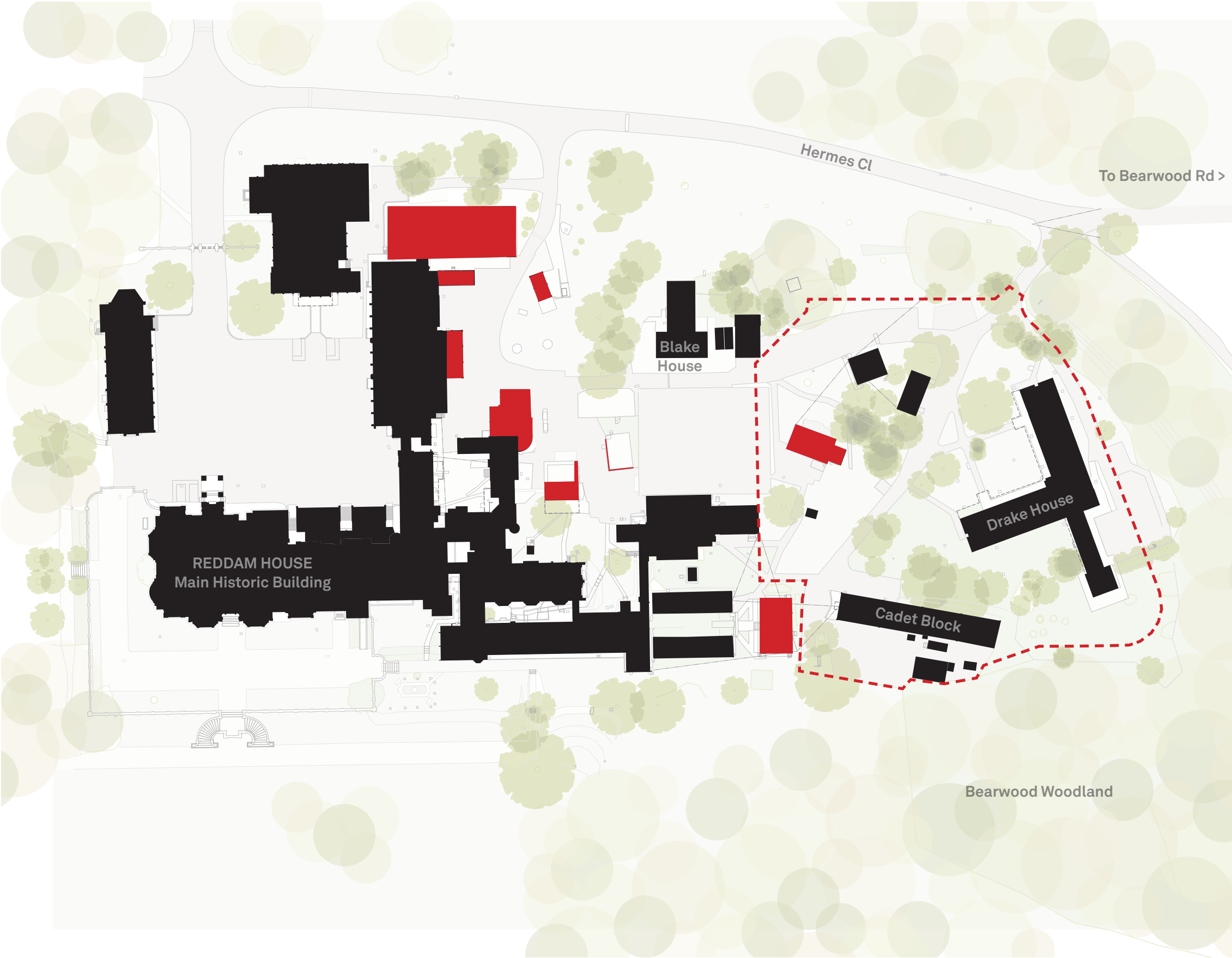
Site

4.13

Consented Demolition

As part of the consented new sports hall, and changes to the existing swimming pool, a series of buildings will be demolished during construction.

Most demolition takes place to the west of the study area, apart from one building within our study area which has been demolished in Autumn 2024.



Key:

- Study Area
- Proposed Demolition

4

Site

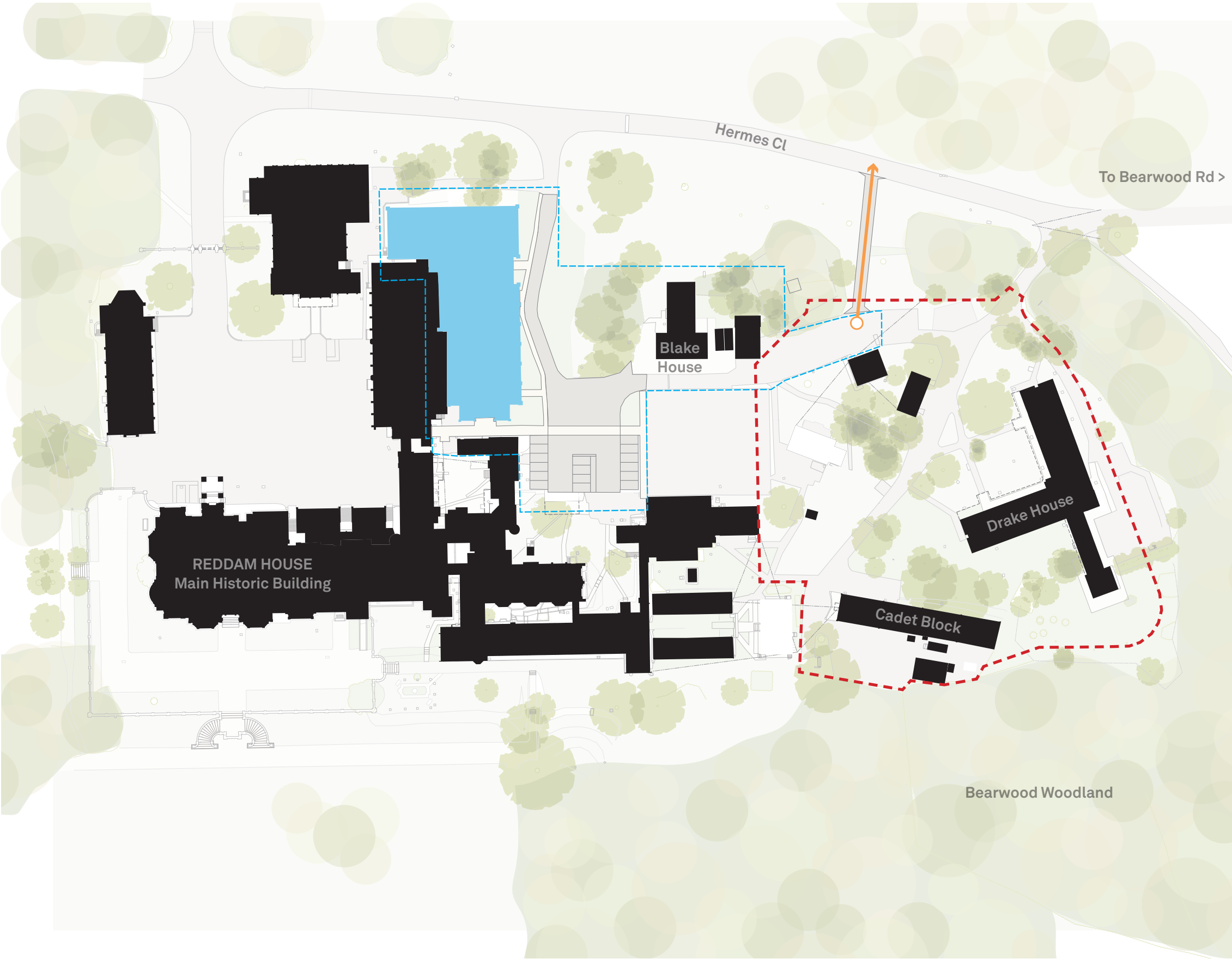
4.14

Proposed Sports Hall

In September 2024 construction began on the new sports hall and swimming pool structure, as well as improvements and alterations to adjacent vehicular routing.

The new proposals attach to the eastern end of the original mansion building's wing.

Permission for a temporary access road for the construction period has been granted within the proposed Sports Hall Application, which will not be permanent once the works on this site are completed.



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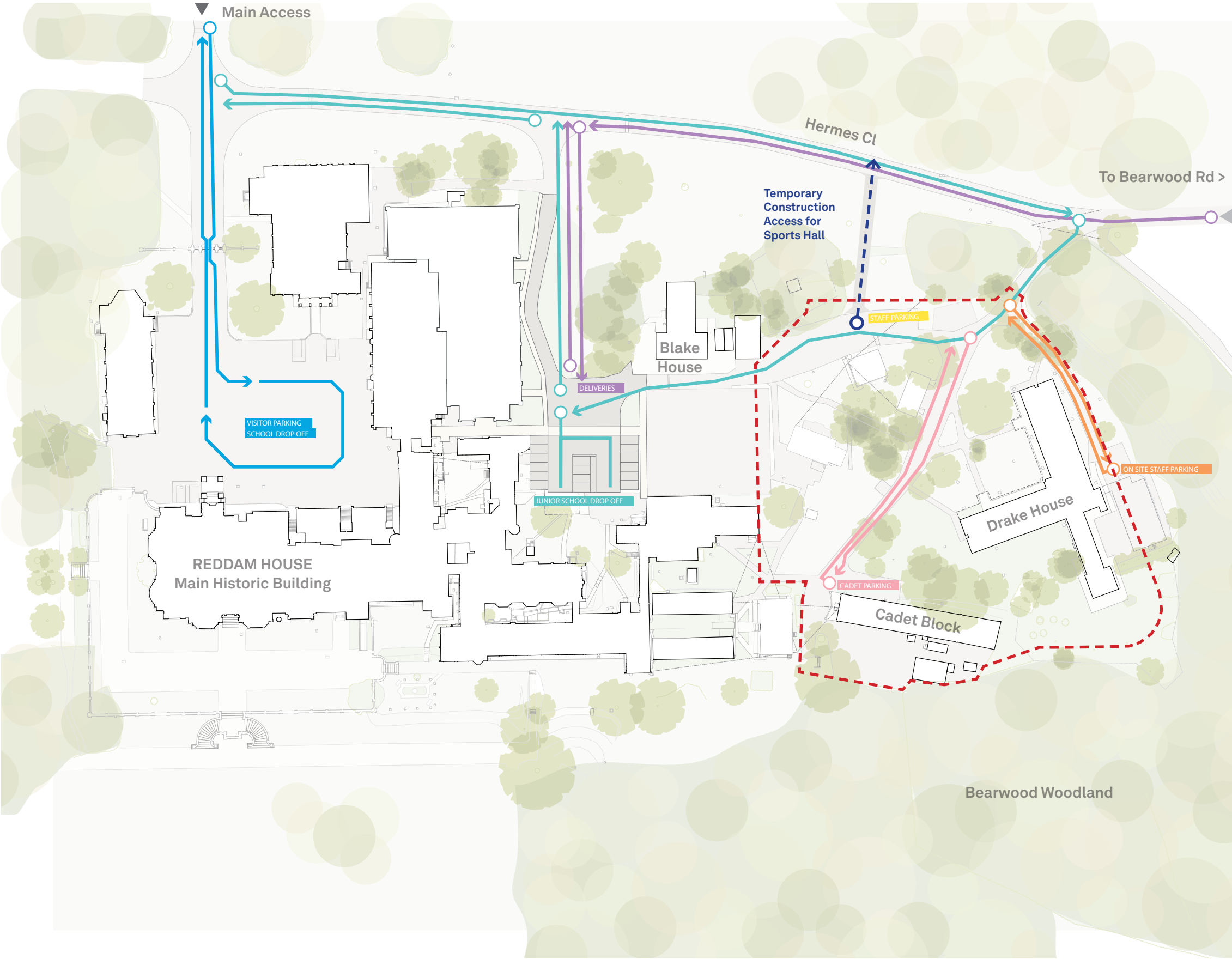
Site

4.15

Access post gym completion

There are 2 primary access points into the site, from the north and the east. From these roads vehicles navigate dependent on use, across the site as outlined in the adjacent diagram.

Based on information provided at our initial site visit in September 2024.



- Key:
- Study Area
 - Onsite Pedestrian Movement
 - Visitor / Drop Off
 - Deliveries
 - Junior School
 - Staff
 - Cadet
 - On Site Living Staff
 - Temporary Construction Access

4

4.16

Site

Tree TPOs

There is one tree present on the site, and within the study are which is demarcated with a Tree Preservation Order. The tree is a 22m tall Atlas Cedar of A1 quality.

Following the advice from the Landscape Architects, Arboriculturist and Ecologist the following measures have been taken:

- The land around the Atlas Cedar will remain breathable, with bark and simialr natural materials over its roots. This will allow the tree roots to breathe.
- No vehicular traffic is promoted around the tree. The proposal includes a bench around the Atlas Cedar to celebrate the tree, as anchor to the scheme, which prevents any traffic through the area.
- FFL of the scheme has been set out to be above the roots of the trees.
- Mini piles are the proposed foundations, below the facade line, to minimise impact on the root protection areas.

Further information can be found within WSP's Arboricultural Impact Assessment Report.

Key:

Study Area

Tree Preservation Order

