

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
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Application No.	242130	Site Visit Made:	No
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Address:	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG.
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Proposal:	Application for submission of details to comply with the following condition of planning consent 221843 dated 15/11/2023. Condition 3, The Historic Gates and Pier. Condition 6, Rainwater Runoff, Condition 7, Sustainable Drainage, Condition 8, Protection of Trees and Condition 9, Biodiversity Mitigation and Enhancements.
Relevant heritage condition text.	Condition 3: Historic Gate Pier & Wall Section - Notwithstanding the details submitted prior to commencement of works to strip out and demolish the pool building and adjacent plant (respectively labelled number 1 and 2 on Demolition Plan, drawing 3807/150 Rev. C) until details for retaining insitu within the hereby approved development of the historic gate pier and attached section of former historic boundary walling have been submitted to and approved in writing by the local planning authority. Details required are to include: • Measures to protect the gate pier and associate wall during the demolition and construction phases of the approved development. • Details, including scaled sectional drawings showing how the whole of the existing gate pier and section of original boundary walling are to be incorporated into the new development for the pool building. Works to demolish the existing pool, plant room structures, and build the new pool building are to then be undertaken in accordance with the details as approved.

Summary Of Recommendations

Condition 3 requires the need for further details to be provided that is subsequently found to be acceptable for it to be able to see the condition to be discharged.

- Detailing that sets out how the finial feature atop the gate post coping stonework is to be protected against damage during demolition and development phases
- Detailings that set out how the historic gate pier and section of original boundary walling are to be incorporated into the new development for the pool building.

As such, presently the information provided is insufficient for the condition to be

discharged at this time.

Comments

Having reviewed the submitted drawing (3807/225: Historic Brick Pier) and referred back to the approved plans of 221843, I am not of the opinion that the drawing for this discharge of condition of 221843 is adequate to avoid the risk of damage to this historic gate pier, particularly with respect to the ornate stone coping detail and the finial detail that tops it.

The situation here is the height of the original historic wall height (identified by the horizontal coping stone band, has been raised though the addition brickworks and seemingly mimicked to match on the side adjacent to the 'French doors' to a height that now supports a shallow pitched mono pitched roof, with the end of the roof structure encompassing the base of the finial atop the gate pier coping stonework.

Whilst the proposal to box in the brick gate pier the short lengths of walling to either side of it is considered in principle to be acceptable approach, but as depicted in the drawing seemingly the shallow pitch roof structure is being retained in place. This approach raises concerns that any vibration or movement in that roof could result in the finial detail being damages/snapped off. It would seem there is perhaps the need for the finial detail atop of the gate pier coping to be decouple and isolated from the existing roof structure or see other measures introduced to protect this fragile element.

In terms of the second requirement of condition 3 for details to show just how the whole of the gate pier and section of original boundary walling are to be incorporated into the new development for the pool building, here it is believed given the unclear nature of the plans approved under 221843 and what has been provided here that what is actually intended is not clear at all.

Whilst the broad principle of boxing in the historic gate pier and section of original boundary walling would seem generally the right way to go about protect these element the proposals however, given the present situation with respect to the roof structure and the finial atop the gate pier is just how this somewhat precarious element of the gate pier would be adequately protected. As such further details showing how this finial is to be adequately protect in-situ is necessary.

As for how the historic gate pier and section of original boundary walling is to be included into the new development it is believed that the details submitted so far do not answer that question.

Date: 08/10/2024

Signed: Keith Frost
Built Heritage Officer



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.